

**STRATEGIC CAPITAL IMPROVEMENTS COMMITTEE
SPECIAL MEETING MINUTES
MARCH 13, 2025**

Present: Brett Betkoski, Christopher Dickman, John Dillon-BOS, Carl Johnson-Chair, Jennifer Martinez, Darcy Parmelee, Bob Shea, Ben Srb, Laurel Steinhauser-BOE

Others Present: Dr. Charles Britton (Supt. of Schools), Michael Sorano (Friar), Bryce Sens (Friar)

1. CALL MEETING TO ORDER

Carl Johnson called the meeting to order at 6:49 p.m. in the Portland High School Media Center located at 95 High Street, Portland, Connecticut.

2. APPROVE MEETING MINUTES: March 6, 2025

Brett Betkowski made a motion to approve the March 6, 2025 meeting minutes, seconded by John Dillon, all were in favor, motion carried.

3. PUBLIC COMMENT

4. DISCUSSION ON SIGHTLINES FRIAR'S REPORT

Bob Shea walked the members through the spreadsheet explaining what he did and how he came up with the last column numbers in red. Comments included the following:

HVAC Exhaust Fan Listed: Exhaust fans could be hooked into multiple places. Some exhaust fans may not be needed. Bob picked 50% and made them red. Anywhere he had new estimate or quote, he wanted to make sure you knew that. Only changed numbers that he had a good fixed cost. \$5M need escalation.

In Middle School, assumption is that one at middle school is newest: \$40,000 for general maintenance. Doesn't need cab.

Cost of partitions. Understand where partition costs are located. Not committed to renovating all of them.

Toilets, urinals and partitions. Most sinks need upgraded. Renovation is ripping everything out. This is just replacing appliances.

Change \$154,000 to \$54,000. \$210,000 from \$385,000 for sprinkler heads. Also smoke detectors. They are tested annually.

Security Items: Didn't have cost. Put them all in the H.S. Cameras, door entries, \$110 High school.

Outdoor Lighting. Exterior lighting is on building. Eventually needs updating. # of exterior doors is related to capacity. Travel distance also must be considered.

Bleachers is a maintenance number.

Slate roof: When lose a piece of slate, it becomes flying projectile. Much more dangerous than losing a piece of shingle. Change to a different kind of roof.

Concern was expressed about having classrooms next to the cafeteria because of the noise.

Elevator is a concern. May need to build a new elevator shaft. Have an elevator company look at it. Maybe put it on exterior of building. Need a number for it.

HVAC is doubled.

5. DISCUSSION ON BIS SITE WALK-THROUGH

Dr. Britton asked if work would be done over summer or would it have to be empty for a long period of time. To empty and do it would be cheaper per Friar.

How many classrooms do we need per grade? Six classrooms per grade, maybe 7. Ben Srb said we must know how many classrooms per grade. Questioned if there a way to do renovations without shutting them down. Friar: You can do anything you want to do.

Bob Shea expressed concern about when he was looking at the chart he focused on what was in there and he missed things that weren't in the spreadsheet.

Brownstone is around \$9M. Ben thinks they need to do a walk-through at Valley View and Gildersleeve as well.

Brownstone and Gildersleeve both need a much better configuration.

Carl thinks we should do the same tour as tonight at Valley View and Gildersleeve. Otherwise, we're at a standstill. The consensus was "yes." John Dillon said the last vote was impacted because there were unanswered questions. We need to say we looked at all the schools and we need to put credibility back in it.

6. SET ADDITIONAL MEETING DATES

The room is not available for March 27 and April 10 at the high school.

Concern was expressed as to where the kids would go to school if a school is closed. If BOE doesn't pass Ad spec plan, it won't move forward. Dr. Britton emphasized that they need to convince BOS as well as the BOE that it is good for teaching and learning.

The decision was made to meet next week, March 20, at 5:00 p.m. at Valley View School for the walk-through. There will be no meeting afterward.

On March 27th, there will be a walk-through at Gildersleeve School at 5:00 p.m. There will be no meeting afterward.

On April 3rd, a meeting is scheduled at the High School at 6:00 p.m. for a discussion of the Valley View and Gildersleeve tours.

7. PUBLIC COMMENT

8. ADJOURN MEETING

Brett Betkoski made a motion to adjourn the meeting, seconded by John Dillon, all were in favor, and the meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Sharon Hoy

Sharon R. Hoy
Recording Secretary