

Guiteras School Re-purposing Plan

*Presented to the
Bristol Town Council
October 22, 2025*



Dr. Ramon Guiteras, a Bristol resident, died in 1917, leaving \$350,000 in his will to build a school in Bristol to honor his mother.



Guiteras Memorial School was designed by Wallis E. Howe and constructed in 1925.



There are two applicable provisions restricting the use of the School and School Fund.

The first is the Ninth Clause of the last will and testament of Ramon Guiteras, which bequeathed the residue of his estate to the Town of Bristol **“... for the purpose of erecting a public-school house, to be called the Guiteras School Building, in memoriam of Elizabeth Wardell Guiteras ...”**

The other restriction comes from the last will and testament of Gertrude Guiteras, which provided the Town of Bristol certain funds to **“... be used only by said Town of Bristol for the maintenance and repair of the Guiteras School Building . . . none of said income be used by said Town of Bristol for any purpose other than that set forth herein.”**





Guiteras Endowment

Current balance: \$1.7 Million





- For the past 100 years, Guiteras School has been used as an elementary and junior-high school.
- It was decommissioned by the Bristol Warren Regional School District in June 2025.
- The BWRSD decided to close Guiteras School in 2025 due to declining enrollment.





- Upon its decommissioning, the BWRSD turned its care and control back to the Town of Bristol
- The Town now owns and controls 4 decommissioned school buildings
- Byfield School
- Walley School
- Reynolds School
- Guiteras School



Bristol Town Hall | Guiteras Building Re-use and Next Steps

Current configuration allows for efficient re-use, turning classrooms-to-office space to create a new Town Hall.

Approx. 14,000 sf per floor

- 2 floors
- ½ finished basement

Retain:

- Parking
- Playground

Athletic fields remain under care of BWRSD





Consolidate 235 High St. and
10 Court St.

Provide convenient public access
to customer-facing departments.

Control access to areas and
departments that require
scheduling.



Walk-up access

- Tax Collector
- Town Clerk
- Building Official
- Historic District Commission
- Code Compliance
- Public Meeting Space



Scheduled access

- Administration
- Finance
- Human Resources
- Community Development
- Planning
- Zoning
- Town Council Chambers
- Municipal Court





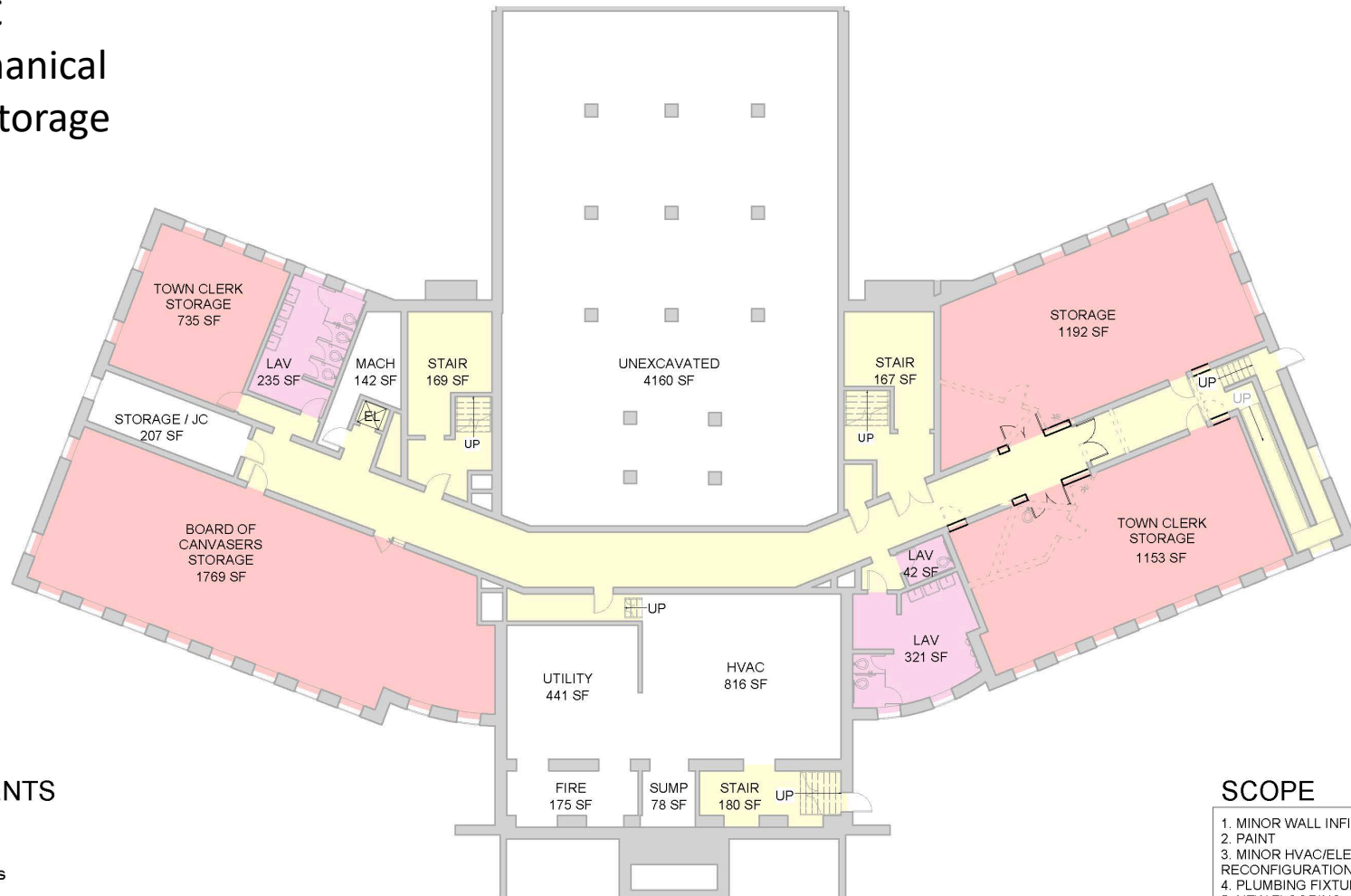
- Accessibility and security for Town departments
- Tech improvements to allow for shared presentations and media streaming
- Dedicated Council Chambers and public meeting space



Town Hall: Proposed Interior Layout

Basement

- Utility Room
- HVAC
- Mechanical
- File Storage



DEPARTMENTS

- Town Clerks
- Shared Spaces
- Circulation

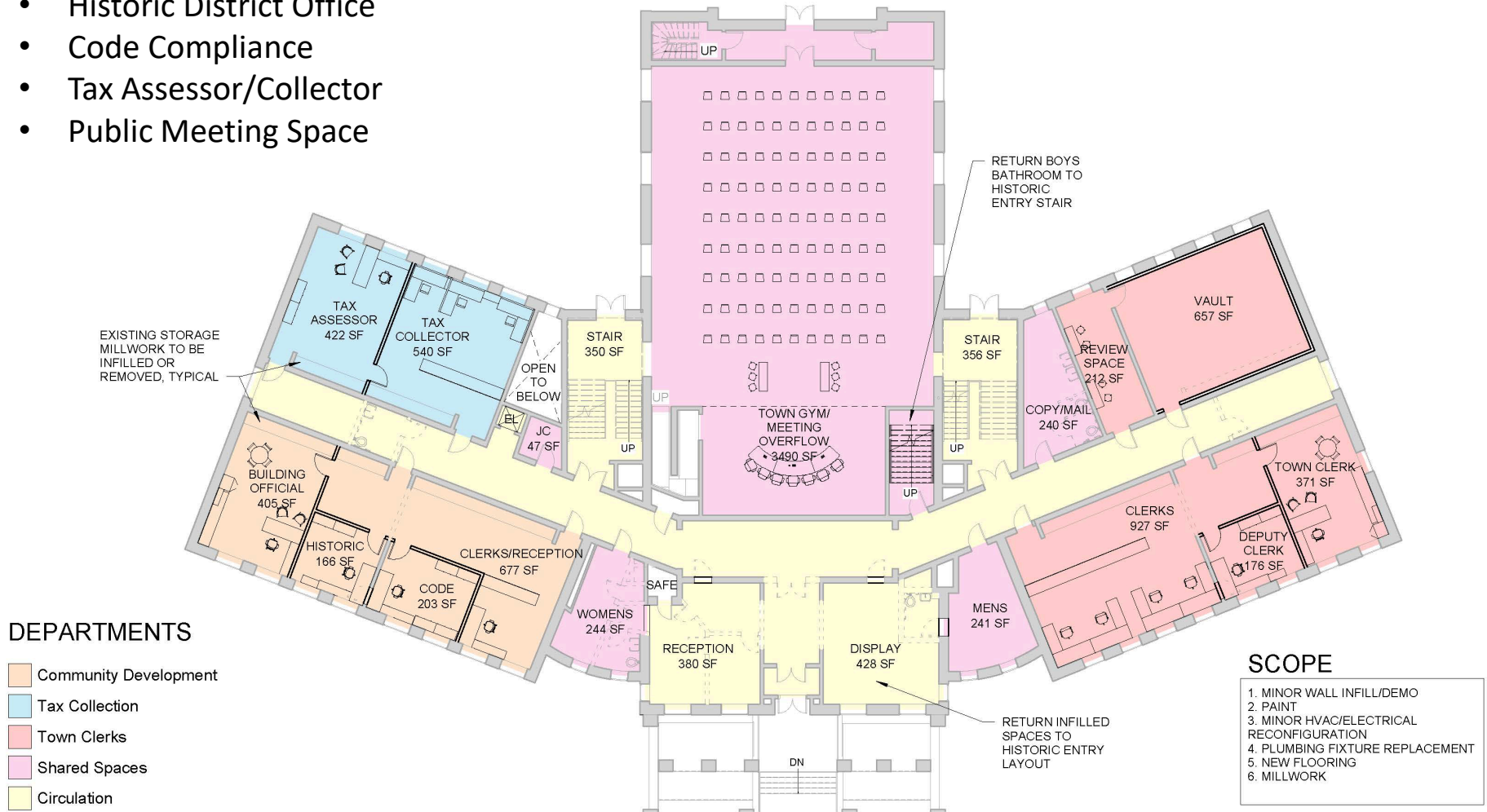
SCOPE

1. MINOR WALL INFILL/DEMO
2. PAINT
3. MINOR HVAC/ELECTRICAL RECONFIGURATION
4. PLUMBING FIXTURE REPLACEMENT
5. NEW FLOORING
6. MILLWORK

First Floor

- Reception
- Town Clerk Department
- Building Official
- Historic District Office
- Code Compliance
- Tax Assessor/Collector
- Public Meeting Space

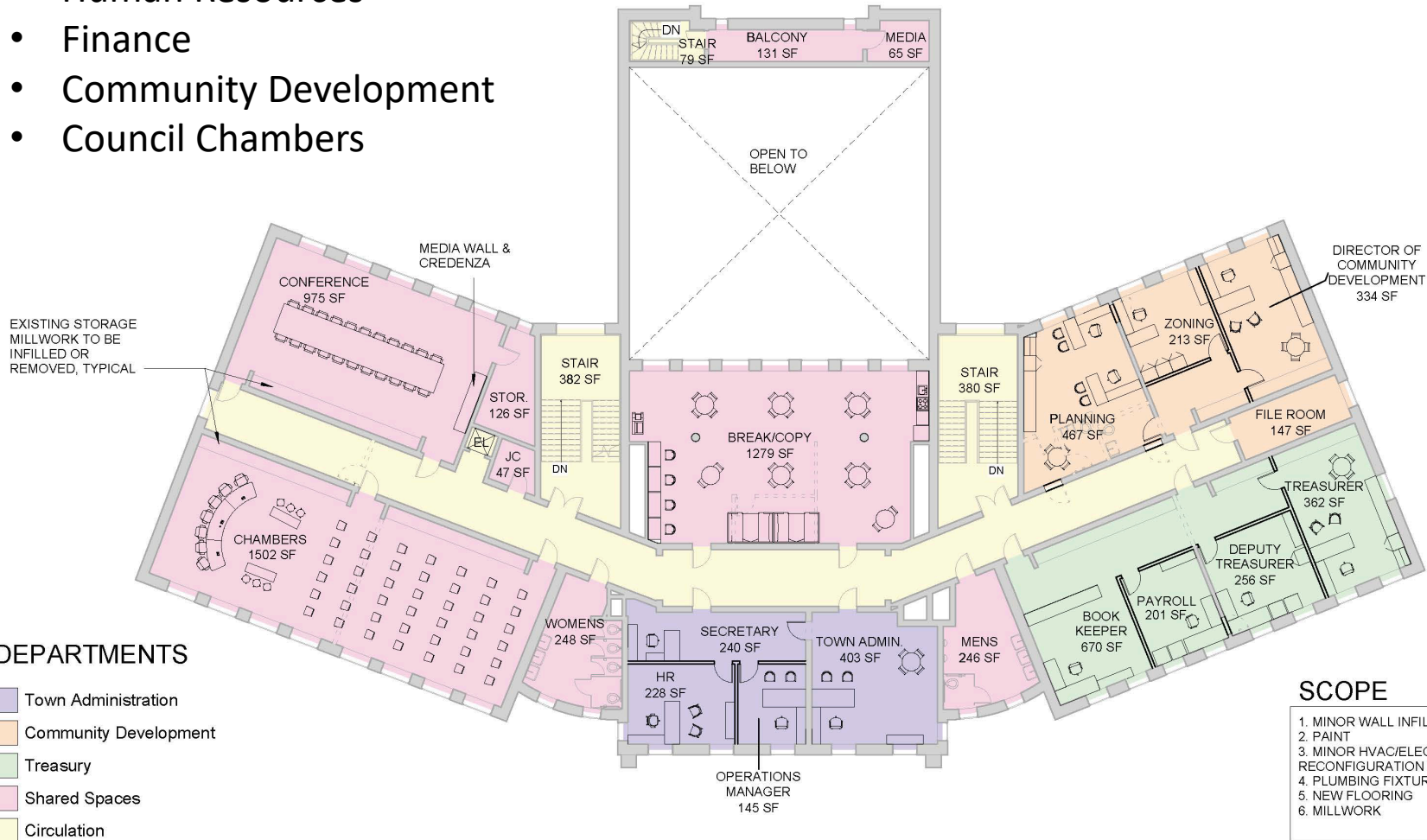
Town Hall: Proposed Interior Layout



Town Hall: Proposed Interior Layout

Second Floor

- Town Administrator
- Human Resources
- Finance
- Community Development
- Council Chambers



Building Needs

Construction & Refurbishing

- Classroom to office space
- Paint & Flooring
- HVAC



IT & Security

- CAT-6 and Fiber
- Alarms
- Access controls
- Cameras



Financial Considerations

Potential Funding Sources

Guiteras Endowment: \$1.7 Million

Sale of properties

- 10 Court Street (Town Hall)
\$1,043,200 assessed value
- 235 High Street (Reynolds Building)
\$3,170,700 assessed value

Each parcel has potential to generate Property Tax for Town.



Utility Comparison

(Based on FY 2025 experience)

235 High Street

Gas	\$23,767
Electric	\$19,234
	\$43,001

10 Court Street

Gas	\$12,285
Electric	\$19,953
	\$32,238

Guiteras Building

Gas	\$21,588
Electric	\$34,772
	\$56,360



Benefits

- Savings from elimination of parking lot lease - \$12,000 lot across from Town Hall
- Additional public parking in current staff parking (22 spots)
- Frequently used services in one location for convenience



Benefits

- Recognizable as a “Government Center”
- Sufficient space for Board & Commission meetings
- ADA accessible entrance
- Eliminate the management and maintenance of two buildings



Benefits

- Ample parking (48 spots)
- Potential for youth to use gym facility
- Create space for “memorabilia room” for 4th of July items
- Retain public use where Bristolians will recall going to school there



Set budget at \$1.7 M from Guiteras Endowment

Use Value Engineering to:

- optimize available funds
- achieve desired goal
- neutral effect to taxpayers



