

July 26, 2021

Mr. Ted Hunyadi
Director of Facilities and Security
Westport Public Schools
110 Myrtle Avenue
Westport, CT 06880

Subject: *Westport Public Schools*
Site visit of Kings Highway Elementary School and Staples High School

Dear Mr. Hunyadi:

Colliers Project Leaders performed a preliminary review on Tuesday, July 20, 2021 of the Kings Highway Elementary School entry as well as review of several corridors and ceiling conditions within the Staples High School. These site visits were conducted by John Koplak of Colliers Project Leaders along with Mr. Ted Hunyadi of the Westport Public Schools and were intended as an initial review of several items noted within the 2019 Antinozzi Associates report, of which Colliers Project Leaders were asked to review and comment on.

At the Kings Highway Elementary School, the Antinozzi Associates report indicated within their ADA Accessibility Compliance summary a line item pertaining to a proposed redesign of the main front entrance to the school at an estimated cost of \$98,483.00. Upon review of the existing condition this would be an involved and challenging task to provide ADA access at this entry as the existing entry consists of nine step risers and this proposed modification would impact the existing appearance of the building and would also result in further modifications to the retaining wall of the existing light well on the west side of the building façade. The east side of the building entrance façade currently contains a canopy structure which prohibits the proposed new ramp from being placed on this side of the building. There is an existing ADA access entry located at the back side of the building which provides the handicap accessibility into the building. Due to the existing ADA access currently provided for the building, as well as the aesthetic and costly impact in providing an additional ADA access option at the front of the building, it is the opinion of Colliers Project Leaders that providing the proposed second ADA access and ramp option at the front of the building is not required or necessary and is an expense that can be allocated to other, more pressing, issues associated with the building.

Current existing conditions at the front entry of the Kings Highway Elementary School:



Existing entry steps at front of school



View westward to recessed lightwell

Another item reviewed within the facility was potentially accommodating ADA access to the existing Auditorium stage. This existing condition is common for the school buildings of this time frame, and a likely resolution of this condition would be the placement of a new platform lift for a wheelchair at the front (either side) of the stage.



Existing Auditorium and stage



Project Leaders

A site visit was also performed at the Staples High School facility where we conducted a cursory review of several corridors where the recommendation of ceiling tile and grid replacement has been made within the Antonozzi Associates report. Upon review of these corridors, it was apparent that several areas would benefit from replacement efforts, however I feel that not all of the referenced corridors would necessarily require a conversion to the proposed 24" x 24" lay-in ceiling system. It may be prudent to also consider installing the more durable 24" x 48" metal lay-in ceiling tile system (which is present within the current locker rooms) at some of these corridors. Furthermore, the existing condition associated with the low voltage wiring, which is presently unsupported within the ceiling plenums, would also need to be corrected once any ceiling modifications are addressed within these corridors.

Please let me know if you have any further questions regarding this summary or if any additional clarifications are necessary at this time.

Sincerely,

A handwritten signature in blue ink that reads "John R. Koplas". The signature is fluid and cursive, with a large loop at the end of the last name.

John R. Koplas, RA
Senior Project Manager

cc: Elio Longo, Westport Public Schools
Charles Warrington, Colliers Project Leaders