



June 1, 2022

**Mr. Thomas Scarice**  
**Superintendent of Schools**  
**Westport, Connecticut**

**Re: Long Lots Elementary School and Coleytown Elementary School– assessment of viability for Renovate Like New status.**

Mr. Scarice,

As you requested, I have toured both Long Lots Elementary School and Coleytown Elementary School. Based on these walk throughs, and with the information provided to me (existing Long Lots assessments and Coleytown floor plans), I offer my professional opinion for each school as follows:

Concerning Long Lots Elementary School, it is my professional opinion that a Renovate Like New project would not be cost effective or practical compared to constructing a new facility on the existing site. There are numerous envelop deficiencies that have been noted in previous reports (and are very clear visually), mechanical systems are beyond their current life expectancy and the existing construction would make replacement with modern, efficient systems very difficult. As the building was originally designed as a middle school, portions of the existing area are not programmatically appropriate for an Elementary school. Also, knowing there is the potential that the existing building continue to be used as swing space for future projects, it would be my recommendation that a new Elementary School be constructed. Attempting to Renovate and brings the facility to like new condition would require a long construction process with multiple phases, and this will not necessarily provide a facility that is as efficient (cost wise or from a programmatic standpoint) as a new facility.

Concerning Coleytown, having only performed a walk through/visual inspection and not having any assessment reports to review, I do feel this facility has more potential for as a Renovate like New project. While the available site of Coleytown is smaller than at Long Lots, knowing the student population is intended to remain at a similar level to current and that during a renovation project the school can be moved off site, additions and full renovations would provide a more effective way to update the facility to be more efficient and effective programmatically. This assessment of Coleytown was made with limited information, so I would recommend further analysis of the existing systems and structure take place before making a final decision regarding a Renovate like new process for Coleytown.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David C. Symonds, Jr.', written in a cursive style.

David C. Symonds, Jr. AIA  
Principal – QA+M Architecture

QuisenberryArcariMalik