

HIGH SCHOOL RENOVATION QUEUE SCORE SHEET		Herndon HS					
EVALUATED AREA	REMARKS	COMPLIANCE (5 is best)					SCORE
		1	2	3	4	5	
PART I: FUNDAMENTAL EDUCATIONAL REQUIREMENTS (F.E.R.)							
SPECIAL EDUCATION							
LDR/Social Studies (2 @ 450 sf)	2 classrooms (265sf ea.) aggr. 530sf		x				2
LDR/Math (2 @ 450 sf)	2 classrooms (270sf - 538sf) aggr. 808sf				x		4
LDR/English (2 @ 450 sf)	2 classrooms (273sf - 448sf) aggr. 721sf			x			3
WAT Classroom (700 sf)	1 classroom @ 744sf					x	5
MR Classrooms (2 @ 450 sf)	2 classrooms (230sf - 495sf) aggr. 725sf			x			3
PD Classrooms (2 @ 450 sf)	1 classroom @ 455sf					x	5
Autism Classroom (700 sf)	none identified	x					1
MOD/SD Classroom (700 sf)	1 classroom @ 644sf				x		4
OT/PT (250 sf)	none identified	x					1
SCIENCE							
Chemistry/Biology (8 @ 1,400 sf)	8 classrooms (840sf - 1190sf) aggr. 7,850sf			x			3
Physics/Geosystems (4 @ 1,300 sf)	4 classrooms (980sf - 1120sf)			x			3
Multipurpose Labs (2 @ 1,300 sf)	2 Labs (990sf - 980sf)			x			3
ENGLISH							
Classrooms (16 @ 700 sf)	16 classrooms (630sf - 730sf) aggr. 10,575sf				x		4
Publications (1,000 sf)	1 Classroom @ 911sf				x		4
MATH							
Classrooms (16 @ 700 sf)	16 classrooms (630sf - 730sf) 10,426sf				x		4
Computer Science Lab (825 sf)	1 computer Lab @ 940sf					x	5
SOCIAL STUDIES							
Classrooms (16 @ 700 sf)	13 classrooms (630sf - 730sf) aggr. 7,170sf		x				2
FOREIGN LANGUAGE							
Classrooms (16 @ 700 sf)	9 classrooms (630sf - 800sf) aggr. 6,061sf		x				2
ESOL							
Classrooms (3 @ 700 sf)	3 classrooms (630sf - 730sf) aggr. 1,844sf				x		4
HEALTH & PHYSICAL EDUCATION							
Driver Education (975 sf)	1 classroom @ 762sf				x		4
Health classroom (2 @ 850 sf)	1 classroom @ 1,483sf			x			3
Gymnasium (18,900 sf)	2 gymnasiums (10,984sf 7,602sf) 18,586sf				x		4
Multipurpose PE (2,600 sf)	None Identified	x					1
Gymnastics/Dance (2,400 sf)	None Identified	x					1
Weight Room (1,600 sf)	1 weight room @ 3,171sf					x	5
Wrestling Room (3,000 sf)	1 wrestling room @ 2,207sf			x			3
Girls PE Lockers (2,175 sf)	2 locker room areas (aggr. 3,106)					x	5
Boys PE Lockers (2,175 sf)	4 locker room areas (aggr. 4,354sf)					x	5
Girls Team Rooms (2 @ 600 sf)	2 team rooms (221sf - 238sf)		x				2
Boys Team Rooms (2 @ 600 sf)	4 team rooms (aggr. 822sf)			x			3
Coed Training (600 sf)	None Identified	x					1
Training Classroom (700 sf)	1 training room @ 548sf				x		3
TOTAL F.E.R. SCORE (highest possible 160 points)						102	
ADJUSTED F.E.R. SCORE (TOTAL DIVIDED BY 1.6, MULTIPLIED BY 30%)						19.13	
PART II: FACILITY CONDITION ASSESSMENT SCORE (from worksheet, highest possible 255 points)						132	
ADJUSTED F.C.A. SCORE (TOTAL DIVIDED BY 2.55, MULTIPLIED BY 30%)						15.53	
PART III: SUPPLEMENTAL EDUCATIONAL REQUIREMENTS (S.E.R.)							
SPECIAL EDUCATION							
Changing Room (150 sf)	none identified	x					1
Office/Conference (1,100 sf)	2 offices & workroom - conf. areas (aggr. 538sf)		x				2
Conference Rooms (2 @ 250 sf)	Counseling Suite w/ waiting Area @ 395sf			x			3
Itinerant Offices (4 @ 250 sf)	4 Itinerant Offices (211 - 402sf) aggr. 1,219sf					x	5
Storage (200 sf)	1 storage room @ 350sf					x	5
WAT/ETR Offices (2 @ 100 sf)	1 office @ 285SF					x	5
SCIENCE							
Prep/Storage (1,750 sf aggregate)	10 prep/storage rooms (2385sf)					x	5
Chem Storage/Prep (435 sf)	2 storage rooms (150sf - 200sf)			x			3
ENGLISH							
Workroom (1,400 sf)	1 workroom @ 761sf		x				2
Storage (500 sf)	1 storage room @ 369sf				x		4
News Office (100 sf)	combined w/ yearbook office					x	5
Yearbook Office (100 sf)	1 yearbook office/ workroom @ 726sf					x	5
Design Lab (170 sf)	combined w/ yearbook office					x	5
MATH							
Workroom (1,400 sf)	1 workroom (750sf)		x				2
Storage (350 sf)	1 storage room @ 362sf					x	5

SOCIAL STUDIES						
Workroom (1,400 sf)	1 workroom (740sf)		x			2
Storage (350 sf)	1 storage room (400sf)				x	5
FOREIGN LANGUAGE						
Workroom (1,400 sf)	1 workroom 435sf	x				1
Storage (300 sf)	1 storage room @ 338sf				x	5
ESOL						
Workroom (250 sf)	none identified	x				1
Storage (100 sf)	none identified	x				1
HEALTH & PHYSICAL EDUCATION						
Gym Storage Rooms (2 @ 300 sf)	1 storage areas @ 208sf (aux. gym.)	x				1
Gymnastics Storage (200 sf)	1 gymnastic storage area @ 438sf				x	5
Weight Room Storage (200 sf)	2 weight room storage areas (aggr. 376sf)				x	5
Wrestling Room Storage (300 sf)	1 wrestling room storage area @ 260sf			x		4
Girls Showers (1,200 sf)	2 shower areas (aggr. 593sf)		x			3
Teacher's Office (150 sf)	1 teacher offices @ 100sf		x			3
Women's Toilet (75 sf)	1 private toilet/ shower rooms (35sf) - Not ADA		x			3
Toilets (250 sf)	2 toilet areas (aggr. 423sf)				x	5
Storage (250 sf)	3 storage areas (aggr. 271sf)				x	5
Towel Room (100 sf)	1 towel rooms (aggr. 100sf)				x	5
Boys Showers (1,200 sf)	6 shower areas (aggr.1,295sf)				x	5
Teacher's Office (150 sf)	1 teacher offices @ 100sf		x			3
Men's Toilet (75 sf)	1 private toilet/ shower rooms (35sf) - Not ADA		x			3
Toilets (250 sf)	3 toilet rooms (aggr. 314sf)				x	5
Storage (250 sf)	1 storage room @ 240sf (exteriot access)				x	5
Towel Room (100 sf)	1 towel rooms (aggr. 100sf)				x	5
Varsity Coach Office (150 sf)	1 coach's offices @ 100sf		x			3
Shower/Toilet (75 sf)	1 private toilet/ shower rooms (35sf) - Not ADA		x			3
Athletic Storage (750 sf)	4 Athletic storage rooms (aggr. 430sf)		x			3
Uniform Storage (600 sf)	4 Uniform storage rooms (aggr. 430sf)			x		4
Varsity Coach Office (150 sf)	1 coach's offices @ 100sf		x			3
Shower/Toilet (75 sf)	1 private toilet/ shower rooms (35sf) - Not ADA		x			3
Athletic Storage (750 sf)	2 Athletic storage rooms (aggr. 200sf)	x				2
Uniform Storage (600 sf)	2 Uniform storage rooms (aggr. 200sf)	x				2
Football Offices (2 @ 150 sf)	2 coach's offices @ 100sf ea.		x			3
Shower/Toilet (75 sf)	2 private toilet/ shower rooms (35sf ea.) - Not ADA		x			3
Athletic Laundry (200 sf)	1 laundry area (2 dryers 1 washer) @ 235sf				x	5
Concessions (300 sf)	1 concession area @ 135sf		x			2
Concessions Storage (150 sf)	1 concession storage area @ 15sf	x				1
General Storage (300 sf)	none identified	x				1
ART ROOMS						
Display Gallery (350 sf)	None Identified	x				1
2D Art Lab (1,650 sf)	1 lab @ 1,367sf			x		4
3D Art Lab (1,650 sf)	1 lab @ 1,611sf				x	5
Lab Storage/Prep (700 sf)	2 storage areas (aggr. 343sf)		x			2
Photography Lab (850 sf)	1 lab @ 915sf				x	5
Dark Room (500 sf)	1 dark room @ 341sf			x		1
Dark Room Storage (400 sf)	1 DR storage @ 128sf		x			3
Computer Graphics Lab (1,350 sf)	None Identified	x				1
Computer Graphics Storage (250 sf)	None Identified	x				1
Storage (250 sf)	None Identified	x				1
MUSIC ROOMS						
Band Room (2,000 sf)	1 band room @ 1,498sf			x		3
Uniform Storage (300 sf)	1 band unif. storage @ 599sf				x	5
Percussion Storage (300 sf)	1 percussion storage @ 300sf combined				x	5
Instrument Storage (300 sf)	1 band instrument storage @ 315sf combined				x	5
Band Office (150 sf)	1 band office @ 112sf			x		3
Choral Room (1,200 sf)	1 choral room @ 1,392sf				x	5
Robe Storage (300 sf)	None Identified	x				1
Choral Storage (100 sf)	1 chor. storage @ 137sf				x	5
Choral Office (100 sf)	1 chor. Office @ 112sf				x	1
Orchestra Room (1,000 sf)	1 orchestra room @ 996sf				x	5
Orchestra Office (100 sf)	None Identified	x				1
Uniform Storage (250 sf)	1 orch. unif. Storage area @ 120sf		x			2
Instrument Storage (400 sf)	1 orch. inst. storage area @ 318sf				x	4
Guitar Classroom (900 sf)	1 guitar classroom @ 110sf	x				1
Guitar Storage (200 sf)	None Identified	x				1
Workroom/Library (450 sf)	1 workroom @ 123sf 1 library @ 180sf			x		3
Practice Rooms (7 @ 80 sf)	orig. practice rooms redefined for different function.	x				1
General Storage (150 sf)	combined with band unif. Storage area				x	5
THEATRE ARTS						
Auditorium (7,000 sf)	auditorium seating area @ 8,184sf				x	5
Stage (1,500 sf)	stage area @ 3,402sf				x	5
Set Storage (600 sf)	1 drama storage area @ 773sf				x	5
Costume Storage (600 sf)	1 costume storage 222sf		x			2

Dressing Rooms (2 @ 700 sf)	1 drerssing room @ 388sf		x					2
Control Booth (250 sf)	1 control booth @ 182sf			x				3
Set Shop (1,000 sf)	1 set shop @ 932sf				x			4
Black Box Theatre (1,000 sf)	1 theater @ 1,156sf					x		5
Black Box Office/Control Rm (100 sf)	1 office/control room @ 151sf					x		5
Lighting/Sound Storage (150 sf)	None Identified	x						1
BUSINESS								
Labs (4 @ 1,300 sf)	3 labs (1,304sf - 1,575sf) aggr. 4,321sf			x				3
Lecture Classroom (1,300 sf)	1 lecture classroom @ 735sf		x					2
COE Office (200 sf)	1 office @ 331sf					x		5
Workroom (450 sf)	1 workroom w/ 1 office (aggr. 499sf)					x		5
TECH LABS								
Tech Computer Labs (2 @ 825 sf)	2 Labs (1,088sf - 1,092sf)aggr. 2,180sf					x		5
Wireless Lab Storage (2 @ 250 sf)	None Identified	x						1
Server Room (150 sf)	None Identified	x						1
SBTS Office (120 sf)	SBTS Office @ 152sf					x		5
FAMILY AND CONSUMER SCIENCES								
Food Lab/Demo Room (2,160 sf)	FACS lab @ 1,666sf			x				3
Storage (200 sf)	2 storage areas (aggr. 130sf)			x				3
Life Management Lab (1,000 sf)	None Identified	x						1
Office (150 sf)	1 office @ 100sf			x				3
MARKETING								
Display (50 sf)	None Identified	x						1
Lecture Classroom (2 @ 700 sf)	Located in trailer	x						1
Computer Lab (400 sf)	Located in trailer	x						1
Office (150 sf)	Located in trailer	x						1
Workroom (150 sf)	Located in trailer	x						1
Storage (150 sf)	Located in trailer	x						1
INDUSTRIAL TECHNOLOGY								
Design/Technology Lab (2,000 sf)	1 lab @ 1,906sf					x		5
Storage Room (200 sf)	2 storage room areas (aggr. 282sf)					x		5
Office/Workroom (100 sf)	1 workroom @ 222sf					x		5
Electronics Lab (1,300 sf)	None Identified	x						1
Modeling Lab (1,000 sf)	None Identified	x						1
Modeling Lab Storage (300 sf)	None Identified	x						1
Electronics Office (100 sf)	None Identified	x						1
Electronics Storage Room (150 sf)	None Identified	x						1
CADD/Drafting Lab (1,300 sf)	None Identified	x						1
Storage Room (150 sf)	None Identified	x						1
Office (100 sf)	None Identified	x						1
TOTAL S.E.R. SCORE (highest possible 590 points)								358
ADJUSTED S.E.R. SCORE (TOTAL DIVIDED BY 5.90, MULTIPLIED BY 10%)								6.07
PART IV: BUILDING SUPPORT AREAS (B.S.A.)								
ADMINISTRATION								
Main Office/Reception (800 sf)	1 main office reception area @ 837sf					x		5
Principal's Office (250 sf)	1 office @ 280sf					x		5
Principal's Admin Asst (100 sf)	1 office @ 80sf			x				3
Mailroom (150 sf)	1 mailroom @ 50sf		x					2
Principal Conf Rm (300 sf)	1 conference area @ 451sf					x		5
Asst Principal's Office (5 @ 150 sf)	5 offices (214sf - 356sf) (aggr. 1,482sf)					x		5
Dupli/Prod Workroom (350 sf)	1 copy room @ 110sf		x					2
Records/Vault (200 sf)	1 records/vault @ 80sf		x					2
General Supply / Storage (150 sf)	closets & Storage areas (aggr. 120sf)					x		4
Attendance Office (250 sf)	2 offices (aggr. 240sf)						x	5
Finance Office (250 sf)	1 office @ 120sf		x					2
Mens Toilet (65 sf)	1 @ 50sf (Not ADA)					x		4
Womens Toilet (65 sf)	None Identified	x						1
GUIDANCE/STUDENT ACTIVITIES								
Reception / Waiting (200 sf)	1 reception area @360sf					x		5
Director Student Activities (200 sf)	1 office @ 617sf					x		5
Assistant DSA (150 sf)	Combined with DSA office					x		5
DSA Admin Assistants (200 sf)	Combined with DSA office					x		5
Guidance Director (200 sf)	1 office @ 150sf				x			4
Guidance Admin Asst (150 sf)	1 office @ 150sf					x		5
Guidance Counselor (8 @ 120 sf)	11 offices (110sf - 175sf) aggr. 1,275sf					x		5
Adult Ed/Community Office (300 sf)	None Identified	x						1
Guidance Conf Rooms (3 @ 150 sf)	1 conference room @ 451sf					x		5
Guidance Records Storage (300 sf)	3 record storage areas (aggr. 306sf)					x		5
Career Center (800 sf)	1 classroom @ 1,190sf					x		5
In-school Suspension (400 sf)	1 classroom @ 370sf					x		4
Men Toilet (65 sf)	None Identified	x						1
Women Toilet (65 sf)	1 @ 50sf (Not ADA)					x		4

CLINIC							
Waiting Room (200 sf)	1 waiting arera @ 415sf					x	5
Exam Room (120 sf)	1 office @ 176sf					x	5
Rest Area (2 @ 80 sf)	1 rest area @ 243sf					x	5
Toilet (65 sf)	1 toilet area @ 90sf					x	5
Office (120 sf)	1 office @ 130sf					x	5
DINING							
Cafeteria (12,500 sf)	1 cafeteria @ 11,090sf (folding partition)					x	4
Cafeteria Storage (350 sf)	None Identified	x					1
KITCHEN/SERVING COMPLEX							
Kitchen (2,200 sf)	1 kitchen area @ 2,587sf					x	5
Serving Area (1,200 sf)	2 serving areas (aggr. 1,300sf)					x	5
Snack Bar (600 sf)	1 snack bar area @ 135sf		x				2
Vending (500 sf)	vending areas located throughout school	x					1
Dry Food Storage (2,000 sf)	1 storage area @ 919sf		x				2
Walk-In Fridge/Freezer (350 sf each)	3 walk-in freezers (aggr. 465sf)					x	5
Kitchen Office (200 sf)	2 offices (aggr 200sf)					x	5
Staff Lockers/Toilet (2 @ 200 sf)	1 staff locker/toilet @ 300sf			x			3
Money Room (80 sf)	1 office @ 104sf					x	5
LECTURE HALL							
Hall (2,400 sf)	1 lecture hall @ 3,323sf					x	5
Storage (200 sf)	2 storage rooms (aggr. 80sf)		x				2
MEDIA CENTER							
Reading/Browsing/Stacks (7,825 sf)	Open area 6,847sf			x			3
Librarians's Office/Work Rm (600 sf)	1 workroom @ 446sf			x			3
Computer Alcove (1,000 sf)	None Identified	x					1
Multimedia Storage (400 sf)	AV storage @ 350sf				x		4
Audio/Visual Repair (400 sf)	AV repair/storage @ 671sf					x	5
Conf Rm/Prof Lib (410 sf)	None Identified	x					1
Electronic Resource Center (850 sf)	Video Classroom/ teacher training @ 607sf			x			3
TV Studio (650 sf)	None Identified	x					1
Control Room (350 sf)	1 control room @ 320sf					x	4
CUSTODIAL SUPPORT							
Custodian's Office (100 sf)	1 office @ 120sf					x	5
Custodial Staff (500 sf)	1 staff area @ 701sf					x	5
Supply Room (300 sf)	None Identified	x					1
Custodial Closets (16 @ 25 sf)	16 JCs (25sf - 45sf)					x	5
GENERAL BUILDING SUPPORT							
Central Receiving/Storage (1,150 sf)	receiving area & office @ 886sf					x	4
Building Engineer (200 sf)	1 office @ 243sf (BE shop @ 600sf)					x	5
Mechanical (4,000 sf)	mechanical rooms approx 3,000sf					x	4
Electrical (1,100 sf)	electrical rooms approx 1,000sf					x	4
Communications Room (400 sf)	communications room @ 200sf		x				2
Girls Gang Toilets (2,000 sf)	9 girls gang toilets (aggr. 2,115sf)					x	5
Boys Gang Toilets (2,000 sf)	9 boys gang toilets (aggr. 2,115sf)					x	5
Outdoor Storage (2 @ 600 sf)	2 storage rooms w/ ext. access (aggr. 1,293sf)					x	5
Elevator/Machine Room (150 sf)	1 elevator machine room @ 74sf			x			3
TOTAL BUILDING SUPPORT AREA SCORE (highest possible 335 points)							252
ADJUSTED B.S.A. SCORE (TOTAL DIVIDED BY 3.35, MULTIPLIED BY 10%)							7.52
PART V: CAPACITY / ENROLLMENT FACTOR (from 1 to 812, highest has the least density)							812
ADJUSTED C.E.F. SCORE (TOTAL DIVIDED BY 8.12, MULTIPLIED BY 10%)							10.00
PART VI: CODE COMPLIANCE ASSESSMENT SCORE (from worksheet, highest possible 250 points)							140
ADJUSTED C.C.A. SCORE (TOTAL DIVIDED BY 2.5, MULTIPLIED BY 10%)							5.60
FINAL SCORE OUT OF 100 POINTS							63.84

FACILITY CONDITION ASSESSMENT FORM		Herndon High School					
EVALUATED AREA	REMARKS	CONDITION (5 is best)					SCORE
		1	2	3	4	5	
SITE							
Parking Lots	See Attached Comments			x			3
Side Walks/Stairs/Railings	See Attached Comments			x			3
Adequate on-site bus queing	See Attached Comments				x		4
Kiss 'n' Ride	See Attached Comments				x		4
Athletic/Play Areas/Grandstands	See Attached Comments				x		4
Landscaping	See Attached Comments			x			3
BUILDING ENVELOPE							
Concrete/Masonry Veneer/Sills	See Attached Comments		x				2
Exposed Structural Steel	See Attached Comments		x				2
Windows/Doors/Skylights	See Attached Comments	x					1
Roofing/Siding	See Attached Comments			x			3
INTERIOR							
Plan Organization/Circulation				x			3
Doors/Windows/Glazing	See Attached Comments		x				2
Walls/Wainscots	See Attached Comments		x				2
Floors	See Attached Comments			x			3
Ceilings	See Attached Comments		x				2
Chalkboards/Tackboards	See Attached Comments			x			3
Toilet Partitions/Accessories	See Attached Comments		x				2
Lockers/Benches	See Attached Comments		x				2
Auditorium Seats/Curtains	See Attached Comments			x			3
Athletic Equipment	See Attached Comments			x			3
Casework	See Attached Comments			x			3
Bleachers	See Attached Comments				x		4
Elevators/Lifts	See Attached Comments		x				2
MECHANICAL / PLUMBING							
Roof Drains/Down Spouts	roof drains, few ofds, mostly gravel stops			x			3
Power Roof Ventilators	older, banged up		x				2
Fuel Storage Tanks	ug w/ monitoring		x				2
Chillers	Trane centrifugal '90, roof mounted unit looks worn		x				2
Cooling Tower	BAC '90		x				2
Air Handling Equipment	rtu's '90 renov., rusted, banged up		x				2
Boilers	3 Burnhams '00			x			3
Pumps	hw w/ boilers, cw older			x			3
Terminal Units/Convectors	older, look ok			x			3
Unit Heaters/Cabinet Heaters	older, look ok			x			3
ATC	Andover 256 over pneumatics		x				2
Kitchen Hood	painted, dry chemical system		x				2
Water Heaters	lochivar boiler with 2 large storage tanks			x			3
ELECTRICAL							
Generators	Kohler 100kw looks pretty old		x				2
Main Service	C/H 2000a 480/277, 5 mains		x				2
Panels/Breakers	mixed bag, some old panels		x				2
Adequate Receptacles	ok, lots of wiremold			x			3
Adequate Interior Lighting	2x4 parabolic, 2x4 lensed			x			3
Emergency Lighting				x			3
Site Lighting	poor, overgrown by trees, floods in back		x				2
Field Lighting	looks ok, concrete poles			x			3
Theatre Lighting	main auditorium, look ok, dimmer rack looks old		x				2
School Zone Signals	no		x				2
Fire Alarm	panel looks newer, but devices are old		x				2
Security Intrusion System	square MS			x			3
Main Sound System	Bogen Multicomm 2000		x				2
Auxiliary Sound Systems	multiple systems			x			3
Telecommunications	Mitel x200			x			3
TOTAL (highest possible 250 points)							132

Site:

Parking Lots	The side parking lot closes to Drainesville Road and the rear parking lot along the north side of the facility are currently being resurfaced. The remaining parking lot appears to be in fair condition. The parking lot striping is faded and in many areas and readable.
Side Walks/ Stairs/Railings	The curb and gutter systems as well as the concrete walks appear to be in fair condition. There appears to be some spalling of surface concrete along some of the walks especially along the north side of the facility where ice tends to accumulate. Steel guard railings are in fair condition but require painting.
Adequate on-site bus queing	There appears to be adequate on site bus queing.
Kiss 'n' Ride	The school staff has identified a new circulation pattern for kiss & ride drop-off. This pattern will go into effect this Fall. The drop off areas is completely paved and will meet ICC/ANSI guidelines.
Athletic/Play Areas/ Grandstands	The athletic fields and grandstand bleacher systems appear to be in good condition. Fencing around baseball and softball fields appear to be of more recent construction and in good to excellent condition. Press boxes, concession stands ant other permanent out-structures are of typical painted masonry construction. Current concessions building does not include toilets. Portable johns are located around the ball fields.
Landscaping	Landscaping along the exterior of the building appears to be adequately maintained. Recent severe whether has taken its toll on some of the older growth trees. Recently the school lost seven mature oaks to severe whether. Landscaping in courtyard areas appears to be adequately maintained.

Building Envelope:

Concrete/ Masonry Veneer/Sills	The masonry veneer appears to be in good condition with minimal joint re-pointing required.
Exposed Structural Steel	There are several exposed steel columns located in the cafeteria area as well as other interior spaces. Exposed steel supports the canopy elements and many of the exterior entrances.
Windows/ Doors/ Skylights	The existing steel window systems from the original school construction are currently installed throughout most of the facility. These windows are single pain construction with very poor thermal characteristics. These windows are operable, but not energy efficient. The only skylight system occurs in the media center and appears to be in good condition.
Roofing/ Siding	Roof system appears to be in good condition. Some roof drains appear to be damaged and may require replacing. The low roof above the infill addition is just below the operable window sashes of the windows from the second floor classrooms looking out onto the roof. This proximity has allowed for trash and debris to collect on this roof area which may clog roof drains in the future.

Interior:

Doors/ Windows/	The original oak doors still remain throughout most of the school. Several of these doors are difficult to open in most cases due to the excess humidity in the school
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Glazing	causing the doors to sell; in other cases, due to damage to the hollow metal frame. Existing steel frame windows from the original construction remain throughout most of the building.
Walls/ Wainscots	The interior walls appear to be in fair to good condition in the corridor and classroom areas. Some damage to ceramic tile wainscot is visible. Additionally, areas where tile has been replaced that does not match surrounding existing tile is evident throughout the school in the corridors, locker rooms and toilet areas.
Floors	The terrazzo floors appear to be in good condition with very few areas of cracking or damage visible. The VCT in most educational and support spaces appears to be in fair to good condition. The carpet in other areas is in fair condition. The wood floors in both gymnasiums were being resurfaced at the time of the survey. Ceramic tile in toilet and locker rooms is in fair condition with substantial amounts of tile patches visible throughout these areas.
Ceilings	Suspended acoustical tile is the predominant material used through out the facility. Poor humidity control coupled with older, heavier tiles has led to substantial sagging of tiles in many of the classroom areas. The tile in the corridors appears to be newer and less effected by these factors.
Chalkboards/ Tackboards	The great majority of classrooms still have chalkboards. These boards appear to be in fair to good condition in most cases. Tackboards appear to be in fair to good condition as well. Some rooms do have marker boards which appear to be in good condition.
Toilet Partitions/ Accessories	Portions of many of the toilet partitions have been replaced as the group toilets were modified to meet ADA requirements. Many of the partitions are damaged with graffiti evident but less noticeable because the partitions are painted black. Accessories, for the most part, have been removed from the toilet and locker room areas exposing wall attachment anchors and holes in the existing ceramic tile. Grab bars were mounted on wood blocks in many cases due to structural projections within the existing walls.
Lockers/ Benches	Many of the locker benches were removed and undergoing re-surfacing. Those that remained were in poor to fair condition with noticeable damage and graffiti present. The athletic lockers appear to be in fair to good condition. The P.E. lockers are in poor to fair condition and appear much older.
Auditorium Seats/ Curtains	The auditorium seating appears to be in good condition as do the auditorium curtains.
Athletic Equipment	The athletic equipment appears to be in fair to good condition. The wall mats in the wrestling room are damaged and detaching from the walls. Some of the wall mats are also damaged. The backstops in the main gymnasium appear to be in good condition.
Casework	The casework throughout the school appears to be in fair to good condition. Few of the sink bases in the classroom and workrooms meet ICC/ANSI guidelines.
Bleachers	The bleachers in the main gymnasium appear to be in good condition.
Elevators/ Lifts	The elevator appears to be in working condition.

CODE COMPLIANCE ASSESSMENT FORM		Herndon High School					
EVALUATED AREA	REMARKS	COMPLIANCE (5 is best)					SCORE
		1	2	3	4	5	
SITE							
Adequate Parking Spaces	See attached Comments				x		4
Curbs/Gutters/Walks	See attached Comments			x			3
Adequate Site Area (FAR)	FAR = .17		x				2
Inadequate Building Setbacks	See attached Comments				x		4
Drainage/E & S Problems	See attached Comments				x		4
Adequate Tree Screening	See attached Comments			x			3
Adequate Vehicular Access	See attached Comments			x			3
Difficult Site (topography)	See attached Comments					x	5
ADA							
Accessible Route (Exterior)	See attached Comments			x			3
Parking Spaces	See attached Comments			x			3
Playground Access	See attached Comments	x					1
Field Access	See attached Comments				x		4
Entrances	See attached Comments				x		4
Toilets	See attached Comments		x				2
Water Fountains	See attached Comments		x				2
Signage	See attached Comments	x					1
Elevator	See attached Comments			x			3
Accessible Route (Interior)	See attached Comments			x			3
BUILDING							
Classification	See attached Comments					x	5
Fire Separation Areas	See attached Comments	x					1
Adequate number/size exits	See attached Comments				x		4
Adequate corridor width	See attached Comments				x		4
Adequate Stairs	See attached Comments	x					1
FESA Rooms	See attached Comments	x					1
Panic Hardware	See attached Comments				x		4
Open Plan	See attached Comments					x	5
Energy efficient walls	See attached Comments	x					1
Energy efficient windows	See attached Comments	x					1
Energy efficient roof	See attached Comments				x		4
Structural capacity	See attached Comments					x	5
MECHANICAL / PLUMBING							
Sprinklers	yes			x			3
Adequate Plumbing Fixtures	ok			x			3
Low Flow Plumbing Fixtures	no		x				2
Hot Water Loop	yes			x			3
Adequate Roof Drains	ok			x			3
Classroom HVAC Acoustics	UV's in rooms		x				2
Ventilation Rates	louvers into UV's		x				2
Heating Efficiency	older terminals, newer boilers			x			3
Cooling Efficiency	older equipment		x				2
ATC	old DDC over pneumatics		x				2
ELECTRICAL							
Fire Alarm	old devices		x				2
Emergency Lighting				x			3
Elec Rooms used for Storage	yes		x				2
Grounding Systems Installed	none seen		x				2
GFCI Installed	hit or miss		x				2
Lighting Motion Sensors	yes			x			3
Conductor Protection/Support	ok			x			3
Non-Compliant Site Lighting	ok		x				2
Presence of PVC Conduit	ok			x			3
Undersized Generator	ok, older			x			3
TOTAL (highest possible 250 points)							140

Site:

Adequate Parking Spaces	There appears to be adequate parking to serve the student and faculty requirements. On certain large events, i.e. homecoming football games, and South Lakes vs. Herndon basketball games, overflow parking is required along Bennett Street and in the adjacent Herndon United Methodist church parking lot.
Curbs/Gutters/Walks	Overall, the curb and gutter systems as well as the concrete walks appear to meet building code requirements. There are some areas that do not meet ICC/ANSI cross slope guidelines.
Adequate Site Area (FAR)	There appears to be adequate site to support the building footprint with respect to FAR requirements with room for future expansion.
Inadequate Building Setbacks	Buildings appear to meet standard property set back requirements. The building is no closer than 100' to any adjacent property line.
Drainage E&S Problems	There is one are of drainage concern between the two practice fields. The play fields appear to be well kept with adequate irrigation and drainage systems. There does not appear to be any erosion concerns. Overall the site appears to be stabilized.
Adequate Tree Screening	For the most part, a mature buffer exists between the game fields and the side parking lot, and the adjacent residential properties. However, there is little or no buffer between the adjacent Baptist church facility and the school parking lot nearest to Drainesville Road. Attached is an aerial photograph for reference.
Adequate Vehicular Access	There appears to be adequate vehicular access to and around the site. The rear parking lot, between the building and the football field is utilized for school bus parking. The parking lat is typically gated off with swinging arm gates which limit the vehicle circulation in this area.
Difficult Site (topography)	The topography is relatively flat throughout the entire site.

ADA:

Accessible Route (Exterior)	For the most part, the accessible route provides access per ICC/ANSI guidelines from the parking lot to all entrances around the building. Several of the wood ramps to the re-locatable classrooms are in disrepair, other re-locatable classrooms do not have ramp access. Cross slopes in many areas do not meet maximum slope of 1:20 allowed. Where slopes exceed 1:20 but are less than 1:12, guardrail systems are required.
Parking	The existing site provides seven identified handicapped parking spaces. See comment above about cross slopes along the accessible route. Several of the parking spaces are identified with vertical signage only, and the striping does not reflect ICC/ANSI guidelines for handicapped parking.
Playground Access	This is a high school, no playgrounds are included on site.
Field Access	An accessible path connects all three venue fields including the football field, base ball field and the softball field. Practice fields are remote with no identifiable access that meets ICC/ANSI guidelines. Both the home and visitor bleachers along the football field have been retrofit to include ramp access to meet ICC/ANSI guidelines. The merchandise countertop elevation at the ticket booth and both concession buildings are approx. 40" AFF and do not meet ICC/ANSI guidelines.

Entrances	All building entrances appear to meet ICC/ANSI guidelines. None of the entrances have integrated automatic door openers, however, that is not a code requirement per ICC/ANSI guidelines.
Toilets	The group toilets, for the most part, have been modified to meet ICC ANSI A117.1 guidelines. Grab bar configurations, however, do not meet current ICC ANSI A117.1 guidelines. None of the private toilets or showers meet ICC ANSI A117.1 guidelines.
Water fountains	Several electric water coolers located in corridors along the accessible route do not meet ICC ANSI A117.1 guidelines.
Signage	Interior signage does not meet ICC ANSI A117.1 with respect to location of signs, or sign content.
Elevator	One elevator is provided for access to the upper level of the school building.
Accessible Route (Interior)	The majority of spaces located off the accessible route meet ICC ANSI A117.1 guidelines. However, there are many spaces where the doors are pocketed to swing out toward the corridor. Consistently, these door vestibules do not meet ICC ANSI A117.1 guidelines; therefore, these spaces are not accessible. Additionally, the stage is not accessible from inside the auditorium.

Building:

Classification	The building appears to be of type IIB construction throughout the facility.
Fire Separation Areas	The building does not appear to be divided into fire areas. The only fire-rated door systems located in the corridors separate the infill addition from the existing corridor. There are no other rated door systems which would indicate separate fire areas. There are doors separating the gymnasium and auditorium/ band areas from the rest of the school, but these door systems are not rated and appear to be intended for security purposes only.
Adequate number/size exits	The building appears to provide adequate exits both in number and size to meet the occupancy requirements for egress.
Adequate corridor width	The main corridor and the secondary corridors located in the two-story portion of the building are lined with lockers. The main corridor is approximately 14'-0" wall to wall. The secondary corridor widths are typically 12'-0" wall to wall. The corridor widths appear to be adequate. Main areas of congestion occur at the intersection of the main corridor and secondary corridor at the elevator. Circulation appears to be enhanced by the addition of a parallel corridor system to the main corridor which was created during the previous modernization. This corridor occurs adjacent to the media center connection the administrative wing to the two-story academic wing.
Adequate Stairs	The two-story portion of the building is limited to approximately 1/3 of the main building. There appears to be adequate number of interconnecting stairs to handle egress from the upper level. However, none of the stairs are enclosed or provide direct access to the exterior. Therefore, the vertical egress components within the existing building do not meet current IBC requirements under Chapter 10.
FESA Rooms	Two FESA rooms are identified on the upper level. However, there are no enclosed stairs with areas of refuge within the building. Additionally, the spaces that are identified as FESA rooms do not meet area of refuge requirements per IBC.
Panic Hardware	Panic hardware is provided throughout the facility at all exterior doors. For the most part, the panic hardware appears to be in good working order.

Open Plan	This school design is not based on the open plan concept. However, the most recent addition infilling one of the two main courtyards in the two-story academic wing has left many of the existing rooms, as well as the added classrooms without daylight.
Energy efficient walls	The existing exterior walls are of masonry veneer construction with six inch or four inch CMU back-up. These walls don not include a cavity system and are therefore non-insulated. Thermal values do not meet current IMC thermal envelope requirements.
Energy efficient windows	The existing steel window systems from the original school construction are currently installed throughout most of the facility. These windows are single pain construction with very poor thermal characteristics. These windows are operable, but not energy efficient.
Energy efficient roof	The roof appears to be a built up roof system with cap sheet and stone ballast. Thermal values and insulation thickness are unknown.
Structural capacity	