

HIGH SCHOOL RENOVATION QUEUE SCORE SHEET		Oakton 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 (416sf-495sf)aggr. 911sf					x	5
LDR/Math (2 @ 450 sf)	2 classrooms (453sf-453sf)aggr. 906sf					x	5
LDR/English (2 @ 450 sf)	2 classrooms (412sf-520sf)aggr. 932sf					x	5
WAT Classroom (700 sf)	1 classroom @ 500sf		x				2
MR Classrooms (2 @ 450 sf)	None Identified	x					1
PD Classrooms (2 @ 450 sf)	None Identified	x					1
Autism Classroom (700 sf)	None Identified	x					1
MOD/SD Classroom (700 sf)	None Identified	x					1
OT/PT (250 sf)	None Identified	x					1
SCIENCE							
Chemistry/Biology (8 @ 1,400 sf)	8 classrooms (840sf - 1190sf) aggr. 7,822sf			x			3
Physics/Geosystems (4 @ 1,300 sf)	4 classrooms (892sf - 1104sf) aggr. 3,979sf			x			3
Multipurpose Labs (2 @ 1,300 sf)	2 Labs (996sd - 1183sf) aggr. @ 2,179sf			x			3
ENGLISH							
Classrooms (16 @ 700 sf)	16 classrooms (640sf - 730sf) aggr. 10,457sf				x		4
Publications (1,000 sf)	16 classrooms (640sf - 730sf) aggr. 10,457sf				x		4
MATH							
Classrooms (16 @ 700 sf)	15 classrooms (640sf - 730sf) aggr. 9,820sf			x			3
Computer Science Lab (825 sf)	1 KSU/CSA Lab @ 1,084sf					x	5
SOCIAL STUDIES							
Classrooms (16 @ 700 sf)	13 classrooms (640sf - 814sf) aggr. 9,270sf			x			3
FOREIGN LANGUAGE							
Classrooms (16 @ 700 sf)	11 classrooms (640sf - 730sf) aggr. 7,523sf		x				2
ESOL							
Classrooms (3 @ 700 sf)	3 classrooms (640sf ea) aggr. 1,920sf				x		4
HEALTH & PHYSICAL EDUCATION							
Driver Education (975 sf)	1 classroom @835sf				x		4
Health classroom (2 @ 850 sf)	1 classroom @835sf		x				2
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 @ 3,206sf					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. 3,295)					x	5
Boys PE Lockers (2,175 sf)	3 locker room areas (aggr. 3,839sf)					x	5
Girls Team Rooms (2 @ 600 sf)	1 team room @ 265sf			x			2
Boys Team Rooms (2 @ 600 sf)	2 team rooms (309sf - 426sf) aggr. 735sf					x	5
Coed Training (600 sf)	None Identified	x					1
Training Classroom (700 sf)	1 training room @ 922sf					x	5
TOTAL F.E.R. SCORE (highest possible 160 points)						99	
ADJUSTED F.E.R. SCORE (TOTAL DIVIDED BY 1.6, MULTIPLIED BY 30%)						18.56	
PART II: FACILITY CONDITION ASSESSMENT SCORE (from worksheet, highest possible 255 points)						142	
ADJUSTED F.C.A. SCORE (TOTAL DIVIDED BY 2.55, MULTIPLIED BY 30%)						16.71	
PART III: SUPPLEMENTAL EDUCATIONAL REQUIREMENTS (S.E.R.)							
SPECIAL EDUCATION							
Changing Room (150 sf)	None Identified	x					1
Office/Conference (1,100 sf)	office/ conference area (aggr. 959sf)				x		4
Conference Rooms (2 @ 250 sf)	2 conference rooms (253sf - 271sf)aggr. 524sf					x	5
Itinerant Offices (4 @ 250 sf)	4 offices (199sf-288sf)aggr. 1,039sf					x	5
Storage (200 sf)	1 storage room @ 148sf			x			3
WAT/ETR Offices (2 @ 100 sf)	1 office @ 271sf					x	5
SCIENCE							
Prep/Storage (1,750 sf aggregate)	10 prep/storage rooms (aggr. 1,813sf)					x	5
Chem Storage/Prep (435 sf)	1 chem storage @ 271sf		x				2
ENGLISH							
Workroom (1,400 sf)	1 english workroom @ 780sf		x				2
Storage (500 sf)	1 english storage room @ 335sf			x			3
News Office (100 sf)	None Identified	x					1
Yearbook Office (100 sf)	1 office @ 146sf					x	5
Design Lab (170 sf)	1 design lab @ 156sf				x		4
MATH							
Workroom (1,400 sf)	1 math workroom @ 759sf		x				2
Storage (350 sf)	1 math storage room @ 354sf					x	5

SOCIAL STUDIES						
Workroom (1,400 sf)	1 SS workroom @ 759sf		x			2
Storage (350 sf)	1 SS storage room @ 354sf				x	5
FOREIGN LANGUAGE						
Workroom (1,400 sf)	1 FL workroom @ 671sf		x			2
Storage (300 sf)	1 FL storage room @ 345sf				x	5
ESOL						
Workroom (250 sf)	1 ESOL workroom @546sf				x	5
Storage (100 sf)	1 ESOL storage room @			x		3
HEALTH & PHYSICAL EDUCATION						
Gym Storage Rooms (2 @ 300 sf)	2 storage areas (140sf - 203sf) aggr. 343sf (aux. gym.)				x	5
Gymnastics Storage (200 sf)	None Identified	x				1
Weight Room Storage (200 sf)	Room currently used for cardio training (aggr. 309sf)				x	5
Wrestling Room Storage (300 sf)	1 wrestling room storage area @ 340sf				x	5
Girls Showers (1,200 sf)	2 shower areas (aggr. 512sf)		x			2
Teacher's Office (150 sf)	1 teacher offices @ 85sf			x		3
Women's Toilet (75 sf)	1 private toilet/ shower rooms (35sf) - Not ADA		x			2
Toilets (250 sf)	4 toilet rooms (aggr. 526sf)				x	5
Storage (250 sf)	2 storage room @ 127sf ea. (aggr. 254sf)				x	5
Towel Room (100 sf)	None Identified	x				1
Boys Showers (1,200 sf)	3 shower areas (aggr. 715sf)		x			2
Teacher's Office (150 sf)	1 teacher offices @ 85sf		x			2
Men's Toilet (75 sf)	1 private toilet/ shower rooms (35sf) - Not ADA		x			2
Toilets (250 sf)	4 toilet rooms (aggr. 526sf)				x	5
Storage (250 sf)	1 storage area @ 291sf				x	5
Towel Room (100 sf)	None Identified	x				1
Varsity Coach Office (150 sf)	4 coach's offices @ 85sf ea. (aggr. 340sf)				x	5
Shower/Toilet (75 sf)	2 private toilet/ shower rooms (35sf) - Not ADA				x	5
Athletic Storage (750 sf)	Athletic storage rooms (aggr. 590sf)			x		3
Uniform Storage (600 sf)	2 Uniform storage rooms (aggr. 268sf)		x			2
Varsity Coach Office (150 sf)	4 coach's offices @ 85sf ea. (aggr. 340sf)				x	5
Shower/Toilet (75 sf)	2 private toilet/ shower rooms (35sf) - Not ADA				x	5
Athletic Storage (750 sf)	Athletic storage rooms (aggr. 590sf)			x		3
Uniform Storage (600 sf)	Uniform storage rooms (aggr. 588sf)				x	5
Football Offices (2 @ 150 sf)	Football coach's suite @ 1,078sf				x	5
Shower/Toilet (75 sf)	2 private toilet/ shower rooms (35sf ea.) - Not ADA				x	5
Athletic Laundry (200 sf)	2 laundry area (65sf - 189sf) aggr. 254sf				x	5
Concessions (300 sf)	1 concession area @ 112sf		x			2
Concessions Storage (150 sf)	1 concession storage area @ 26sf		x			2
General Storage (300 sf)	Outdoor P.E. Storage @211sf			x		3
ART ROOMS						
Display Gallery (350 sf)	1 gallery @ 208sf (converted corridor)		x			2
2D Art Lab (1,650 sf)	1 2d/3d combined art lab @ 2,079sf				x	5
3D Art Lab (1,650 sf)	1 standard art lab @ 1,105sf			x		3
Lab Storage/Prep (700 sf)	3 storage areas (aggr. 475sf)		x			2
Photography Lab (850 sf)	1 lab @ 1,096sf				x	5
Dark Room (500 sf)	1 dark room @ 466sf				x	4
Dark Room Storage (400 sf)	1 DR storage @ 94sf		x			2
Computer Graphics Lab (1,350 sf)	1 comp. graphics lab @ 1,938sf				x	5
Computer Graphics Storage (250 sf)	1 comp. graphic storage room @ 129sf		x			2
Storage (250 sf)	None Identified	x				1
MUSIC ROOMS						
Band Room (2,000 sf)	1 band room @ 1,621sf			x		3
Uniform Storage (300 sf)	1 band unif. storage @ 414sf				x	5
Percussion Storage (300 sf)	None Identified	x				1
Instrument Storage (300 sf)	1 band instrument storage @ 389sf				x	5
Band Office (150 sf)	1 band office @ 100sf			x		3
Choral Room (1,200 sf)	1 choral room @ 1,392sf				x	5
Robe Storage (300 sf)	1 robe storage room @ 91sf		x			2
Choral Storage (100 sf)	1 chor. storage @ 138sf				x	5
Choral Office (100 sf)	1 chor. Office @ 100sf				x	5
Orchestra Room (1,000 sf)	1 orchestra room @ 992sf				x	5
Orchestra Office (100 sf)	1 orch. office @ 83sf				x	4
Uniform Storage (250 sf)	None Identified	x				1
Instrument Storage (400 sf)	1 orch. inst. storage area @ 331sf				x	5
Guitar Classroom (900 sf)	None Identified	x				1
Guitar Storage (200 sf)	1 guitar storage room @ 122sf		x			2
Workroom/Library (450 sf)	1 workroom /library @ 181sf		x			2
Practice Rooms (7 @ 80 sf)	orig. practice rooms redefined for different function.	x				1
General Storage (150 sf)	1 storage room @ 105sf			x		3
THEATRE ARTS						
Auditorium (7,000 sf)	auditorium seating area @ 8,605sf				x	5
Stage (1,500 sf)	stage area @ 3,5234f				x	5
Set Storage (600 sf)	None Identified	x				1
Costume Storage (600 sf)	None Identified	x				1

Dressing Rooms (2 @ 700 sf)	2 dressing rooms @ 227sf ea.		x					2
Control Booth (250 sf)	1 control booth @ 182sf			x				3
Set Shop (1,000 sf)	1 set shop @ 1,215sf						x	5
Black Box Theatre (1,000 sf)	1 drama room @ 1,225sf (not a black box)						x	5
Black Box Office/Control Rm (100 sf)	None Identified	x						1
Lighting/Sound Storage (150 sf)	None Identified	x						1
BUSINESS								
Labs (4 @ 1,300 sf)	4 labs (1,084sf - 1,502sf) aggr.4,970sf					x		4
Lecture Classroom (1,300 sf)	1 Business Lecture Room @ 630sf		x					2
COE Office (200 sf)	1 COE Office @ 359sf						x	5
Workroom (450 sf)	1 Business workroom @ 359sf			x				3
TECH LABS								
Tech Computer Labs (2 @ 825 sf)	2 Labs (525sf - 1,094sf) aggr. @ 1,619sf					x		4
Wireless Lab Storage (2 @ 250 sf)		x						1
Server Room (150 sf)	1 Server Room in Main Office @ 133sf						x	4
SBTS Office (120 sf)	1 Office		x					2
FAMILY AND CONSUMER SCIENCES								
Food Lab/Demo Room (2,160 sf)	1 food lab/demo Room 2,140sf						x	5
Storage (200 sf)	2 FACS storage rooms (68sf - 142sf)aggr. 210sf						x	5
Life Management Lab (1,000 sf)	1 life skills lab @ 959sf					x		4
Office (150 sf)	1 FACS office @ 204sf						x	5
MARKETING								
Display (50 sf)	None Identified	x						1
Lecture Classroom (2 @ 700 sf)	None Identified	x						1
Computer Lab (400 sf)	None Identified	x						1
Office (150 sf)	None Identified	x						1
Workroom (150 sf)	None Identified	x						1
Storage (150 sf)	None Identified	x						1
INDUSTRIAL TECHNOLOGY								
Design/Technology Lab (2,000 sf)	1 Design/Technology Lab @1,630sf			x				3
Storage Room (200 sf)	1 Ind. Tech. Storage room @ 223sf						x	5
Office/Workroom (100 sf)	1 office @ 146sf						x	5
Electronics Lab (1,300 sf)	None Identified	x						1
Modeling Lab (1,000 sf)	1 Modeling Lab @ 868sf			x				3
Modeling Lab Storage (300 sf)	1 Modeling Storage room @ 330sf						x	5
Electronics Office (100 sf)	None Identified	x						1
Electronics Storage Room (150 sf)	None Identified	x						1
CADD/Drafting Lab (1,300 sf)	1 CADD Lab @ 207sf (CADD stations in D/T Lab)	x						1
Storage Room (150 sf)	1 Storage Room @ 117sf			x				3
Office (100 sf)	None Identified	x						1
TOTAL S.E.R. SCORE (highest possible 590 points)								377
ADJUSTED S.E.R. SCORE (TOTAL DIVIDED BY 5.9, MULTIPLIED BY 10%)								6.39
PART IV: BUILDING SUPPORT AREAS (B.S.A.)								
ADMINISTRATION								
Main Office/Reception (800 sf)	1 main office reception area @ 840sf						x	5
Principal's Office (250 sf)	1 office @ 304sf						x	5
Principal's Admin Asst (100 sf)	1 office @ 130sf						x	5
Mailroom (150 sf)	1 mailroom @ 136sf					x		4
Principal Conf Rm (300 sf)	1 conference area @ 395sf						x	5
Asst Principal's Office (5 @ 150 sf)	5 offices (aggr. 1,119sf)						x	5
Dupli/Prod Workroom (350 sf)	1 copy room @ 139sf		x					2
Records/Vault (200 sf)	1 records/vault @ 96sf		x					2
General Supply / Storage (150 sf)	3 storage areas (aggr. 167sf)						x	5
Attendance Office (250 sf)	2 offices (aggr. 769sf)						x	5
Finance Office (250 sf)	1 office @ 146sf		x					2
Mens Toilet (65 sf)	1 @ 45sf (Not ADA)					x		3
Womens Toilet (65 sf)	1 @ 45sf (Not ADA)					x		3
GUIDANCE/STUDENT ACTIVITIES								
Reception / Waiting (200 sf)	1 reception area @ 423sf						x	5
Director Student Activities (200 sf)	1 DSA office @ 151sf			x				3
Assistant DSA (150 sf)	1 office area w/ conference room (aggr. 886sf)						x	5
DSA Admin Assistants (200 sf)	1 office area w/ conference room (aggr. 886sf)						x	5
Guidance Director (200 sf)	1 office @ 173sf			x				3
Guidance Admin Asst (150 sf)	1 office @ 151sf						x	5
Guidance Counselor (8 @ 120 sf)	10 offices (101sf ea.) aggr. 1,010sf						x	5
Adult Ed/Community Office (300 sf)	None Identified	x						1
Guidance Conf Rooms (3 @ 150 sf)	2 conference room (165sf - 167sf) aggr. 332sf						x	4
Guidance Records Storage (300 sf)	2 record storage areas incl. vault (aggr. 237sf)				x			3
Career Center (800 sf)	1 classroom @ 722sf						x	4
In-school Suspension (400 sf)		x						1
Men Toilet (65 sf)	1 toilet @ 52sf (not ADA)						x	4
Women Toilet (65 sf)	1 toilet @ 39sf (not ADA)				x			3

CLINIC							
Waiting Room (200 sf)	1 waiting arera @ 182sf					x	5
Exam Room (120 sf)	None Identified	x					1
Rest Area (2 @ 80 sf)	2 rest areas (117sf - 134sf) aggr. 251sf (not ADA)					x	5
Toilet (65 sf)	2 toilets (34sf - 46sf) aggr. 80sf					x	5
Office (120 sf)	1 office @ 108sf					x	4
DINING							
Cafeteria (12,500 sf)	1 cafeteria @ 10,993sf (folding partition)					x	4
Cafeteria Storage (350 sf)	None Identified	x					1
KITCHEN/SERVING COMPLEX							
Kitchen (2,200 sf)	1 kitchen area @ 2,851sf					x	5
Serving Area (1,200 sf)	2 serving areas (aggr. 1,146sf)					x	5
Snack Bar (600 sf)	1 snack bar area @ 432sf			x			3
Vending (500 sf)	vending areas located throughout school	x					1
Dry Food Storage (2,000 sf)	1 storage area @ 902sf		x				2
Walk-In Fridge/Freezer (350 sf each)	2 walk-in freezers (aggr. 287sf)		x				2
Kitchen Office (200 sf)	1 office @ 108sf				x		3
Staff Lockers/Toilet (2 @ 200 sf)	1 staff locker/toilet @ 342sf				x		3
Money Room (80 sf)	1 room @ 35sf		x				2
LECTURE HALL							
Hall (2,400 sf)	1 lecture hall @ 3,703sf					x	5
Storage (200 sf)	None Identified	x					1
MEDIA CENTER							
Reading/Browsing/Stacks (7,825 sf)	Open area 7,904sf					x	5
Librarians's Office/Work Rm (600 sf)	1 workrm. @ 320sf 1 office @ 258sf (aggr. 578sf)					x	4
Computer Alcove (1,000 sf)	2 Computer alcoves (451sf - 791sf) aggr. 1,242sf					x	5
Multimedia Storage (400 sf)	media storage @ 542sf					x	5
Audio/Visual Repair (400 sf)	combined w/ multimedia storage	x					1
Conf Rm/Prof Lib (410 sf)	1 conf. room @ 119sf	x					1
Electronic Resource Center (850 sf)	Video Lab @ 263sf		x				2
TV Studio (650 sf)	Video Production @ 350sf		x				2
Control Room (350 sf)	None Identified	x					1
CUSTODIAL SUPPORT							
Custodian's Office (100 sf)	3 offices (167sf - 274sf) aggr. 724sf					x	5
Custodial Staff (500 sf)	1 custodial lounge @ 218sf		x				2
Supply Room (300 sf)	1 supply room @ 400sf					x	5
Custodial Closets (16 @ 25 sf)	16 JCs (25sf - 45sf)					x	5
GENERAL BUILDING SUPPORT							
Central Receiving/Storage (1,150 sf)	Central Receiving area is contained within a larger area by a floor to ceil					x	5
Building Engineer (200 sf)	BE office and workshop @ 404sf					x	5
Mechanical (4,000 sf)	mechanical rooms approx 3,000sf			x			3
Electrical (1,100 sf)	electrical rooms approx 1,000sf					x	5
Communications Room (400 sf)	communications room @ 200sf		x				2
Girls Gang Toilets (2,000 sf)	10 girls gang toilets (aggr. 2,350sf)					x	5
Boys Gang Toilets (2,000 sf)	10 boys gang toilets (aggr. 2,350sf)					x	5
Outdoor Storage (2 @ 600 sf)	outdoor storage is provided within central receiving		x				2
Elevator/Machine Room (150 sf)	1 elevator machine room @ 74sf		x				2
TOTAL BUILDING SUPPORT AREA SCORE (highest possible 335 points)							236
ADJUSTED B.S.A. SCORE (TOTAL DIVIDED BY 3.35, MULTIPLIED BY 10%)							7.04
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)							146
ADJUSTED C.C.A. SCORE (TOTAL DIVIDED BY 2.5, MULTIPLIED BY 10%)							5.84
FINAL SCORE OUT OF 100 POINTS							64.54

FACILITY CONDITION ASSESSMENT FORM		Oakton 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	5
Roofing/Siding	See Attached Comments			x			3
INTERIOR							
Plan Organization/Circulation				x			3
Doors/Windows/Glazing	See Attached Comments			x			3
Walls/Wainscots	See Attached Comments		x				2
Floors	See Attached Comments			x			3
Ceilings	See Attached Comments			x			3
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		4
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, gravel stops			x			3
Power Roof Ventilators	old, look ok			x			3
Fuel Storage Tanks	ug w/		x				2
Chillers	Trane centrifugal '91		x				2
Cooling Tower	BAC '91		x				2
Roof Equipment			x				2
Boilers	Burnhams '01			x			3
Pumps	ok			x			3
Terminal Units/Convectors	uv's loking beat		x				2
Unit Heaters/Cabinet Heaters	age		x				2
ATC	Landis Gyr Powers/ Tritium/ pneumatic		x				2
Kitchen Hood	painted, dry chem.		x				2
Water Heaters	Lochinvar boiler w/ sto tanks, recirc, temp			x			3
ELECTRICAL							
Generators	Kohler 100 kw inside			x			3
Transformers	Siemens 3000 480/277			x			3
Panels/Breakers	mixed bag		x				2
Adequate Receptacles	lots of wiremold			x			3
Adequate Interior Lighting	2x4 parabolics			x			3
Emergency Lighting				x			3
Site Lighting	floods		x				2
Field Lighting	looks fine			x			3
Theatre Lighting	ok, newer dimmer system			x			3
School Zone Signals	no			x			3
Fire Alarm	Simplex 4100		x				2
Security Intrusion System	square MS			x			3
Main Sound System	Bogen Multicom 2000		x				2
Auxiliary Sound Systems	multiple, main aud sys, caf, music			x			3
Telecommunications				x			3
TOTAL (highest possible 250 points)							142

Site:

Parking Lots	The parking lot pavement appears to be in fair to good condition. The striping in many areas is faded.
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 minor spalling of surface concrete along some of the walks 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 kiss 'n' ride drop off area occurs along the south side of the school. Staff believes the current configuration functions adequately. Parent on occasion will double park requiring students to maneuver between cars to get to the sidewalk.
Athletic/Play Areas/ Grandstands	The athletic fields and grandstand bleacher systems appear to be in good condition. Fencing around fields appears to be in fair to good condition. Press boxes, concession stands and other permanent out-structures are of typical painted masonry construction. Baseball dugouts are ground faced masonry construction. The ticket booth appears to be a converted wood shed structure. The entrance gate and fencing to the upper fields include masonry piers with ornamental aluminum picket gate and fence system.
Landscaping	Landscaping along the exterior of the building appears to be adequately maintained. Landscaping in courtyard areas appears to be adequately maintained. Landscaping near the ball fields is not being maintained and is overgrown.

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	All exterior windows have been replaced with thermally insulated aluminum windows and storefront systems. 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	The roof system appears to be in good condition. Some roof drains appear to rusted through and moderately damaged and may require replacing.

Interior:

Doors/ Windows/ Glazing	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 within the school causing the doors to swell; in other cases, due to damage to the hollow metal frame. All exterior windows have been replaced with thermally insulated aluminum windows.
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. The ceramic tile

cove base within the locker rooms and the group toilet rooms appears to have been damaged by poor cleaning practices.

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. Areas below the lockers where the benches have been removed reveal severe damage to the ceramic tile. The athletic lockers appear to be in fair to good condition. The P.E. lockers are in fair condition.
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		Oakton 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		4
Adequate Site Area (FAR)	FAR = .12					x	5
Inadequate Building Setbacks	See attached Comments				x		4
Drainage/E & S Problems	See attached Comments				x		4
Adequate Tree Screening	See attached Comments				x		4
Adequate Vehicular Access	See attached Comments			x			3
Difficult Site (topography)	See attached Comments				x		4
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			3
Entrances	See attached Comments				x		4
Toilets	See attached Comments	x					1
Water Fountains	See attached Comments			x			3
Signage	See attached Comments		x				2
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						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 equipment		x				2
Cooling Efficiency	older equipment		x				2
ATC	Tritium over Powers over pneumatic			x			3
ELECTRICAL							
Fire Alarm	old Simplex		x				2
Emergency Lighting				x			3
Elec Rooms used for Storage	no			x			3
Grounding Systems Installed	yes			x			3
GFCI Installed	hit or miss		x				2
Lighting Motion Sensors	yes			x			3
Conductor Protection/Support				x			3
Non-Compliant Site Lighting			x				2
Presence of PVC Conduit				x			3
Undersized Generator	ok			x			3
TOTAL (highest possible 250 points)							146

Site:

Adequate Parking Spaces	There appears to be adequate parking to serve the student and faculty requirements. However, there is often overflow parking along Sutton Road. This parking is overflow parking for the Vienna Metro Station.
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	The school staff is unaware of any site drainage concerns. 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 along the property line adjacent to residential development. A relatively new townhouse community has been constructed at the corner of Sutton Road and Blake Lane. Portions of the existing buffer were removed during this construction.
Adequate Vehicular Access	The school staff believes the current circulation pattern is adequate. However, vehicular circulation is limited in most areas to one way directional traffic and is in some cases counterintuitive. In order to circulate around the building from the main parking lot along Sutton road in east of the building, you must exit the parking lot on to Sutton Road and re-enter at the intersection of Sutton Road and Country Creek Road. The parking lot located on the west side of the school is not accessible from the Sutton road the entrance closest to the Blake Lane intersection.
Difficult Site (topography)	The building and the parking areas are located on relatively flat grades, however, the upper competition fields which include the football field, the baseball field and the practice fields are at an elevation approximately twenty feet above the parking area. See field access comment below.

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 re-locatable trailers do not have ramped access per ICC ANSI A117.1 guidelines. Cross slopes in some areas are greater than the 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 eight handicapped parking spaces with appropriate accessible access from the parking spaces to the building. An additional three handicapped parking spaces are located adjacent to the football field.
Playground Access	This is a high school, no playgrounds are included on site.
Field Access	The change in grade between the parking areas and the upper competition fields is substantial and does not meet ICC ANSI A117.1 guidelines for wheelchair access. However, the access drive is sufficient for vehicular access, and there are 3 handicapped parking spaces located adjacent to the football field. There is no

accessible route from the parking areas to the lower competition fields which include the softball & field hockey venues.

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	Most of the group toilets remain inaccessible per ICC ANSI A117.1 guidelines. A few of them 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 areas meet ICC ANSI A117.1 guidelines.
Water fountains	Most of the 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. There are no fire-rated door systems located in the corridors 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.
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. Some areas, specifically the band suite, have existing hardware which could limit or seriously impede egress from those spaces into the main corridors.
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	All exterior windows have been replaced with thermally insulated aluminum windows and storefront systems.
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	