

HIGH SCHOOL RENOVATION QUEUE SCORE SHEET			West Springfield High School				
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 (298 sf & 420 sf) 718 sf			x			3
LDR/Math (2 @ 450 sf)	2 classrooms (505 sf & 367 sf) 862 sf				x		4
LDR/English (2 @ 450 sf)	2 classrooms (439 sf & 505 sf) 944 sf					x	5
WAT Classroom (700 sf)	1 WAT classroom @ 879 sf					x	5
MR Classrooms (2 @ 450 sf)	2 classrooms 255sf & 256sf) 511 sf		x				2
PD Classrooms (2 @ 450 sf)	1 classroom @ 357 sf		x				2
Autism Classroom (700 sf)	1 Autism classroom @ 725 sf					x	5
MOD/SD Classroom (700 sf)	1 MOD/SD classroom @ 1,106					x	5
OT/PT (250 sf)	None identified in the building	x					1
SCIENCE							
Chemistry/Biology (8 @ 1,400 sf)	8classrooms (825 sf - 1,047 sf) aggr. 7,542 sf			x			3
Physics/Geosystems (4 @ 1,300 sf)	4 classrooms (830 sf - 980 sf) aggr. 3,900 sf			x			3
Multipurpose Labs (2 @ 1,300 sf)	2 labs (832 sf - 834 sf) aggr. 1,666 sf			x			3
ENGLISH							
Classrooms (16 @ 700 sf)	14 classroms (630 sf - 730 sf) aggr. 9,407				x		4
Publications (1,000 sf)	1 lab @ 500 sf		x				2
MATH							
Classrooms (16 @ 700 sf)	16 classrooms (630 sf - 730 sf) aggr. 10,510 sf				x		4
Computer Science Lab (825 sf)	1 lab @ 500 sf			x			3
SOCIAL STUDIES							
Classrooms (16 @ 700 sf)	16 classrooms (630 sf - 730 sf) aggr. 9,407 sf				x		4
FOREIGN LANGUAGE							
Classrooms (16 @ 700 sf)	12 classrooms (630 sf - 730 sf) aggr. 7,,954 sf			x			3
ESOL							
Classrooms (3 @ 700 sf)	1 classroom @ 604 sf	x					1
HEALTH & PHYSICAL EDUCATION							
Driver Education (975 sf)	1 classroom @ 1,039 sf					x	5
Health classroom (2 @ 850 sf)	None identified in the building	x					1
Gymnasium (18,900 sf)	2 gymnasiums (10,998 sf 7,603 sf) 18,601 sf				x		4
Multipurpose PE (2,600 sf)	None identified in the building	x					1
Gymnastics/Dance (2,400 sf)	None identified in the building	x					1
Weight Room (1,600 sf)	1 weight room @ 2,576					x	5
Wrestling Room (3,000 sf)	1 wrestling room @ 2,201 sf			x			3
Girls PE Lockers (2,175 sf)	2 locker room areas (aggr. 3,410)					x	5
Boys PE Lockers (2,175 sf)	3 locker room areas (aggr.3,132 sf)					x	5
Girls Team Rooms (2 @ 600 sf)	1 team room @ 237 sf	x					1
Boys Team Rooms (2 @ 600 sf)	4 team rooms (aggr. 2,220 sf)					x	5
Coed Training (600 sf)	training room 341 sf		x				2
Training Classroom (700 sf)	1 training office @ 207 sf		x				2
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)						127	
ADJUSTED F.C.A. SCORE (TOTAL DIVIDED BY 2.55, MULTIPLIED BY 30%)						14.94	
PART III: SUPPLEMENTAL EDUCATIONAL REQUIREMENTS (S.E.R.)							
SPECIAL EDUCATION							
Changing Room (150 sf)	1 changing room @ 211 sf					x	5
Office/Conference (1,100 sf)	None identified in the building	x					1
Conference Rooms (2 @ 250 sf)	2 conference rooms (277 sf & 275 sf) aggr. 552 sf					x	5
Itinerant Offices (4 @ 250 sf)	4 itin. Offices (212 sf - 259 sf) aggr. 941 sf				x		4
Storage (200 sf)	None identified in the building	x					1
WAT/ETR Offices (2 @ 100 sf)	None identified in the building	x					1
SCIENCE							
Prep/Storage (1,750 sf aggregate)	8 prep/storage areas aggr 1,675 sf				x		4
Chem Storage/Prep (435 sf)	1 @ 244 sf			x			3
ENGLISH							
Workroom (1,400 sf)	1 workroom @ 705 sf		x				2
Storage (500 sf)	1 storage Room @ 365 sf			x			3
News Office (100 sf)		x					1
Yearbook Office (100 sf)		x					1
Design Lab (170 sf)		x					1
MATH							
Workroom (1,400 sf)	1 workroom @ 705 sf		x				2
Storage (350 sf)	1 storage Room @ 365 sf					x	5

SOCIAL STUDIES						
Workroom (1,400 sf)	1 workroom @ 500 sf		x			2
Storage (350 sf)	1 storage Room @ 365 sf				x	5
FOREIGN LANGUAGE						
Workroom (1,400 sf)	1 workroom @ 705 f		x			2
Storage (300 sf)	1 storage Room @ 365 sf				x	5
ESOL						
Workroom (250 sf)	None identified in the building	x				1
Storage (100 sf)	None identified in the building	x				1
HEALTH & PHYSICAL EDUCATION						
Gym Storage Rooms (2 @ 300 sf)	2 storage areas aggr. 317 sf (aux. Gym)		x			2
Gymnastics Storage (200 sf)	None identified in the building	x				1
Weight Room Storage (200 sf)	1 weight room storage area 230 sf				x	5
Wrestling Room Storage (300 sf)	1 wrestling room storage area @ 340 sf				x	5
Girls Showers (1,200 sf)	2 shower areas (aggr. 451 sf)		x			2
Teacher's Office (150 sf)	1 teacher office @ 222 sf				x	5
Women's Toilet (75 sf)	1 private toilet/shower rooms (35 sf) not ada		x			3
Toilets (250 sf)	2 toilet areas (aggr. 287 sf)				x	5
Storage (250 sf)	None identified in the building	x				1
Towel Room (100 sf)	1 towel room @ 37 sf		x			2
Boys Showers (1,200 sf)	3 shower areas (aggr.828 sf)				x	4
Teacher's Office (150 sf)	2 teacher's offices (aggr. 271 sf)				x	5
Men's Toilet (75 sf)	1 private toilet/shower rooms (35 sf) not ada		x			3
Toilets (250 sf)	4 toilet rooms (aggr. 673 sf)				x	5
Storage (250 sf)	2 storage areas (aggr. 152 sf)		x			3
Towel Room (100 sf)	1 towel room @ 37 sf		x			2
Varsity Coach Office (150 sf)	2 coach's offices aggr. 230 sf				x	5
Shower/Toilet (75 sf)	2 private toilet/shower rooms (35 sf ea.) not ada				x	4
Athletic Storage (750 sf)	4 athletic storage rooms (aggr. 469 sf)		x			3
Uniform Storage (600 sf)	3 uniform storage rooms (aggr. 250 sf)		x			2
Varsity Coach Office (150 sf)	3 coaches offices (aggr. 477 sf)				x	5
Shower/Toilet (75 sf)	3 private toilet/shower rooms (35 sf) not ada				x	5
Athletic Storage (750 sf)	6 athletic storage rooms (aggr. 868 sf)				x	5
Uniform Storage (600 sf)	5 uniform storage rooms (aggr. 487 sf)		x			3
Football Offices (2 @ 150 sf)	2 coach's offices aggr. 268 sf				x	4
Shower/Toilet (75 sf)	None identified in the building	x				1
Athletic Laundry (200 sf)	1 laundry area (2 dryers 1 washer) @ 190 sf				x	5
Concessions (300 sf)	1 concession area @ 155 sf		x			2
Concessions Storage (150 sf)	None identified in the building	x				1
General Storage (300 sf)	aggr. 204 sf			x		3
ART ROOMS						
Display Gallery (350 sf)	None identified in the building	x				1
2D Art Lab (1,650 sf)	1 art lab @ 1087 sf			x		3
3D Art Lab (1,650 sf)	None identified in the building	x				1
Lab Storage/Prep (700 sf)	art storage @ 334 sf		x			2
Photography Lab (850 sf)	1 photo lab @ 1130 sf				x	1
Dark Room (500 sf)	1 dark room @ 378 sf			x		3
Dark Room Storage (400 sf)	1 dark room storage @ 247 sf			x		3
Computer Graphics Lab (1,350 sf)	1 lab @ 1085 sf				x	4
Computer Graphics Storage (250 sf)	None identified in the building	x				1
Storage (250 sf)	None identified in the building	x				1
MUSIC ROOMS						
Band Room (2,000 sf)	1 band room @ 1498 sf			x		3
Uniform Storage (300 sf)	None identified in the building	x				1
Percussion Storage (300 sf)	None identified in the building	x				1
Instrument Storage (300 sf)	1 inst/ stor. @ 324 sf				x	5
Band Office (150 sf)	1 band office @ 112 sf			x		3
Choral Room (1,200 sf)	1 choral room @ 1392 sf				x	5
Robe Storage (300 sf)	robe storage @ 262 sf				x	4
Choral Storage (100 sf)	1 choral storage @ 137 sf				x	5
Choral Office (100 sf)	1 choral office @ 112 sf				x	5
Orchestra Room (1,000 sf)	1 orchestra room @ 996 sf				x	5
Orchestra Office (100 sf)	None identified in the building	x				1
Uniform Storage (250 sf)	None identified in the building	x				1
Instrument Storage (400 sf)	None identified in the building	x				1
Guitar Classroom (900 sf)	1 guitar classroom @ 887 sf				x	5
Guitar Storage (200 sf)	1 storage area @ 241 sf				x	5
Workroom/Library (450 sf)	1 library @ 310 sf			x		3
Practice Rooms (7 @ 80 sf)	orig. practice rooms redefined for different function	x				1
General Storage (150 sf)	general storage aggr. 199 sf				x	5
THEATRE ARTS						
Auditorium (7,000 sf)	auditorium seating area @ 8184 sf				x	5
Stage (1,500 sf)	stage area @ 3402 sf				x	5
Set Storage (600 sf)	scene shop & set storage @ 1268 sf				x	4
Costume Storage (600 sf)	1 costume storage @ 338 sf			x		3

Dressing Rooms (2 @ 700 sf)	1 dressing room @ 723 sf		x					2
Control Booth (250 sf)	1 control booth @ 182 sf			x				3
Set Shop (1,000 sf)	scence shop & set storage @ 1268 sf					x		4
Black Box Theatre (1,000 sf)	None identified in the building	x						1
Black Box Office/Control Rm (100 sf)	None identified in the building	x						1
Lighting/Sound Storage (150 sf)	1 sound storage @ 135 sf					x		4
BUSINESS								
Labs (4 @ 1,300 sf)	3 labs (937 sf- 1458 sf) aggr. 3611 sf			x				3
Lecture Classroom (1,300 sf)	1 lecture room @ 742 sf		x					2
COE Office (200 sf)	1 COE office @ 295 sf						x	5
Workroom (450 sf)	1 buisness storage room @ 343 sf			x				3
TECH LABS								
Tech Computer Labs (2 @ 825 sf)	None identified in the building	x						1
Wireless Lab Storage (2 @ 250 sf)	None identified in the building	x						1
Server Room (150 sf)	server rooms are located throughout the school				x			3
SBTS Office (120 sf)	None identified in the building	x						1
FAMILY AND CONSUMER SCIENCES								
Food Lab/Demo Room (2,160 sf)	2 adj. rooms (1120 sf & 672 sf) aggr. 1792 sf					x		4
Storage (200 sf)	2 storage rooms aggr. 259 sf						x	5
Life Management Lab (1,000 sf)	1 life skills @ 884 sf					x		4
Office (150 sf)	None identified in the building	x						1
MARKETING								
Display (50 sf)	school store @ 128 sf						x	5
Lecture Classroom (2 @ 700 sf)	2 classrooms (832 sf- 1024 sf) aggr. 1856 sf						x	5
Computer Lab (400 sf)	shares media center comp. alcove	x						1
Office (150 sf)	1 office @ 168 sf						x	5
Workroom (150 sf)	1 workroom @ 163 sf						x	5
Storage (150 sf)	1 storage area @ 90 sf			x				3
INDUSTRIAL TECHNOLOGY								
Design/Technology Lab (2,000 sf)	1 design/technology lab @ 2520 sf						x	5
Storage Room (200 sf)	1 storage room @ 224 sf						x	5
Office/Workroom (100 sf)	1 office @ 144 sf						x	5
Electronics Lab (1,300 sf)	None identified in the building	x						1
Modeling Lab (1,000 sf)	None identified in the building	x						1
Modeling Lab Storage (300 sf)	None identified in the building	x						1
Electronics Office (100 sf)	None identified in the building	x						1
Electronics Storage Room (150 sf)	None identified in the building	x						1
CADD/Drafting Lab (1,300 sf)	1 CADD lab @ 1886 sf						x	5
Storage Room (150 sf)	1 storage room @ 131 sf						x	5
Office (100 sf)	1 office @ 132 sf						x	5
TOTAL S.E.R. SCORE (highest possible 590 points)								359
ADJUSTED S.E.R. SCORE (TOTAL DIVIDED BY 5.90, MULTIPLIED BY 10%)								6.08
PART IV: BUILDING SUPPORT AREAS (B.S.A.)								
ADMINISTRATION								
Main Office/Reception (800 sf)	1 main office reception area @ 846 sf						x	5
Principal's Office (250 sf)	1 office @ 220 sf					x		4
Principal's Admin Asst (100 sf)	1 office @ 113 sf						x	5
Mailroom (150 sf)	1 mailroom @ 45 sf		x					2
Principal Conf Rm (300 sf)	1 conference area @ 458 sf						x	5
Asst Principal's Office (5 @ 150 sf)	4 offices (130-180 sf) aggr. 580 sf				x			3
Dupli/Prod Workroom (350 sf)	1 copy room @ 50 sf		x					2
Records/Vault (200 sf)	1 records/vault @ 80 sf		x					2
General Supply / Storage (150 sf)	closets & storage areas aggr. 140 sf						x	5
Attendance Office (250 sf)	1 office @ 471 sf						x	5
Finance Office (250 sf)	1 office @ 263 sf						x	5
Mens Toilet (65 sf)	1 @ 50 sf not ada						x	4
Womens Toilet (65 sf)	1 @ 50 sf not ada						x	4
GUIDANCE/STUDENT ACTIVITIES								
Reception / Waiting (200 sf)	1 reception area @ 447 sf						x	5
Director Student Activities (200 sf)	1 office @ 922 sf						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 @ 248 sf						x	5
Guidance Admin Asst (150 sf)	1 office @ 150 sf						x	5
Guidance Counselor (8 @ 120 sf)	10 offices (110 sf ea.) aggr. 1100 sf						x	5
Adult Ed/Community Office (300 sf)	None identified in the building	x						1
Guidance Conf Rooms (3 @ 150 sf)	2 conference rooms (183 sf-461 sf) @ 644 sf						x	5
Guidance Records Storage (300 sf)	2 record storage areas (191 sf-48 sf) aggr. 239 sf				x			3
Career Center (800 sf)	1 classroom @ 1275 sf						x	5
In-school Suspension (400 sf)	None identified in the building	x						1
Men Toilet (65 sf)	None identified in the building	x						1
Women Toilet (65 sf)	1 @ 50 sf (not ada)						x	4

CLINIC						
Waiting Room (200 sf)	1 waiting area @ 138 sf			x		3
Exam Room (120 sf)	1 office @ 176 sf				x	5
Rest Area (2 @ 80 sf)	1 rest area @ 191 sf				x	5
Toilet (65 sf)	2 toilet areas @ 90 sf				x	5
Office (120 sf)	1 office @ 194 sf				x	5
DINING						
Cafeteria (12,500 sf)	1 cafeteria @ 9979 sf (folding partition)			x		3
Cafeteria Storage (350 sf)	None identified in the building	x				1
KITCHEN/SERVING COMPLEX						
Kitchen (2,200 sf)	1 kitchen area @ 2707 sf				x	5
Serving Area (1,200 sf)	2 serving areas @ 662 sf ea (aggr. 1324 sf)				x	5
Snack Bar (600 sf)	1 snack bar area @ 458 sf			x		3
Vending (500 sf)	vending areas located throught school	x				1
Dry Food Storage (2,000 sf)	1 storage area @ 993 sf		x			2
Walk-In Fridge/Freezer (350 sf each)	3 walk-in freezers (aggr.356 sf)				x	5
Kitchen Office (200 sf)	1 office @ 108 sf		x			2
Staff Lockers/Toilet (2 @ 200 sf)	1 staff locker/toilet @ 298 sf			x		3
Money Room (80 sf)	1 office @ 78 sf				x	5
LECTURE HALL						
Hall (2,400 sf)	1 lecture hall @ 2936 sf				x	5
Storage (200 sf)	2 storage rooms aggr. 80 sf		x			2
MEDIA CENTER						
Reading/Browsing/Stacks (7,825 sf)	open area 5137 sf			x		3
Librarians's Office/Work Rm (600 sf)	1 workroom @ 311 sf		x			2
Computer Alcove (1,000 sf)	1 computer lab @ 601 sf			x		3
Multimedia Storage (400 sf)	334 sf				x	4
Audio/Visual Repair (400 sf)	None identified in the building	x				1
Conf Rm/Prof Lib (410 sf)	2 offices (163 sf - 168 sf) aggr. 331 sf				x	4
Electronic Resource Center (850 sf)	classroom/teacher training @ 452 sf			x		3
TV Studio (650 sf)	None identified in the building	x				1
Control Room (350 sf)	1 control room @ 268 sf			x		3
CUSTODIAL SUPPORT						
Custodian's Office (100 sf)	1 office @ 204 sf				x	5
Custodial Staff (500 sf)	1 staff area @ 623 sf				x	5
Supply Room (300 sf)	supply rooms @ 180 sf ea aggr. 540 sf				x	5
Custodial Closets (16 @ 25 sf)	16 (25sf - 45sf)				x	5
GENERAL BUILDING SUPPORT						
Central Receiving/Storage (1,150 sf)	receiving area @ 1083 sf				x	5
Building Engineer (200 sf)	1 office @ 204 sf				x	5
Mechanical (4,000 sf)	mechanical rooms approx 3000 sf			x		3
Electrical (1,100 sf)	electrical rooms approx 1000 sf				x	5
Communications Room (400 sf)	server/tele/data aggr. 235 sf		x			2
Girls Gang Toilets (2,000 sf)	9 girls gang toilets (aggr. 2115 sf)				x	5
Boys Gang Toilets (2,000 sf)	9 boys gang toilets (aggr. 2115 sf)				x	5
Outdoor Storage (2 @ 600 sf)	2 storage rooms aggr 1157 sf				x	5
Elevator/Machine Room (150 sf)	1 elevator machine room @ 74 sf			x		3
TOTAL BUILDING SUPPORT AREA SCORE (highest possible 335 points)						253
ADJUSTED B.S.A. SCORE (TOTAL DIVIDED BY 3.35, MULTIPLIED BY 10%)						7.55
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)						135
ADJUSTED C.C.A. SCORE (TOTAL DIVIDED BY 2.5, MULTIPLIED BY 10%)						5.40
FINAL SCORE OUT OF 100 POINTS						63.10

FACILITY CONDITION ASSESSMENT FORM		West Springfield HS					
EVALUATED AREA	REMARKS	CONDITION (5 is best)					SCORE
		1	2	3	4	5	
SITE							
Parking Lots	See Attached Comments		x				2
Side Walks/Stairs/Railings	See Attached Comments		x				2
Adequate on-site bus queing	See Attached Comments			x			3
Kiss 'n' Ride	See Attached Comments			x			3
Athletic/Play Areas/Grandstands	See Attached Comments					x	3
Landscaping	See Attached Comments				x		4
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, gravel stops			x			3
Power Roof Ventilators	ok, older			x			3
Fuel Storage Tanks	ug w/ monitoring		x				2
Chillers	Trane centrifugal		x				2
Cooling Tower	BAC		x				2
Roof Equipment	new rtus, UV's look beat		x				2
Boilers	Burnhams			x			3
Pumps	ok, older			x			3
Terminal Units/Convectors	showing age		x				2
Unit Heaters/Cabinet Heaters	showing age		x				2
ATC	DDC over pneumatics		x				2
Kitchen Hood	painted w/ dry chem		x				2
Water Heaters	lochivar w/ big sto tanks, recirc, temp			x			3
ELECTRICAL							
Generators	70 kw Kohler			x			3
Transformers	1600a Westinghouse 480/277		x				2
Panels/Breakers	mixed bag, some really old panels		x				2
Adequate Receptacles	pretty thin		x				2
Adequate Interior Lighting	2x4 lensed		x				2
Emergency Lighting				x			3
Site Lighting	floods		x				2
Field Lighting	old wood poles		x				2
Theatre Lighting	old, not really bad shape			x			3
School Zone Signals	yes			x			3
Fire Alarm	old Simplex		x				2
Security Intrusion System	square MS			x			3
Main Sound System	old Dukane		x				2
Auxiliary Sound Systems	multiple systems			x			3
Telecommunications				x			3
TOTAL (highest possible 250 points)						127	

Site:

Parking Lots	The main parking lot along Tuttle Road and the rear parking lot adjacent to the ball fields are in poor to fair condition with damaged curb & gutter as well as vegetation growing through joints and cracks in the pavement surface. The perimeter drive / bus loop along Rolling Road is in fair condition with surface cracks along much of the pavement section. 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 poor to fair condition. There appears to be some spalling of surface concrete along some of the walks, Vegetation is evident in the control and expansion joints along most of the walks. Damage to the masonry knee walls as well as efflorescence is visible on the exposed surface of the retaining walls. 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	
Athletic/Play Areas/ Grandstands	The athletic fields and grandstand bleacher systems appear to be in good to excellent condition. Fencing around baseball and softball fields appear to be of more recent construction and in good to excellent condition. Press boxes, concession stands and other permanent out-structures are typical painted wood and masonry structures. Football field is new artificial turf system in excellent condition.
Landscaping	Landscaping along the exterior of the building appears to be adequately maintained. Landscaping in courtyard areas appears to be adequately maintained.

Building Envelope:

Concrete/ Masonry Veneer/Sills	The masonry veneer appears to be in fair condition with some joint re-pointing required. Areas where masonry has been patched are visible on all elevations. In some area, masonry patches are of noticeably different face brick both in color and texture.
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/ 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 in the school causing the doors to swell; in other cases, due to damage to the hollow metal frame.
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	Hollow metal frames throughout building appear to be in good condition. 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 the corridors and most educational and support spaces appears to be in fair to good condition. VAT in some educational spaces appears to have recently been abated. Carpeting in the classroom spaces is in poor to fair condition. The carpet in other areas is in fair condition. The wood floor in the main gymnasium appears to be in good condition. The poured floor in the auxiliary gymnasium appears to be in fair condition. 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. Substantial water damage is seen throughout the school. HVAC system is currently under repair.
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. Accessories have been removed from the toilet and locker room areas exposing wall attachment anchors and holes in the existing ceramic tile.
Lockers/ Benches	Locker room benches were in good condition. Lockers appear to be in good 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. A wood sub-flooring system has been installed in the wrestling room raising the floor surface approx. 3" above the current finished floor. 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		West Springfield HS					
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 = .18	x					1
Inadequate Building Setbacks	See attached Comments			x			3
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			3
ADA							
Accessible Route (Exterior)	See attached Comments			x			3
Parking Spaces	See attached Comments			x			3
Playground Access	See attached Comments		x				2
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				2
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	no		x				2
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	old DDC over pneumatic		x				2
ELECTRICAL							
Fire Alarm	older equipment		x				2
Emergency Lighting				x			3
Elec Rooms used for Storage	no			x			3
Grounding Systems Installed	no		x				2
GFCI Installed	hit or miss		x				2
Lighting Motion Sensors	no		x				2
Conductor Protection/Support				x			3
Non-Compliant Site Lighting	floods		x				2
Presence of PVC Conduit				x			3
Undersized Generator	70 kw, old		x				2
TOTAL (highest possible 250 points)							135

Site:

Adequate Parking Spaces	There appears to be adequate parking to serve the student and faculty requirements.
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 on all sides of the building. However, the set back is minimal between the residential developments along Center road between the tennis courts to the girl's locker rooms but still appears to be in compliance. Attached is an aerial photograph for reference.
Drainage E&S Problems	The play and practice 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 adjacent residential properties. However, there is little or no buffer between the residential developments along Center road between the tennis courts to the girl's locker rooms. Attached is an aerial photograph for reference.
Adequate Vehicular Access	There appears to be adequate vehicular access to and around the site. The main entrance and egress point along Tuttle Road is very close to the intersection of Tuttle Road and Rolling Road.
Difficult Site (topography)	The site slopes parallel to the main access of the building. Street access to the building is at both levels. The playfields are at the lower elevation with access to the top of the bleachers from the parking lot available.

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 five identified handicapped parking spaces. See comment above about cross slopes along the accessible route.
Playground Access	Children's playground areas in the courtyard adjacent to the FAS and lecture hall have children's play apparatus. There does not appear to be an accessible path to this play area.
Field Access	An accessible path connects all play and practice fields. Both the home and visitor bleachers along the football field have been retrofitted 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	Some of the group toilet have been modified to meet ICC ANSI A117.1 guidelines, but most have not. Grab bar configurations 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. The lower level of the stairs is separated from the corridors but open to the corridors on the floor above. 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	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	