FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools
45 West Gude Drive, Suite 4000
Rockville, MD 20850

Bel Pre Elementary School
13801 Rippling Brook Drive
Silver Spring, MD 20906

PREPARED BY:
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DATE OF REPORT:
February 26, 2026

ON SITE DATE:
October 15, 2025

Building: Systems Summary

Address	13801 Rippling Rock Road, Silver Spring, MD 20906	
GPS Coordinates	39 04 53.83, 77 03 16.84	
Constructed/Renovated	1968, 2014	
Building Area	105,200 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks over concrete slab and footing foundation Masonry bearing walls with metal roof deck supported by open-web steel joists *and* concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Good
Roof	Primary: Flat construction with Green roof system Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board painted CMU, wood paneling, ceramic tile Floors: Carpet, VCT, quarry tile, wood strip, sealed concrete Ceilings: Painted gypsum board and ACT, wood paneling, Unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all 2 floors	Fair
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks & tankless water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary		
HVAC	Central System: Geothermal heat pumps & air handlers feeding cabinet terminal units Non-Central System: Packaged units Supplemental components: Ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair

Site Information		
Site Area	8.9 acres	
Parking Spaces	82 total spaces all in open lots; 5 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted & property entrance signage; chain link & wrought iron fencing Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete retaining walls Severe site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Fair

Historical Summary

Bel Pre Elementary School was originally constructed in 1968 and extensively modernized in 2013 to 2014. As of 2024 the reported enrollment was more than 500 students.

Architectural

With the recent renovation, the building's architectural components were naturally updated, and modernized. The façade is a designed blend of brick veneer, curtain wall system, and architectural metal paneling. The primary roof system is a green, with flowers and ground cover type vegetation throughout, which emphasizes the green design goals. The interior finishes, also updated, consist of VCT tile, sheeting, and carpet flooring throughout, painted gypsum or CMU for walls, and painted gypsum or ACT for the ceilings. All of which were observed to be maintained and periodically replaced as needed throughout the years. The overall design of the school focuses on the use of natural light such as clerestory windows.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system was observed to be a mix of geothermal ground source heat pumps, rooftop units, and split systems. Heat pumps are located in secondary mechanical rooms between classrooms and are dedicated to each classroom. The main mechanical room is located behind the cafeteria, and houses the geothermal circulation pumps. The entire Mechanical system was reported to be replaced in 2014, with routine maintenance occurring. It was reported that a significant amount of individual classrooms would have issues with their classrooms having humidity issues so significant that the paper and cork in the room retains moisture and become wet.
The electrical system is distributed from the main electrical room behind the cafeteria, and utilizes a switchboard distribution system, with secondary step-down transformers located in the same electrical room. The copper lighting and power distribution system was heavily reworked in the 2014 renovation and utilizes a balance of natural and artificial lighting throughout.
The plumbing system is supported by a large tank gas water heater located in the main mechanical room, with smaller tankless heaters located throughout. Fixtures included sinks, toilets, urinals, and drinking fountains, with stainless countertop sinks located in all classrooms. All of which were reported to be totally replaced in the 2014 renovation.
A wet pipe fire sprinkler system is present on-site, with standpipes located in the main mechanical room. Fire extinguishers are present in necessary locations such as the kitchen and custodial areas and are up-to-date on inspections.

Site

The school site is well developed with residential housing along its front and sides, and a very small nature trail and planter terraces exist to separate the schools rear from residential housing. Site drainage areas are located throughout the property and are utilized strategically to bring more color and nature to the property. The main playground and sports courts/fields are located along the north side of the property, and the pre-k playground along the south. The site as a whole was observed to be in fair condition and maintained regularly.

Facility Condition Index (FCI) Depleted Value

A School Facility's total FCI Depleted Value (below) and FCI Replacement Value (above) are the sum of all of its building assets and systems values.

The Facility Condition Index (FCI) Depleted Value quantifies the depleted life and value of a facility's primary building assets, systems and components such as roofs, windows, walls, and HVAC systems. FCI Depleted Value metrics are useful for estimating the levels of spending necessary to achieve and maintain a specific level of physical condition. Lower scores are better, as facilities with lower FCI scores have fewer building-system deficiencies, are more reliable, and will require less maintenance spending on systems replacement and mission-critical emergencies.

The FCI Depleted Value of this school is 0.473777.