

FACILITY CONDITION ASSESSMENT



prepared for

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



Cannon Road Elementary School
901 Cannon Road
Silver Spring, MD 20904

PREPARED BY:

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DATE OF REPORT:

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ON SITE DATE:

October 29, 2025



Building: Systems Summary

Address	901 Cannon Road, Silver Spring, MD 20904	
GPS Coordinates	39.0687452, -76.9940641	
Constructed/Renovated	1967/ 2012	
Building Area	78,500 SF	
Number of Stories	2 above grade with no below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Wall Finish: Brick Windows: Aluminum	Good
Roof	Primary: Flat construction with modified bituminous finish and vegetation tray roofing Secondary: Gable construction with asphalt shingle roofing	Fair
Interiors	Walls: Painted gypsum board, Acoustical Tile (ACT), Fabric-Faced Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board, exposed	Fair
Elevators	Passenger: One hydraulic car serving 2 floors	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary

HVAC	Central System: Geothermal heat pump system, water sourced heat pumps, and roof top units Supplemental components: Ductless split-systems, unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, kitchen hood	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL Exterior Building-Mounted Lighting: CFL Emergency Power: Diesel 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	11 acres (estimated)	
Parking Spaces	64 total spaces all in open lots; 4 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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 and Property entrance signage; chain link fencing; CMU dumpster enclosures 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 present CMU retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS Pedestrian walkway lighting	Fair

Historical Summary

Cannon Road Elementary School was originally constructed in 19607. The original building was demolished and a new school constructed in 2012. It is part of the Montgomery County Public Schools system.

Architectural

Since renovation was in 2012, some components are beginning to show wear and are approaching the end of their expected lifespan. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated. The facilities consist of masonry bearing walls with steel beams and columns, with metal roof decking supported by open-web steel joists and over concrete slab and footing foundation system. Windows are free and clear of any major deficiencies. The modified bituminous covered with green trays roof system is in fair condition, and the asphalt shingle roof showed no major deficiencies and was in fair condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components are beginning to show wear and are approaching the end of their expected lifespan. The mechanical systems are comprised of geothermal water sources, heat pumps, and rooftop units. Additionally, there are ductless split systems and suspended heater units. The MEPF infrastructure itself is generally in fair working conditions. The electrical system included a switchboard, additional panels, and transformers appeared to be overall in fair condition. The generator is in fair condition. In general, the plumbing systems are adequate to serve the facilities, with equipment and fixtures to be updated as needed. The fire alarm and suppression systems appear to be in fair condition. Inspection tags are current. Typical lifecycle replacements and ongoing maintenance will be required.

Site

Site maintenance appears to be good, and site improvements and landscaping are generally in fair condition. Sidewalks have several large areas of spalling and pocking that were observed at time of visit, and asphalt pavement was also observed to be in poor condition with alligator cracking observed. The retaining wall and dumpster enclosure walls are in fair condition with no cracks or missing blocks. The playground equipment was free of any defects at time of assessment. And the outdoor courts were free of any major cracking or heaving.

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 0.434382.