FACILITY CONDITION ASSESSMENT

prepared for

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

Cloverly Elementary School
800 Briggs Chaney Road
Silver Spring, MD 20905

PREPARED BY:
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DATE OF REPORT:
August 13, 2025

ON SITE DATE:
April 14, 2025

Elementary School Building: Elementary Systems Summary		
Address	800 Briggs Chaney Road, Silver Spring, MD 20905	
GPS Coordinates	39.1084568, -76.9940307	
Constructed/Renovated	1961/1990	
Building Area	61,991 SF	
Number of Stories	1 above grade with no below-grade basement levels	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by wood joists & open-web steel joists *over concrete slab and footing foundation*	Fair
Façade	Primary Wall Finish: Brick Veneer Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Gable construction with asphalt shingle	Fair
Interiors	Walls: Painted gypsum board & glazed CMU Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board, ACT & unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas-fired water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

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

Site Information		
Site Area	9.6 acres (estimated)	
Parking Spaces	51 total spaces all in open lots; 4 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with adjacent concrete sidewalks, curbs, ramps, and stairs.	Fair
Site Development	Property entrance signage; chain link fencing. Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and fuel oil tanks	Fair
Site Lighting	Pole-mounted: LED Landscape accent lighting	Fair

Historical Summary

Cloverly Elementary School is a public elementary school in Silver Spring, Maryland, serving students from pre-kindergarten to 5th grade. Cloverly Elementary consists of a single-story building with no basement, originally built in 1961 and later closed in 1983 due to a significant reduction in student enrollment. Cloverly was later renovated and reopened in 1989, with additional classrooms and storage and office spaces. The gymnasium was built in 2008. The school’s interior spaces are a combination of offices, classrooms, supporting restrooms, administrative offices, mechanical, utility spaces, and reception desks for public visitors. The building was reported to be consistently occupied.

Architectural

The Cloverly Elementary building is designed embracing a wide range of styles and materials with focus on innovation and sustainability, often incorporating natural light and open spaces. The building's superstructures are concealed and appear to be load-bearing, with masonry exterior walls and load-bearing interior walls. The walls and floors are plumb, level, and stable, with no observed settlement or structural deficiencies. The construction features a brick facade with aluminum windows, metal exterior doors, and roofs that are flat with built-up membrane, along with a section of asphalt shingles at the media center section. The interior finishes, typical of a school, include vinyl tile and ceramic floors, carpet, gypsum board walls, and acoustic ceiling tiles, though they are dated and appeared original to the building's construction. While generally functional, some interior elements may be approaching the end of their lifecycle, suggesting the need for planned replacements and upgrades to maintain the quality of the learning environment.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building's central heating system is supplied by two hot water boilers, feeding hydronic radiators in common areas and unit ventilators in classrooms and supporting spaces. Central cooling is provided by one air-cooled chiller, which feeds air handlers throughout the building. Auxiliary systems include packaged units and rooftop exhaust fans. The electrical service is supplied by a switchboard and step-down transformers located throughout the building. The facility's electrical infrastructure has been updated on an as-needed basis. The lighting system consists mostly of linear fluorescent fixtures and LED bulbs. The plumbing system has not had reports of supply or sewer issues. Domestic hot water is provided to the restrooms and break room areas by electric water heater located in the mechanical room. Plumbing fixtures, including toilets and restroom sinks, are nearing the end of their estimated useful life. Fire protection systems include a fire alarm system, alarms with strobes, pull stations, extinguishers, and appropriate egress signage. The sprinkler system protecting the entire building is serviced from the main mechanical room. Most of the MEFP components will require replacement during the reserve term, with typical lifecycle replacements and ongoing maintenance budgeted and anticipated.

Site

The parking areas and drive aisles are paved with asphalt, while the sidewalks throughout the property are constructed of concrete. Exterior lighting consists of building-mounted LED fixtures and LED pole lights throughout the parking areas. The property slopes down from the northwest side to the southeast. A section of chain-link fencing is located along the property line at the rear of the building. Stormwater from the roofs, landscaped areas, and paved areas flows into on-site inlets and catch basins, with underground piping connected to the municipal stormwater management system. The landscaping consists of trees, shrubs, and grass. In general, the site has been well maintained, and continued routine maintenance is recommended.

The FCI Depleted Value of this school is 0.633622.