FACILITY CONDITION ASSESSMENT

prepared for

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

East Silver Spring Elementary School
631 Silver Spring Avenue
Silver Spring, MD 20910

PREPARED BY:
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DATE OF REPORT:
August 20, 2025 (original)
September 24, 2025 (revised)

ON SITE DATE:
April 14-15, 2025 (original)
September 4, 2025 (additional)

Building: Systems Summary		
Address	631 Silver Spring Avenue, Silver Spring, MD 20910	
GPS Coordinates	38.9923882, -77.0151538	
Constructed/Renovated	1950 / 2009	
Building Area	88,895 SF	
Number of Stories	2 stories above grade with partial below-grade basement levels	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by wood joists or open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: EIFS Windows: Aluminum	Fair
Roof	Primary: Flat construction with TPO/PVC single-ply (new) Secondary: Flat construction with built-up system Tertiary: Gable construction with slate shingles Quaternary: Gable construction with standing seam metal	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile, Unfinished Floors: Carpet, VCT, ceramic tile, sealed concrete Ceilings: Painted gypsum board and ACT, exposed	Fair
Elevators	Passenger: 1 traction car	Fair
Plumbing	Distribution: Copper supply and cast iron and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good

Building: Systems Summary		
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding fan coil units, hydronic baseboard radiators and unit ventilators Non-Central System: Packaged units, Furnaces with split-system condensing units, Ductless split-systems Supplemental components: Ductless split-systems, Split-system heat pumps, Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system	Fair
Electrical	Source and Distribution: Main switchboard and panel with copper wiring Interior Lighting: LED in cafeteria, linear fluorescent Exterior Building-Mounted Lighting: LED, HPS 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	6.66 acres (estimated)	
Parking Spaces	76 total spaces all in open lots; 3 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 and Property entrance signage; chain link fencing; Playgrounds and sports fields Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not 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: LED	Fair

Historical Summary

The original school was constructed in 1950 but most of that structure had been razed to the ground. The current school building was developed in 1975 with the construction of a gymnasium, offices and classrooms. Part of the original structure (Cafeteria) was retained and incorporated into the new building. A two-story classroom building was added in 1988. The most recent classroom additions took place in 2009 on the east and west side along with site improvements, and roof replacement in 2025. The previous major renovations and additions are as follows:
Cafeteria - 1950
Original building - 1975
Classroom addition – 1988
East and west classroom addition - 2009

Architectural

The structure generally appears sound, with no visible evidence of cracking or settlement. The structure is primarily open web steel joists supporting metal or wood deck roof structure and all supported by CMU bearing walls with brick veneer. The roofing material consists of a TPO single-ply system that was part of a recent upgrade and a built-up roof that has an estimated install year of 2009 for the east and west side additions. Near term and lifecycle replacement of the flat roofs is anticipated. Pitched slate tile roofing over the multipurpose room is estimated to be installed around 1950 and has many chipped and broken tiles. Lifecycle replacement of the slate roofing in the near term is recommended.
All exterior walls consist primarily of brick veneer with CMU backup. The interior floor finishes are primarily VCT throughout the main building and are in generally fair condition but near-term lifecycle replacement throughout is recommended. Ceramic tile floor in the bathrooms is not expected to require lifecycle replacement in the near term. Carpeting in the library is reported to have been recently replaced in 2020 renovation. Ceiling finishes throughout the building are primarily suspended acoustic tile systems estimated to be installed in 1988 in the original building and 2009 in the east and west side additions. Walls are primarily painted CMU throughout and it is estimated that repainting was done in 2020.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The facility is served by two central type systems: one for the original building and one for the east and west side additions. In the original building, air handling units, fan coil units and unit ventilators are served by two gas fire boilers and a chiller through a dual temperature piping system. In the east and west additions, three gas fired boilers, the chiller and a cooling tower serve water source heat pumps for the classroom spaces. Air handling units also provide tempered air to common areas. Supplemental systems include ductless split systems and unit heaters.
Hot water for plumbing is provided by gas fired water heaters in the boiler rooms. The water heaters are not expected to require lifecycle replacement until mid to late term. The plumbing infrastructure is expected to be of various ages due to additions over the years. Fixtures are estimated to be at least 20 years old and lifecycle replacement is anticipated in the near term.
The main electrical service enters the building through two 277/480V, 1600 AMP switchboards, main distribution panels in the main electrical room S3. The switchboards and distribution panels appear to be in good condition with lifecycle replacement in the mid to late term anticipated. There are also recently installed distribution panels and secondary transformers in Electrical Room Q2 near-term lifecycle replacement is not expected. The electrical infrastructure is anticipated to be of different ages due to original building and subsequent additions. The building is also equipped with an emergency generator and two ATS units.
The building has a commercial kitchen but no exhaust hood. The equipment appears to be primarily replaced units aged between 2000 and 2020. Lifecyle replacement for most equipment is anticipated in the near term and budgeting has been included in the cost tables accordingly.

A fully addressable fire alarm system is present with the main fire alarm panel in the building manager's office. The panel is estimated to be 12 years old and lifecycle replacement is not anticipated until mid-term.
The building is protected by a facility wide fire suppression system estimated to be installed in 2009. Lifecycle replacement is not anticipated within the reserve term.

Site

The asphalt parking lots are estimated to have been replaced in 2010 and exhibits signs of severe alligator cracking in several areas. Pavement striping is in good condition having been restriped recently. Site lighting is with pole-mounted LED fixtures and wall packs. Much of the playground equipment was installed in 2009 and lifecycle replacement is anticipated in the near term. It is recommended that the wood chip play surfaces be replaced in the near term with rubber play surfaces. Concrete sidewalks, for the most part, appear to be in fair condition having been installed in 1988.

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 0.527788.