FACILITY CONDITION ASSESSMENT

prepared for

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

Harmony Hills Elementary School
13407 Lydia Street
Silver Spring, MD 20906

PREPARED BY:
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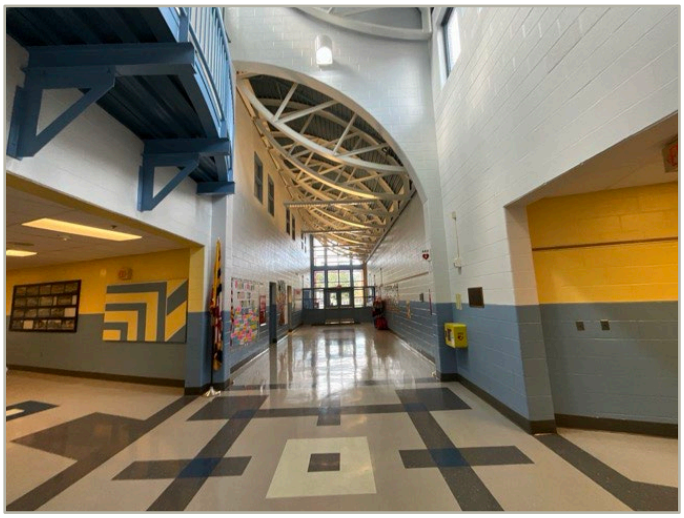
October 8, 2025



Building: Systems Summary

Address	13407 Lydia Street; Silver Spring, MD	
Constructed/Renovated	1957 / 1999	
Building Area	85,648 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: CMU (glazed and un-glazed) Windows: Aluminum	Fair
Roof	Primary: Flat construction built-up finish Secondary: Barrel construction with metal finish and Shed construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and CMU, glazed CMU, ceramic tile, unfinished Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, plastic fiberglass-reinforced, unfinished concrete Ceilings: Painted gypsum board, painted irregular, ACT, unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving both floors	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Building: Systems Summary		
HVAC	Central System: Chiller, boilers, air handlers, with 2-pipe hydronic system feeding unit ventilators and fan coil units Supplemental components: Ductless split-systems, Split-system heat pumps, Suspended unit heaters	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, fluorescent 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	10.2 acres (estimated)	
Parking Spaces	97 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	Property entrance signage; chain link fencing Playgrounds and sports fields and courts with fencing Adequately furnished with park benches, picnic tables, and trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters; Irrigation not present CMU, Concrete, and Brick retaining walls Low site slopes throughout, moderate site slopes along site boundaries	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED, HPS Pedestrian walkway and landscape accent lighting	Fair

Historical Summary

The Harmony Hills Elementary School history dates back to 1957. The school's 1999 renovation was a comprehensive infrastructure upgrade. The project involved extensive replacements of critical building systems, including mechanical, electrical, plumbing, and fire protection systems. Additionally, both interior and exterior finishes were renewed, modernizing the school's physical environment to better support educational needs. A major addition was completed in 2013 adding more classroom space. More recently, the campus has added modular buildings to accommodate a growing student population.

Architectural

The masonry structure has a brick and CMU façade with flat roofs, protected by built-up roofing systems. Originally, the building seems to have had good characteristics with large windows and good use of materials to accentuate details. The condition of the building's exterior envelope appears to be without noticeable defect and systems are functioning as intended. The building's interiors have a clean and crisp appearance without signs of any deferred maintenance. Interiors consist of mostly institutional finishes including vinyl composite tile flooring, suspended acoustic tile ceilings, and painted sheetrock and CMU walls. However, the application of distinctive architectural elements and finishes, along with attentive maintenance, has created an atmosphere conducive to a productive learning environment.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The main components of the building's central HVAC system are a chiller, located behind a screen wall near the school's kitchen, and boilers and pumps in the main mechanical room. These pumps along with a 2-pipe hydronic system supply unit ventilators and fan coil units. Air handlers are located on the roof, as well as water source heat pumps and ductless split systems. Wall-mounted heat pumps serve the modular classrooms. It should be noted that, at the time of this assessment, the school was in the middle of a system-wide overhaul of their HVAC system. Numerous components had only recently been installed, while preparations for other installations were being made. These improvements, once completed, should ensure reliable climate control and minimal HVAC maintenance concerns for the foreseeable future.
The school's electrical power is provided by the local utility company, as is natural gas. Electrical supply runs through copper wiring and is managed by a main switchboard. Most of the school's electrical components date from the building's renovation and are approaching the end of their useful lives. Supplemental solar panels on the roof and an inverter at the rear of the building are operating as intended. An aged but functional natural gas-powered generator coupled with an automatic transfer switch provides emergency backup power for the building. Most of the building's lighting is fluorescent, while some areas have been upgraded to LED. Further LED upgrades should be planned to increase light levels in deficient areas. The campus is connected to municipal water and sewer systems, and water supply appears to be through copper piping. No galvanized lines were noted or observed at the time of the assessment. Due to the age of the school, waste and venting should be assumed to be through a mixture of PVC and cast iron. The building's fire detection and notification systems are monitored via a central alarm panel and emergency exit signage is provided throughout the building. Building-wide fire suppression is present with regular inspections, testing and maintenance addressed as per schedule.

Site

Harmony Hills Elementary School presents a welcoming campus environment with carefully designed access and landscaping features. Upon arrival, visitors are greeted by monument signage, with primary access via an asphalt driveway leading down the right side of the building to a main parking lot and drop-off area. The parking area is heavily landscaped and encircled by concrete curbing, while concrete sidewalks allow access to several building entrances. A secondary driveway creates a loop in front of the school and furnishes an area for bus parking. Kitchen and utility access is well arranged on the left side of the school. The parking areas are illuminated by pole-mounted LED and HPS lighting. Moderate slopes. present at site perimeters, are managed by CMU and concrete retaining walls. An interior courtyard offers a secluded space, well landscaped, with a small amphitheater, conducive to class meetings or student gatherings. To the rear of the school are recreational spaces, including a baseball field, basketball courts, and playgrounds, all secured within chain link fencing. Site furnishings, including park benches, picnic tables, and trash receptacles are arranged in a comfortable setting. On the left side of the main building, transition to the modular classrooms is protected by covered walkways and storage sheds are present to address site utility needs.

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 0.567071.