



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Jackson Road Elementary School
900 Jackson Road
Silver Spring, MD 20904

PREPARED BY:

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DATE OF REPORT:

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ON SITE DATE:

October 27, 2025

Bureau Veritas



Building: Systems Summary

Address	900 Jackson Road, Silver Spring MD, 20904	
GPS Coordinates	39.0564793, -76.9916162	
Constructed/Renovated	1959 / 1995	
Building Area	91,500 SF	
Number of Stories	Two above grade	
<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	Fair
Facade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish and vegetation tray roofing Secondary: Flat construction with built up roofing	Good
Interiors	Walls: Painted gypsum board, acoustical tile (ACT), fabric-faced Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: ACT	Fair
Elevators	Passenger: One hydraulic car serving both floors	Poor
Plumbing	Distribution: Copper supply, PVC waste and vent Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary

HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding cabinet terminal units Supplemental components: Water-source heat pumps, exhaust fans	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system, dedicated computer/server room chemical system	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	Ten acres (estimated)	
Parking Spaces	78 total spaces all in open lots, eight 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	Poor
Site Development	Building-mounted and Property entrance signage; chain link fencing; No 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 Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electricity and natural gas	Fair
Site Lighting	Pole-mounted: HPS Pedestrian walkway lighting	Fair

Historical Summary

Jackson Road Elementary School was constructed in 1959 and was substantially renovated in 1995. It is part of the Montgomery County Public Schools, and is in Silver Spring, MD.

Architectural

Since the renovations in 1995, 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 metal roof decking supported by open-web steel joists over concrete slab and footing foundation systems. It was reported that there are areas of water penetration at the lower level of the building. The glazing was reported to have numerous leaks. The modified bituminous roof, partially covered with green roof systems, appears to be in fair condition. The secondary built up roof showed no major deficiencies and appears to be in good condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components were installed during the 1995 renovation and have been well-maintained since that time. The mechanical system includes boilers, a chiller, and a cooling tower feeding air handlers and fan coil units. Water-source heat pumps are also present. Most HVAC equipment is at, approaching, or beyond its estimated useful life. The electrical system includes a switchboard feeding step-down transformers and distribution panels. The generator appears to be in fair condition. In general, the plumbing systems are adequate to serve the facilities, with equipment and fixtures updated as needed. The fire alarm and suppression systems appear to be in fair condition with current inspection tags.

Site

Site maintenance appears to be fair overall, and site improvements and landscaping are generally in fair condition. Sidewalks and the asphalt pavement were observed to be in poor overall condition. The playground equipment was free of any defects at time of assessment and in good condition. 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 0.629049.