FACILITY CONDITION ASSESSMENT

prepared for

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

Montgomery Knolls Elementary School
807 Daleview Drive
Silver Spring, Maryland 20901

PREPARED BY:
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DATE OF REPORT:
February 9, 2026

ON SITE DATE:
December 18 - 19, 2025

Building: Systems Summary

Address	807 Daleview Drive, Silver Spring, Maryland 20901	
GPS Coordinates	39.0058632, -76.993339	
Constructed/Renovated	1952 / 1989, additions 2011 and 2020	
Building Area	109,733 SF	
Number of Stories	2 stories above grade with no below-grade basement levels	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: EIFS, CMU, Metal siding Windows: Aluminum	Good
Roof	Primary: Flat construction with built-up finish Secondary: Flat construction with built-up finish roofing on additions.	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile Ceilings: Painted gypsum board and ACT, exposed	Fair
Elevators	Passenger: 1 hydraulic cars serving all 2 floors	Fair
Plumbing	Distribution: Copper supply, cast iron and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding fan coil, and cabinet terminal units Non-Central System: Packaged units, water source heat pumps Supplemental components: Ductless split-systems, suspended unit heaters	Fair

Building: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard and panel with wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED 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	8.74 acres (estimated)	
Parking Spaces	118 total spaces all in open lots; 7 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 and courts with bleachers, dugouts, press box, fencing, and site lights Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Fair

Historical Summary

The Montgomery Knolls Elementary School was originally constructed in 1952 and has since been renovated and added over the years. The school building currently functions as an elementary school and had its last major addition in 2020 which included a two-story classroom wing. Prior to that there was a two-story classroom addition completed in 2011.

Architectural

The building generally appears structurally sound although some signs of settlement cracking were reported. A structural engineering evaluation is recommended and has been budgeted in the cost tables including estimated cost of repairs. The structure is primarily open web steel joist supporting metal deck roof structure and all supported by CMU bearing walls with brick and concrete block veneer. The main roof and the additions have a built-up roof all of which were recently replaced in 2011 and 2020.

The interior floor finishes are primarily VCT throughout the main building and additions are in generally good condition. Ceramic tile in the bathrooms and quarry tile in the kitchen are both not expected to require lifecycle replacement in the near term. Interior wall finishes are primarily painted CMU throughout, although there is ceramic wall tile in the restrooms. Ceiling finishes in the original building and the additions are primarily suspended acoustic tile systems and near-term lifecycle replacement is not anticipated. Walls are primarily painted CMU throughout and it is estimated that repainting was done in 2020.

Accessibility deficiencies were observed for the public restrooms close to the library which did not appear to be ADA compliant. Also, the countertop and sink height in the teacher breakroom cabinets will require reconfiguration to meet ADA requirements. ADA studies are recommended and included in the cost tables.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Primary heating and cooling are provided by a central system of gas boilers and an air-cooled chiller serving roof mounted packaged units throughout the building. Non central heating and cooling provided by a water source heat pump system with heat exchanger and condensate water from a rooftop cooling tower serving the 2011 classroom addition. The additions also have DOAS units and rooftop packaged units. Two boilers were installed with the 2011 addition, and two boilers were installed for the 2020 addition and late term lifecycle replacement is anticipated.

Hot water for plumbing is provided by a gas water heater which is in the main mechanical room. Water heater appears to be a relatively recent replacement and is in fair condition. The plumbing infrastructure in the original building and first addition is estimated to be from 2011, and near-term lifecycle replacement is not anticipated, while the infrastructure for the second addition was installed in 2020.

The electrical service is controlled by switchboards, transformers and distribution panels in the main electrical room on the 1st Floor. In addition, there are main distribution panels, subpanels and transformers in electrical rooms throughout the building. The building is also equipped with an emergency generator with two automatic transfer switches. The generator and transfer switches appear to be in good condition having been recently installed in 2011. Lifecycle replacement within the reserve term is not anticipated.

The commercial kitchen equipment appears to be a mix of recently replaced units and older equipment. Lifecyle replacement for newer equipment is not anticipated in the near term but is anticipated for older units 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 Fire Alarm Control Room. The panel is estimated to be 11 years old and lifecycle replacement is not anticipated until mid-term while the fire alarm system is reported to be upgraded in 2013. The building is also protected by an automatic fire suppression system, a portion of which has been installed in 2011 and 2020. Sprinkler heads are estimated to have been replaced in the original building in 2011.

Site

The asphalt parking lots are reported to be repaved in 2020, and lifecycle replacement is not anticipated for the near term. Pavement striping is also in fair condition although some fading is visible. Concrete pavement is in generally good condition throughout the site having also been replaced in 2020.

Site lighting is with pole-mounted LED for some fixtures and wall packs. Athletic courts and paving on the east side were also replaced recently in 2020 and lifecycle replacement asphalt court is not anticipated within the reserve term, but the wood chip play surface is recommended for near term replacement.

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 0.480744.