FACILITY CONDITION ASSESSMENT

prepared for

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

New Hampshire Estates Elementary School
8720 Carroll Avenue
Silver Spring, MD 20903

PREPARED BY:
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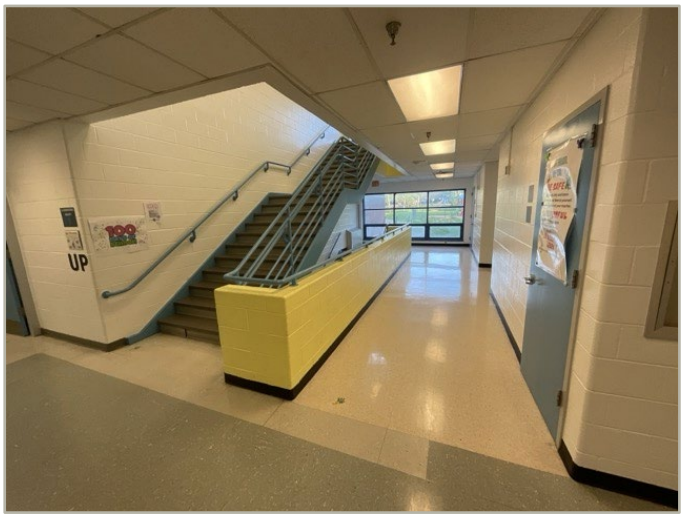
ON SITE DATE:
April 23-24, 2025



Elementary School Building: Systems Summary		
Address	8720 Carroll Avenue, Silver Spring, MD 20903	
GPS Coordinates	53.85”, 30.94”	
Constructed/Renovated	1958/2016	
Building Area	73,306 SF	
Number of Stories	2 above grade with 1 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*	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, Unfinished Ceilings: Painted gypsum, ACT and unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic cars serving all 3 floors	Good
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	--

Elementary School Building: Systems Summary		
HVAC	Central System: Boilers, chillers, air handlers feeding fan coil, hydronic baseboard radiators and cabinet terminal units Supplemental components: Split-system heat pumps	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard 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, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair

Site Information		
Site Area	4.9 acres (estimated)	
Parking Spaces	80 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 Information		
Site Development	Building-mounted and property entrance signage; chain link fencing Playgrounds and sports fields and courts with fencing, and site lights Limited park benches, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick retaining walls Severe site slopes along north and west boundary	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED	Good

Historical Summary

New Hampshire Estates Elementary School is a multi-story building located in Silver Spring, Maryland. The building was originally constructed in 1954 and has received multiple large and small renovations throughout its lifespan. The most recent changes made were renovations to the HVAC systems in 2016 throughout the entire building, and an elevator installation in 2022.

Architectural

The overall condition of the building is fair but visibly aged and in need of some repairs to keep it in good condition. These repairs include dry rotting caulking joints expansion joints in the brickwork and some cracking bricks that are allowing for moisture intrusion into the façade. The roof and rest of the building envelope are in good condition. Mold issues were reported by the building management but nothing visible was found during the assessment. The interior consists of standard materials like VCT and carpet floors, suspended ACT ceilings, and painted walls. The VCT is in poor condition with many areas around the school found to have cracks or splitting/ peeling tiles. Otherwise, typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The school's MEPF systems present a mix of aging and recently updated components. The electrical system, while functional, hasn't been significantly upgraded in 30-40 years. In contrast, the HVAC system underwent a major renovation in 2016 and is in fair overall condition. It primarily consists of RTU packaged units, some interior air handlers, and supplemental split system heat pumps. An exterior air-cooled chiller and two gas boilers were replaced between 2016-2018. Most exhaust fans are aged and due for replacement. A new elevator serving all three floors was installed in 2022. Plumbing uses copper piping, with hot water supplied by a single water heater in the mechanical room. The building is fully protected by a wet-pipe sprinkler system.

Site

The school grounds feature two main sport court areas: the southern court is in fair condition, while the northern court requires replacement due to large cracks and multiple patched areas. Three well-maintained play structures are present, in fair to good condition. The field at the rear of the school experiences drainage issues, forming puddles during heavy rain. Parking lots and sidewalks are in fair condition, with routine maintenance, sealing, and striping budgeted. Most exterior lighting has been upgraded to LED.

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 0.547484.