



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools
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Rockville, MD 20850



PREPARED BY:

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ON SITE DATE:
October 22-23, 2025

Roscoe R. Nix Elementary School
1100 Corliss Street
Silver Spring, MD 20903

Bureau Veritas



Building: Systems Summary

Address	1100 Corliss Street, Silver Spring, MD 20903
GPS Coordinates	39.01760853713803, -76.9884283896946
Constructed/Renovated	2006 / 2022
Building Area	88,531 SF
Number of Stories	2 above grade with 0 below-grade basement levels

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry load bearing and steel frame with concrete-topped metal decks <i>over concrete strip/wall footing foundation system</i>	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Primary: Flat with built-up finish	Fair
Interiors	Walls: Painted gypsum board, Gym Wall Pads and Acoustical Tile Floors: Floors: VCT, faux wood plank, ceramic tile Ceilings: Paint and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all floors	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas domestic water heater Fixtures: Toilets, urinals, and sinks in the restrooms	Fair

Building: Systems Summary		
HVAC	Central System: Geothermal water source heat pumps and cooling tower feeding air handlers Supplemental: Boilers feeding air handlers and suspended hydronic units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard, switchgear, panel with copper wiring Interior Lighting: LED 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	Kitchen equipment	Fair

Site Information		
Site Area	8.97 acres	
Parking Spaces	66 total spaces all in open lots; 10 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, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link fencing Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present 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 Pedestrian walkway and landscape accent lighting	Fair

Historical Summary

Roscoe R. Nix Elementary School was originally constructed in 2006. Significant improvements were made in 2013 and 2022 according to various component ages.

Architectural

The school is approaching 20 years of age and some components are beginning to show their age; however, interior and exterior finishes are in overall fair condition. The built-up roof is nearing its end of life and a recent significant leak damaged ceiling tiles in the media center. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The central HVAC system consists of geothermal water source heat pumps, cooling tower, boilers, air handlers, and suspended hydronic unit heaters Exhaust ventilation is provided by roof mounted exhaust fans. Domestic hot water is provided by a commercial grade gas water heater located in the boiler room. The plumbing fixtures and distribution piping are in the middle of their estimated life with no near term needs identified. The electrical system is composed of switchboards, transformers, and distribution panels. The system contains a generator with an ATS that supplies emergency power to emergency lights and exit signs. The electrical components are in fair condition. The lighting system currently utilizes linear fluorescent fixtures and LED. The fire alarm system is in fair condition. The commercial kitchen equipment is generally in fair condition. The limited access control and security equipment was observed to function well. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Site

Site maintenance appears to be in overall fair condition. The landscaping is generally in fair condition. Sidewalks are in fair condition. The asphalt pavement is showing small amounts of cracking throughout but is in fair condition. The fencing appears to be in fair condition overall.

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 0.524960.