



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Flora M. Singer Elementary School
2600 Hayden Drive
Silver Spring, MD 20902

PREPARED BY:

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BV PROJECT #:

172559.25R000-108.354

DATE OF REPORT:

February 26, 2026

ON SITE DATE:

December 1, 2025

Bureau Veritas



Building: Systems Summary

Address	2600 Hayden Drive, Silver Spring, MD 20902
GPS Coordinates	39.0187302, -77.0546382
Constructed/Renovated	2012
Building Area	95,831 SF
Number of Stories	3 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	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with green roof barrier system	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, coated concrete Ceilings: ACT, Unfinished/exposed	Fair
Elevators	Passenger: One traction car serving all three floors	Fair
Plumbing	Distribution: Copper supply and cast iron and PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary		
HVAC	Central System: Geothermal ground loop feeding water source heat pump terminal units Non-Central System: Packaged units, DOAS units Supplemental components: Ductless split systems, Suspended unit heaters	Fair
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 Emergency Power: Natural gas generator with automatic transfer switch and UPS	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	4.35 acres (estimated)	
Parking Spaces	80 total spaces all in open lots; four 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 signage; chain link and wrought iron fencing. Playgrounds and sports fields and courts Limited park benches, picnic tables	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, and bushes Irrigation not present Brick retaining walls 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	Fair

Historical Summary

Flora M. Singer Elementary School, constructed in 2012, consists of one permanent main building on its campus and three modular classroom buildings. The campus has not received any major renovations since its original construction.

Architectural

The main building structure is masonry framed and features brick veneer and metal siding exteriors with a modified bituminous roofing system. Additionally, a green roof system is present to provide stormwater management and building insulation. Three wood framed premanufactured modular classroom buildings are located at the North side of the site near the playground. The building sits upon a concrete slab foundation and was observed to be structurally sound, showing no signs of settlement or deficiencies. The modular classroom buildings are supported by pier foundations. No moisture intrusion was reported or observed near the windows and exterior walls. Interior finishes have been well-maintained and are in fair condition. Lifecycle replacements for finishes, including wall coverings, flooring, and ceiling materials, are likely based on their useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building utilizes a central cooling and heating system for most of the spaces. The system runs off a ground loop geothermal system featuring water source heat pumps that provide heating and cooling for the classrooms. Supplemental heating and cooling for some common areas are provided by rooftop packed units. Additionally, unit heaters and ductless mini-split units were observed in several areas throughout the campus and roof level for supplemental heating and cooling. The heating and cooling system was observed to be in fair condition, with some units requiring replacement in the study period. Exhaust ventilation is provided by roof mounted exhaust fans and will require replacement in the study period. Hot water is provided by an electric water heater located in the mechanical room. The plumbing fixtures were observed to be in fair condition and assumed to have been original to the building's construction. The electrical system is composed of main switchboards, panel boards, and transformers. The lighting system currently utilizes linear fluorescent fixtures with high-bay LED lights in the gymnasium. The fire alarm system is currently in fair condition and operating sufficiently. The building utilizes a fire suppression system that was observed to be in fair condition. The commercial kitchen equipment is generally in fair condition and will require replacement within the study period. 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

The site parking lot and driveway asphalt pavement are currently in fair condition. Seal and striping are anticipated within the study period. The schools' playgrounds, sports fields, and courts and their components are in fair condition. Overall, the site features good landscaping and concrete pedestrian walkways were observed to be generally in fair condition.

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 0.409323.