

FACILITY CONDITION ASSESSMENT



prepared for

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



Weller Road Elementary School
3301 Weller Road
Silver Spring, MD 20906

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

January 6, 2026

ON SITE DATE:

October 14, 2025



Building: Systems Summary

Address	3301 Weller Road, Silver Spring, MD 20906	
GPS Coordinates	39.0654887, -77.067054	
Constructed/Renovated	1952/2012	
Building Area	121,346 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry load bearing and steel frame with concrete-topped metal decks over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, padded gym walls, and ceramic tile Floors: Carpet, VCT, ceramic tile, rubber tile, quarry tile, and maple wood strip Ceilings: Painted gypsum board, plastic fiberglass-reinforced strip and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all 2 floors	Fair
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks and instant hot tankless water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary

HVAC	Central System: Geothermal water source heat pumps feeding air handlers Non-Central System: Rooftop energy recovery unit Supplemental components: Ductless split-systems, roof exhaust fans, and suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair

Site Information

Site Area	11.2 acres (estimated)	
Parking Spaces	80 total spaces all in open lots; 2 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 and steel tube fencing; CMU wall dumpster enclosures Playgrounds and site lights Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees and bushes 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, HPS, metal halide Pedestrian walkway and landscape accent lighting	Fair

Historical Summary

Weller Road Elementary School was originally constructed in 1953 and currently serves as a kindergarten through eighth grade school. The facility has reportedly undergone various improvements in 1956, 1968, 1974, and 2007. A major renovation and construction project was completed in 2013 that upgraded much of the facility MEPF systems as well as the facade, interiors, and roofs.

Architectural

The school has a steel structural frame and concrete slab on grade. The second floor is comprised of concrete fill metal pan floor decking. The roof is made up of metal roof decking supported by open web steel joists. These components are in fair condition. The façade consists of a brick veneer, aluminum windows and glazing, and steel and glazed doors. The primary roof is a flat construction with a modified bitumen covering. The school's interior finishes consist of typical floor, ceiling, and wall finishes. Interior finishes are in fair condition. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most of the MEPF systems were replaced during the 2013 renovation and are in fair condition. Primary heating and cooling are provided via geothermal heat pumps and air handlers. An energy recovery unit on the older 2007 roof is approaching end of life and should be budgeted for replacement in the short term. Ductless split systems and electric unit heaters provide supplemental heating and cooling. A natural gas-powered generator with automatic transfer switches provides emergency electrical power. The main electrical feed is a 2000-amp 277/480-volt service feeding the main switchboard. Domestic hot water is supplied by a 100-gallon gas water heater with adjacent storage tank. Restrooms have typical fixtures throughout. The building is protected by a fire alarm system and wet pipe sprinkler system, both in fair condition.

Site

The site paved surfaces are in fair condition but are approaching the end of the estimated useful life. The school staff report submitting work requests to have the parking lots resurfaced and restriped. Two modular classrooms were added to the site in 2024. Playgrounds and fencing are in fair and good 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 0.393499.