# FACILITY CONDITION ASSESSMENT

*prepared for*

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


Briggs Chaney Middle School
1901 Rainbow Drive
Silver Spring, MD 20905

**PREPARED BY:**
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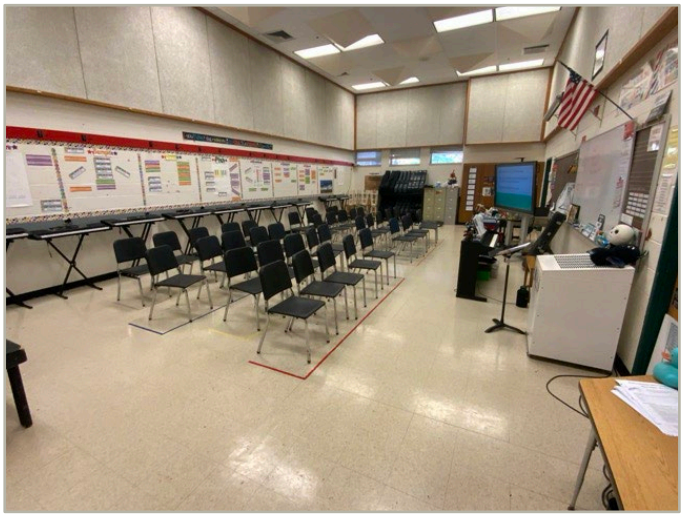
**BV PROJECT #:**
*172559.25R000-141.354*

**DATE OF REPORT:**
*May 7, 2026*

**ON SITE DATE:**
*November 13-14, 2025*



## Building: Systems Summary

| | | |
|---|---|---|
| **Address** | 1901 Rainbow Drive, Silver Spring, MD 20905 | |
| **GPS Coordinates** | 39.1097202, -76.9709575 | |
| **Constructed/Renovated** | 1991 / 2019 | |
| **Building Area** | 118200 SF | |
| **Number of Stories** | 2 story 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 | Good |
| **Façade** | Primary Wall Finish: Brick<br>Windows: Aluminum | Good |
| **Roof** | Primary: Flat construction with built-up finish<br>Secondary: Gable construction with metal finish | Fair |
| **Interiors** | Walls: Painted gypsum board, painted CMU, ceramic tile<br>Floors: Carpet, VCT, faux wood plank LVT, ceramic tile, quarry tile, wood strip, sealed concrete<br>Ceilings: Painted gypsum board and ACT, exposed | Fair |
| **Elevators** | Passenger: One hydraulic car serving two floors | Fair |
| **Plumbing** | Distribution: Copper supply and PVC waste and venting<br>Hot Water: Electric water heaters with integral tanks<br>Fixtures: Toilets, urinals, and sinks in all restrooms | Fair |

| Building: Systems Summary | | |
|---|---|---|
| **HVAC** | Central System: Boilers, chillers, and cooling tower feeding air handlers<br>Non-Central System: Packaged units, split-system heat pumps<br>Supplemental components: Ductless split systems, Suspended unit heaters, Make-up air unit | Fair |
| **Fire Suppression** | Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system | Fair |
| **Electrical** | Source and Distribution: Main switchgear, panel with copper wiring<br>Interior Lighting: LED, linear fluorescent<br>Exterior Building-Mounted Lighting: LED, metal halide<br>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 | -- |

| Site Information | | |
|---|---|---|
| **Site Area** | 29.0 acres (estimated) | |
| **Parking Spaces** | 200 total spaces all in open lots; 6 of which are accessible. 14 bus parking spaces | |
| *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<br>Sports fields and courts with bleachers, dugouts, fencing, and site lights<br>Limited park benches, picnic tables, trash receptacles | Fair |
| **Landscaping and Topography** | Significant landscaping features including lawns, trees, bushes, and planters<br>Irrigation not present<br>Low to moderate site slopes throughout | Fair |
| **Utilities** | Municipal water and sewer<br>Local utility-provided electric and natural gas | Good |
| **Site Lighting** | Pole-mounted: LED, HPS, metal halide<br>Pedestrian walkway and landscape accent lighting | Fair |

### Historical Summary

The original school was constructed in 1991 and has been upgraded and modified over the years. The main school building currently functions as a middle school and had phased HVAC renovation from 2018 to 2020.

### Architectural

The two-story building generally appears structurally sound, with no visible evidence of cracking or settlement. 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 has a built-up membrane. The pyramid roof structure over the library has fiberglass panels. The standing seam metal roof on the north side appears in good condition. Near term lifecycle replacement of the older flat built-up roof is anticipated.
All exterior walls consist primarily of brick or concrete block veneer with CMU backup. The interior floor finishes are primarily VCT throughout the main building and are in generally fair condition. Ceramic tile in the bathrooms and quarry tile in the kitchen are not expected to require lifecycle replacement in the near term. The suspended ceiling system is estimated to have been replaced in conjunction with the HVAC ductwork replacement in 2018 - 2020. Walls are primarily painted CMU throughout the original building, and it is estimated that repainting was done in 2020.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

Primary heating and cooling are provided by a central system of gas boilers and chillers serving a mix of roof mounted air handling units and package units. Supplemental heating and cooling is provided by heat pumps, condensers and ductless split systems for certain rooms throughout the building. Two chillers were replaced since original construction while the others are original. The boilers, chiller and cooling tower were also replaced as part of HVAC renovations and near-term lifecycle replacement is anticipated.
Domestic hot water is provided by gas water heaters, both of which are in the main mechanical room. Water heaters appear to be relatively recent replacements and are in fair condition. The plumbing infrastructure in the original building is estimated to be from 1991, and near-term lifecycle replacement is anticipated. Also, the POC reports that sanitary drainpipe, associated with the restrooms closest to the Media Center, is obstructed and remains so despite repeat attempts to clear it. As result, the restrooms have been closed. Fixtures in the original building are estimated to be at least 20 years old and lifecycle replacement is anticipated in the near term.
The electrical service is controlled by switchgear and main distribution panels in the main electrical room on the 1st Floor. In addition, there main distribution panels, subpanels and transformers in electrical closets throughout the building. The building is also equipped with an emergency generator with automatic transfer switch. The generator appears to be original and. near term lifecycle replacement is recommended.
The building has a commercial kitchen. The equipment appears to be a mix of recently replaced units and pieces of original equipment present. Lifecyle replacement for most 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 Lobby. The panel is estimated to be six years old and lifecycle replacement is not anticipated until mid-term. The building is also protected by an automatic fire suppression system and is estimated to be approaching the end of its estimated useful life.

### Site

The asphalt parking lots are estimated to be original installations and appear in fair condition with isolated areas of cracking, and lifecycle replacement is anticipated for the near term. Pavement striping is also in fair condition, having been redone recently. Concrete pavement is in generally fair condition throughout the site and near-term lifecycle replacement is not anticipated.

The running track asphalt pavement is in good condition and appears to have been recently replaced in 2016. Site lighting is with pole-mounted LED for some fixtures and wall packs. Tennis courts and paving on the west side were replaced around 2018 and lifecycle replacement is not anticipated within the reserve term. Baseball and Football fields appear well maintained and baseball dugout structures have been recently replaced.

**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 0.502436.**