



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Eastern Middle School
300 University Boulevard East
Silver Spring, MD 20901

PREPARED BY:

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ON SITE DATE:

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Bureau Veritas

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Building: Systems Summary

Address	300 University Boulevard East, Silver Spring, MD 20901	
GPS Coordinates	39.0115771, -77.0011953	
Constructed/Renovated	1951	
Building Area	152,030 SF	
Number of Stories	Two 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.	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Poor
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all floors	Fair
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary

HVAC	Central System: Boilers, chiller, air handlers, and cooling tower feeding fan coil terminal units. Non-Central System: Split-system heat pumps Supplemental components: Ductless split-systems, make-up air units	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Exterior Building-Mounted Lighting: Metal halide 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	14.7 acres (estimated)	
Parking Spaces	220 total spaces all in open lots; 6 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, and ramps.	Fair
Site Development	Property entrance signage; chain link fencing Sports fields and courts with fencing	Fair
Landscaping and Topography	Significant 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: HPS	Fair

Historical Summary

Eastern Middle School was established in 1951 in Silver Spring, Maryland and reportedly renovated in 1976. The campus primarily consists of one permanent main building, which has served the community for over seven decades. In 2023, the school underwent interior improvements, specifically focusing on refreshing the restroom facilities.

Architectural

The campus building features masonry frame construction with brick veneer exterior and modified bitumen roofing system, set on a concrete slab foundation. The structure appears structurally sound, with no observable signs of settlement or significant deficiencies. However, moisture intrusion has been reported and observed near windows and exterior walls, necessitating short-term replacement of affected areas. Interior finishes are well-maintained and in fair condition overall. As is typical for buildings of this age and use, lifecycle replacements for various finishes including wall coverings, flooring, and ceiling materials are recommended based on their useful life and normal wear patterns. This proactive approach to maintenance and upgrades will be crucial in preserving the functionality and appearance of the school facilities, ensuring they continue to provide a conducive learning environment.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Eastern Middle School employs a central cooling and heating system utilizing a water-cooled chiller and two gas-fired boilers. Chilled water and heated water is distributed to fan coil units and air handlers throughout the building. The HVAC system is in fair condition but will require replacement within the study period, as will the roof-mounted exhaust fans. Gas-fired water heaters in the mechanical room provide hot water. Plumbing fixtures were recently updated during restroom renovations, but distribution piping is reported to be in poor condition, necessitating replacement. The electrical system, comprising main panel boards and transformers, has some components approaching the end of their useful life. Lighting primarily uses linear fluorescent fixtures. Both fire alarm and suppression systems are in fair condition and operating sufficiently. Commercial kitchen equipment, also in fair condition, will need replacement within the study period. Overall, while many systems are functional, several key components are aging and will require upgrades or replacements in the near future to maintain efficiency and safety.

Site

Eastern Middle School's site features asphalt parking lots and driveways in fair condition, with seal coating and restriping anticipated in the near future. Play areas, including surfaces and equipment, range from fair to good condition. The campus grounds are enhanced by landscaping maintained through in-ground irrigation systems. Concrete pedestrian walkways are generally in fair condition. Overall, the site accommodates the school's functional needs, providing adequate parking, recreational spaces, and pedestrian access. While no immediate major issues are apparent, continued regular maintenance will be crucial to preserve the quality and safety of these outdoor areas, ensuring they remain suitable for student and staff use.

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 0.599800.