

FACILITY CONDITION ASSESSMENT



prepared for

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



Francis Scott Key Middle School
910 Schindler Drive
Silver Spring, MD 20903

PREPARED BY:

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DATE OF REPORT:

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ON SITE DATE:

February 24, 2026



Building: Systems Summary

Address	910 Schindler Drive, Silver Spring, MD 20903	
GPS Coordinates	39.027761, -76.9924125	
Constructed/Renovated	1966 / 2009	
Building Area	147424 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel columns and beams construction with masonry walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish roofing	Fair
Interiors	Walls: Glazed CMU, ceramic tile Floors: Carpet, VCT, faux ceramic tile, quarry tile, wood strip, rubber tile Ceilings: ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all AA floors	Fair
Plumbing	Distribution: Copper supply and cast-iron waste & 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 and air handlers, feeding VAV, fan coil, and cabinet terminal units Non-Central System: Packaged units, Split-system heat pumps and Ductless split-systems Supplemental components: Make-up air units	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: LED, linear fluorescent, CFL, halogen 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	Commercial kitchen equipment	Fair

Site Information

Site Area	17.85 acres	
Parking Spaces	86 total spaces all in open lots; 4 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	Poor
Site Development	Property entrance signage; chain link fencing Playgrounds, sports fields and courts with bleachers, dugouts, fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited 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	Fair

Historical Summary

Francis Scott Key Middle School was originally constructed in 1966 and underwent a major renovation in 2008/2009 that included demolition of the former structure and construction of the current two-story building. The school became the first middle school to attain Leed Gold certification in Maryland and opened for student year 2009/2010.

Architectural

The masonry clad structure is primarily supported by steels columns and beams and appears structurally sound with no obvious evidence of movement or settlement. Building envelope consists primarily of masonry exterior walls with glazed windows and doors, which were observed to be in generally fair condition. The built-up roof system is at half-life and should perform well for the next 6-10 years. Interior finishes include rubber tile, quarry tile, wood flooring, carpet, ceramic tile, and vinyl tiles (VCT), which appear to be typical for educational facilities and are overall in fair condition. Ceilings throughout the building consist mainly of acoustical ceiling tiles (ACT). Some ceiling tiles were observed to be missing, stained, or slightly sagging, particularly in localized areas such as the cafeteria, which may be associated with past moisture intrusion.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The facility is served by a variety of mechanical, electrical, and plumbing systems, many of which appear to have been upgraded during the 2008 renovation. Mechanical systems include heat pumps, air handling units (AHUs), split systems, ductless split systems, makeup air units, and exhaust fans that provide heating, cooling, and ventilation to the building. Heating is supported by boilers, which distribute heated water to cabinet units serving classrooms and other interior spaces. Electrical infrastructure includes a main distribution panel, secondary transformer, and automatic transfer switch (ATS) that distributes power throughout the facility. A diesel-powered generator is installed to provide backup power during outages. The building also contains one hydraulic elevator for vertical accessibility and domestic water heaters for hot water supply. In addition, solar panels are installed to supplement the building's electrical generation.

Site

The campus includes parking areas, outdoor athletic facilities, and landscaped open spaces. The parking lot pavement was observed to be in poor condition, with visible deterioration that may require resurfacing or repair. Recreational areas include basketball courts, a baseball field, and a soccer field. The basketball courts show surface cracking and deterioration, which should be addressed for safety purposes. The baseball and soccer fields appear to be in generally fair condition and remain suitable for 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 0.549129.