FACILITY CONDITION ASSESSMENT

prepared for

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

A. Mario Loiederman Middle School
12701 Goodhill Road
Silver Spring, MD 20906

PREPARED BY:
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DATE OF REPORT:
May 8, 2026

ON SITE DATE:
February 16-18, 2026

Building: Systems Summary

Address	12701 Goodhill Road, Silver Spring, MD 20906	
GPS Coordinates	39.0652208, -77.0704146	
Constructed/Renovated	1956 / 2005 / 2021	
Building Area	148,718 SF	
Number of Stories	1 above grade and 1 partially above grade	
System	*Description*	*Condition*
Structure	Steel and concrete columns and beams, and masonry load bearing construction with metal and concrete decks supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Cement board siding, brick veneer Secondary Wall Finish: Painted masonry, EIFS, metal siding Windows: Aluminum	Poor
Roof	Primary: Flat construction with built-up finish Secondary: Flat/low-slope construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, glazed CMU, wood paneling, ceramic tile, brick, glass block, gym wall pads, acoustic panels, unfinished Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, vinyl sheeting, terrazzo, wrestling mats, sealed/coated/unfinished concrete Ceilings: Painted gypsum board, ACT, wood paneling, unfinished/exposed	Fair
Elevators	Passenger: 2 hydraulic cars serving all 2 floors Wheelchair lift serving gymnasium stage area	Fair

Building: Systems Summary		
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms (showers in locker rooms)	Fair
HVAC	Non-Central System: Packaged units, ductless split-systems and split system condensing unit, VRV heat pump Supplemental components: Suspended unit heaters, make-up air unit, energy recovery units	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboards with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED, HPS 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 and laundry equipment, residential kitchen equipment	Fair

Site Information		
Site Area	17.08 acres	
Parking Spaces	119 total spaces all in open lots; 12 of which are accessible	
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, property entrance signage; chain link fencing Sports fields and tennis courts Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant 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, HPS	Fair

Historical Summary

The site on which A. Mario Loiederman Middle School currently resides was originally developed in 1956. The building was originally known as Belt Middle School until it closed in 1983. In 2005, the standing building was substantially renovated to open as A. Mario Loiederman Middle School. The building was renovated again most recently in 2021, which consisted of a performing arts center addition. The school is consistently in use throughout the year and features a number of administrative spaces, general classrooms, subject specific classrooms, a media center, gymnasium, cafeteria, and commercial kitchen.

Architectural

The school's construction is made up of steel and concrete columns and beams, and masonry bearing walls with metal roof decks throughout and was observed to be in fair condition. Evidence of concrete heaving was observed below the vinyl tile in the staff break room and a structural study is recommended to remediate the potential deficiency. Other areas of cracking were observed to concrete decking and masonry units and budgets for repair have been included. The roof is of flat construction throughout with a built up stone aggregate finish on the original sections of the building and a modified bituminous finish above the performing arts center. The built up roofing was reported to leak in various areas leaving stains on ceiling tiles on the upper floor of the building. No stained ceiling tiles were observed during the assessment, but the building's interiors are well maintained. Short term replacement of the roofing is recommended and budgeted. The building's exterior façade is not greatly maintained and features heavy staining and deteriorated painted brick. Repairs to the exterior of the building have been budgeted for the short term.

Many of the interior finishes are original to the building renovation but it appears that they are replaced as needed over the years. This excludes the restrooms, which were only partially renovated during the 2005 rehabilitation of the building. However, some deficiencies were observed. These include, but are not limited to, aging carpet in the guidance office, cracked epoxy flooring in the locker rooms, and worn painted flooring in various areas.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is primarily heated and cooled with the use of various sized packaged units. Supplemental heating and cooling consists of ductless split systems, a variable refrigerant volume heat pump, and by other means. Issues with the HVAC systems in the past led to a large overhaul of rooftop packaged unit replacements but was not all encompassing. Several of the packaged units were not replaced and the building is still experiencing temperature issues in various spaces throughout the building. Replacement of the packaged units that were original to the 2005 renovation is recommended and budgeted for the short term.

Hot water for plumbing is provided by three commercial natural gas water heaters, two of which are in the old boiler mechanical room, with the other observed in the 209 Storage Room. Each of the units have been replaced within the last ten years and have been budgeted for long term replacement. Water clogging and some plumbing leaks have been reported within the last couple of years and a budget for required repairs is included. The plumbing fixtures are all safely in the middle of their lifespans with medium to long term replacement budgeted and anticipated.

The building is controlled by two 277/480 V main switchboards with supplemental distribution panels and transformers that step down the voltage to 120/208 V. Lighting throughout the building is in good condition, with LED replacement occurring last year in the original sections of the building. The transformers throughout the building were replaced in 2024, and the rest of the electrical systems and components in the original section of the building were replaced with the 2005 renovations.

The building is protected by a wet pipe fire suppression sprinkler system throughout the building with a kitchen suppression system and hood with makeup air in the commercial kitchen. The fire alarm system consists of a main control panel in the building's main electrical room with devices scattered throughout. The fire alarm and suppression systems were observed to be in fair condition and adequate for the facility.

Site

The site encompasses an area of around 17 acres and consists of mostly asphalt parking lots and concrete walkways with various sports fields and tennis courts. Furnishings include park benches, picnic tables, and trash receptacles scattered throughout the site. The parking lots were last sealed and striped in 2024. Site lighting is provided by high pressure sodium and LED fixtures mounted to poles in the parking lots. Some site deficiencies were observed, including deteriorated concrete walkways and corroded courtyard picnic tables. All site deficiencies have been budgeted for short term replacement or repair. Otherwise, typical lifecycle replacement costs for the remaining site assets have been included.

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 0.493879.