FACILITY CONDITION ASSESSMENT

prepared for

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

Silver Spring International Middle School
& Sligo Creek Elementary School
313 Wayne Avenue
Silver Spring, MD 20910

PREPARED BY:
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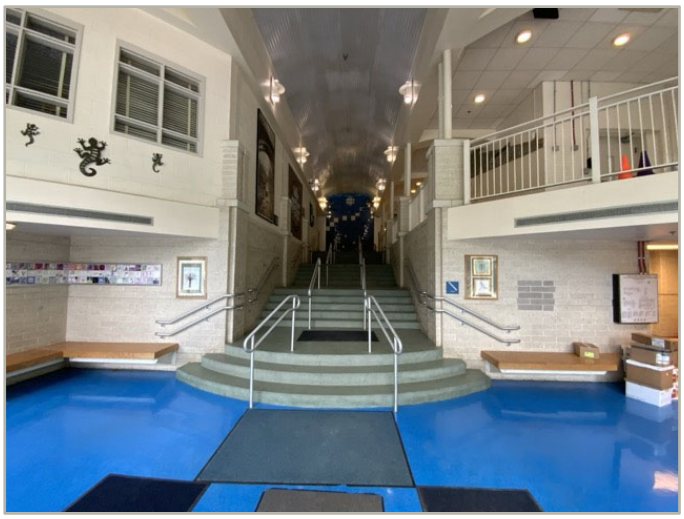

Middle/Elementary School Building: Systems Summary

Address	313 Wayne Avenue, Silver Spring, MD 20910	
GPS Coordinates	39.00035, -77.01606	
Constructed/Renovated	1934	
Building Area	240,475 SF	
Number of Stories	3 above grade with 1 below-grade basement level	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: CMU Windows: Aluminum	Fair
Roof	Primary: Flat construction with asphalt shingles, built-up finish, slate covering, metal Secondary: Gable construction with slate and asphalt shingles	Poor
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, wood strip, sealed concrete Ceilings: Painted gypsum board, ACT, Unfinished/exposed	Fair
Elevators	Passenger: 2 hydraulic cars serving all 3 floors and basement, 2 Wheelchair lifts	Poor
Plumbing	Distribution: Copper supply and cast-iron, PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good

Middle/Elementary School Building: Systems Summary		
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding VAV, fan coil and unit ventilators Non-Central System: Split-system heat pumps, Ductless split-systems and VRV units Supplemental components: Suspended hydronic unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system with dry-piped portion and fire extinguishers, kitchen hood system, dedicated computer/server room chemical system	Fair
Electrical	Source & Distribution: Main switchboards, panels with copper Interior Lighting: LED, linear fluorescent, CFL Exterior Building-Mounted Lighting: LED, halogen, incandescent, 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; residential laundry equipment	Fair

Site Information		
Site Area	13.6 acres (estimated)	
Parking Spaces	180 total spaces all in open lots; 4 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	Poor
Site Development	Property entrance signage; chain link, wrought iron fencing Playgrounds and sports fields and courts fencing and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Severe site slopes throughout south, west, boundary	Poor
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Good

Historical Summary

Silver Spring International Middle School, located in Silver Spring, Maryland, has a rooted history in the original Montgomery Blair High School building. The school was renovated in 1999 to accommodate both Silver Spring International Middle School and Sligo Creek Elementary School. The original building was constructed in 1934, with additions made in subsequent years.

Architectural

The school buildings are constructed with masonry bearing walls on concrete slab foundations, featuring durable concrete and brick exteriors. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. The exterior envelope and components were observed to be performing adequately. Flat roofs top the structures, typical of educational facilities in the region. Aluminum windows and steel doors, while functional, require ongoing upkeep. Interiors are in fair overall condition, having undergone periodic updates. Walls are primarily painted gypsum board, with ceramic tile in restrooms. Flooring consists mainly of vinyl composition tile (VCT) and ceramic tile, wood panels, and sealed concrete appropriate for high-traffic school environments. Ceilings alternate between acoustical tiles (ACT), exposed structure, and painted gypsum board. While generally functional, some interior elements may be approaching the end of their lifecycle, suggesting the need for planned replacements and upgrades to maintain the quality of the learning environment.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building utilizes a central cooling and heating system for most of the spaces. The system runs off air-cooled chillers and four gas fired boilers. The chilled and hot water are distributed by pumps to hydronic unit ventilators, VRFs and air handler units located in different mechanical spaces, roofs, and common areas throughout the school. The heating and cooling system was observed to be in poor to fair condition and was part of previous HVAC upgrades. Exhaust ventilation is provided by roof mounted exhaust fans that will require lifecycle replacement within the study period. Hot water is provided by gas-fired water heaters located in the mechanical rooms. The plumbing fixtures were observed to be in fair condition and are currently in the middle of their useful life. The electrical system is composed of main switchboards and panel boards. The electrical branch wiring and components are approaching their useful life and will require replacement in the short term. The lighting system currently utilizes linear fluorescent fixtures. The fire alarm system is currently in a fair condition and operating sufficiently. The building utilizes wet and dry fire suppression systems that were observed to be in fair condition. The commercial kitchen equipment is generally in fair condition and will require replacement within the study period. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Site

The school occupies a 13.6-acre site, featuring typical amenities for a middle/elementary school campus. The property includes asphalt parking areas and concrete sidewalks connecting various building entrances and site locations. The parking lots are in fair-poor condition, currently at the end of their expected useful life. The campus includes playgrounds and sports courts. Site lighting is provided by pole-mounted and building-mounted fixtures. Chain-link fencing surrounds the property perimeter.

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 0.554856.