FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools
Office of Facilities Management
45 W. Gude Drive
Rockville, MD 20850
Mr. Greg Kellner

PREPARED BY:
Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, MD 21043
800.733.0660
www.bvna.com

BV CONTACT:
Bill Champion
Senior Program Manager
443.622.5067
Bill.Champion@bureauveritas.com

BV PROJECT #:
172559.25R000-170.354

DATE OF REPORT:
October 8, 2025

ON SITE DATE:
July 24-25, 2025

Sligo Middle School
1401 Dennis Avenue
Silver Spring, MD 20902

Building: Systems Summary

Address	1401 Dennis Avenue; Silver Spring, MD 20902	
Constructed/Renovated	1959	
Building Area	149,527 SF	
Number of Stories	3 above grade	
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: Stucco, metal siding Windows: Steel	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile, gym wall pads Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, terrazzo, rubber tile Ceilings: Painted gypsum board, ACT, exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all 3 floors Wheelchair lifts serving gymnasium stage and music classrooms	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms (showers in locker rooms)	Fair

Building: Systems Summary		
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding fan coil units and unit ventilators Non-Central System: Split-system heat pumps, packaged units, ductless split-systems Supplemental components: Suspended unit heaters, dedicated outdoor air systems, exhaust fans	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent 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 equipment	Fair

Site Information		
Site Area	17.4 acres (estimated)	
Parking Spaces	157 total spaces all in open lots; 6 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 fencing; Playgrounds and sports fields and courts with fencing 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 along sports fields on northern section of property	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: Metal halide	Fair

Historical Summary

The Sligo Middle School campus was originally constructed in 1959 and has not undergone significant change since then, other than renovations to MEPF systems and interior/exterior finishes. The school is consistently in use throughout the school 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 masonry bearing walls with metal roof decks throughout and was observed to be in good condition. The roof is of flat construction and mostly features multiple levels of built up roofing with a stone finish. A small section of modified bituminous roofing was observed above the school's music classrooms. It is estimated that the roof was replaced most recently in 2012 and no roof leaks were observed during the assessment. The exterior façade is mostly of brick veneer walls with metal windows. Some areas of deteriorated mortar joints were observed and have been budgeted for repointing in the short term. Some brick staining and chipped paint were also observed around the exterior and have been budgeted for repair/replacement in the short term. The interior finishes vary throughout and have been periodically replaced as-needed over the years. Some deficiencies, including cracked terrazzo, worn wood flooring, and deteriorating carpet, were observed and have been budgeted for short term replacement. Budgets for replacement to all other interior finishes have been included accordingly.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Primary heating and cooling is provided mostly by a central system of three boilers, a chiller and cooling tower feeding fan coil units and unit ventilators. Supplemental systems were also observed, including VRV heat pumps, split systems, and packaged units serving specific areas of the building. The HVAC systems are currently undergoing full replacement, with about half of the systems being replaced this summer and finishing the rest of the systems the next. Budgets for replacement have been included accordingly. Some areas of the building, including the boiler room, were inaccessible at the time of the assessment due to active construction and replacement.

Hot water for plumbing is provided by two electric water heaters in the main boiler room. These units were observed from a distance but appeared to be in good condition. The plumbing fixtures and restrooms throughout the building underwent complete renovations in 2023 and were observed to be in good condition.

The building is controlled by a main switchboard in the lower level electrical room with supplemental distribution panels and transformers throughout the building. Emergency power is provided by a natural gas generator on site and supplemental power is drawn from solar panels scattered throughout the roof of the facility. The main electrical system appears to have undergone replacement in 1990 and is approaching the end of its expected useful life. The solar panels and associated inverters are estimated to have been installed in 2016 and are in fair condition. Lighting throughout the building mostly features fluorescent bulbs with some areas of LEDs. During the next lighting retrofit project, replacement with newer LED fixtures is highly recommended to save substantial amounts of energy.

The fire alarm system and main control panel appear to have been last upgraded in 2018 and are in fair condition. There is a fire suppression sprinkler system throughout and is believed to have been added with the renovations in 1990. The commercial kitchen equipment appears to be upgraded on an as needed basis and is in fair to good condition.

Site

The site encompasses an area of a little more than 17 acres and consists of asphalt parking lots, concrete walkways, and sports fields and courts. Furnishings include picnic tables in the main interior courtyard with trash receptacles scattered throughout the site. Transverse cracking was observed to both asphalt parking lots and basketball courts and has been budgeted for sealing and striping in the short term. Some sections of asphalt and concrete walkways have observed deficiencies and have been budgeted for short term replacement. Site lighting is provided by mostly metal halide fixtures and it is recommended to replace the aging fixtures with LEDs throughout. Both flagpoles on site are severely corroded and should be replaced. Otherwise, typical lifecycle replacement costs for the remaining site assets have been included in the analysis.

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 0.520311.