



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

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



Montgomery Blair High School  
51 University Boulevard East  
Silver Spring, MD 20901

**PREPARED BY:**

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**BV PROJECT #:**

172559.25R000-179.354

**DATE OF REPORT:**

May 13, 2026

**ON SITE DATE:**

January 20-23, 2026



### Main Building: Systems Summary

<b>Address</b>	51 University Boulevard East, Silver Spring, MD 20901	
<b>GPS Coordinates</b>	39.0182755, -77.0123645	
<b>Constructed/Renovated</b>	1998	
<b>Building Area</b>	386,567 SF	
<b>Number of Stories</b>	3 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with concrete-topped metal decks over concrete pad column footings and grade beam foundation Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
<b>Façade</b>	Wall Finish: Brick and CMU Windows: Aluminum	Good
<b>Roof</b>	Flat roof construction with built-up ballasted finish	Good
<b>Interiors</b>	Walls: Painted gypsum board, painted and unfinished CMU, ceramic tile. Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, wood sports floor and sealed concrete. Ceilings: Painted gypsum board and ACT. Unfinished/exposed	Fair
<b>Elevators</b>	Passenger: one hydraulic car serving all three floors Wheelchair lifts	Fair
<b>Plumbing</b>	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair

## Main Building: Systems Summary

<b>HVAC</b>	Central System: Boilers, chillers, air handlers, and cooling tower feeding VAV and cabinet terminal units Non-Central System: Packaged units, Split-system heat pumps and Ductless split-systems Supplemental components: Suspended unit heaters	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system.	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, Exterior Building-Mounted Lighting: LED and metal halide Emergency Power: Natural gas generator with automatic transfer switch and UPS	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair

## Site Information

<b>Site Area</b>	29.71 acres (estimated)	
<b>Parking Spaces</b>	272 total spaces all in open lots; 15 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance and Building-mounted signage; and wrought iron and chain link fencing Playgrounds and sports fields and courts with bleachers, dugouts, press boxes, fencing, and site lights Heavily furnished with park benches, picnic tables, trash receptacles	Fair
<b>Landscaping &amp; Topography</b>	Significant landscaping features include lawns, trees, bushes, and planters Irrigation present Concrete and CMU retaining walls Low site slopes throughout with moderate slopes between buildings and athletic fields	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: LED, metal halide Pedestrian walkway and landscape accent lighting	Good

## Historical Summary

Montgomery Blair High School is located in the Four Corners neighborhood of Silver Spring Maryland. The school was originally opened in 1925 as Takoma Park–Silver Spring High School, changing its name to Montgomery Blair High, when moving to a new location in 1935. Many additions were added throughout the years until overcrowding again became an issue. Construction began on the current Four Corners campus in 1994 and was completed in 1998. The new site was designed for 2,830 students and currently has more than 3,200 students, which is reportedly the highest high school enrollment in the state.

## Architectural

The school's main building reflects modern architectural principles through its unadorned masonry structure, brick façade, and flat roofs protected by built-up roofing systems. Exterior architectural nuance is limited but emerges through sectioning and massing of the building and use of geometric shapes and materials for distinction. The building's interior spaces provide a distinct architectural character and numerous focal points throughout the common areas. Common areas are vast, open and spill out through their access points. The main hallway is designed to echo a pedestrian street with protruding and recessed building frontage along the sides. This unique atmosphere is embellished through with the use of color, materials and shapes, along with a large overhanging balcony draped with flags from other nations. The school's layout facilitates the separation of uses and good circulation patterns.

The condition of the building's exterior envelope appears to be without noticeable defect and systems are functioning as intended. The building's interiors have a clean and crisp appearance without signs of any deferred maintenance. Interiors consist of mostly institutional finishes including vinyl composite tile flooring, suspended acoustic tile ceilings, and painted sheetrock and CMU walls. However, the application of distinctive architectural elements and finishes, along with attentive maintenance, has created an atmosphere conducive to a productive learning environment.

## Mechanical, Electrical, Plumbing and Fire (MEPF)

The main components of the building's central HVAC system are a cooling tower, chillers, boilers feeding a 4-pipe hydronic system, with air handlers, VAVs, and cabinet terminal units. Rooftop package units, ductless split-systems and heat pumps are also present, and utility areas are supplemented by suspended unit heaters. Most HVAC components are dated to the construction of the school and will need replacement over the coming years. The campus is connected to the local municipal water and sewer system, while distribution is through copper supply lines and PVC waste and venting. Plumbing fixtures are without issue, appear to be well attended to, and are clean in appearance. Power and natural gas are provided by the local utility company. Electric power is supplied through the main switchboard and dispersed via copper wiring. A natural gas-powered generator coupled with an automatic transfer switch provides emergency power for the building. Most lighting is fluorescent, with some recent upgrades to LED. Fire detection and notification systems are monitored via a central alarm panel and emergency lighting and exit signage are provided. Building-wide fire suppression system is present and regular testing is employed.

## Site

The site offers a functional, strategically developed campus. Monument signage marks the school's entrance, while strategically placed landscaping provides a welcoming entrance. Primary access is via an asphalt driveway leading to a primary parking lot and drop-off area at the front of the school. Concrete curbing encircles parking areas and concrete sidewalks provide access routes to building entrances. A secondary campus access provides additional parking in the rear. Kitchen and utility services are well arranged and screened along the left side of the school. Campus hardscaping is in good functional condition, with limited areas needing attention.

Pole-mounted lighting illuminates parking areas, while building-mounted fixtures provide additional pedestrian lighting. Moderate slopes, present at site perimeters, are managed with concrete retaining walls. Well landscaped interior courtyards offer outdoor space, conducive to class meetings or student gatherings. Site furnishings, including park benches, picnic tables, and trash receptacles are arranged in a comfortable setting. To the rear of the school are recreational spaces, including a football stadium, baseball field, track, basketball and tennis courts. These areas are well lit and secured within chain link fencing. Multiple storage sheds are dispersed throughout the campus and conveniently address storage needs. Modular classrooms are also present to address a shortage of classroom space.

## 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 0.548615.**