



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

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



Springbrook High School  
201 Valley Brook Drive  
Silver Spring, MD 20904

**PREPARED BY:**

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**BV PROJECT #:**

*172559.25R000-198.354*

**DATE OF REPORT:**

*May 15, 2026*

**ON SITE DATE:**

*February 9, 2026*

**Bureau Veritas**



**Building: Systems Summary**

<b>Address</b>	201 Valley Brook Drive, Silver Spring, MD 20904
<b>GPS Coordinates</b>	39.0581° N, 77.0062° W
<b>Constructed/Renovated</b>	1960 / 1994
<b>Building Area</b>	305,006 SF
<b>Number of Stories</b>	3 above grade with 1 below-grade basement levels

<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete column and masonry bearing walls with metal roof deck supported open-web steel joists and concrete strip/wall footing foundation system	Good
<b>Façade</b>	Primary Wall Finish: Brick Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, painted CMU, brick and ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, terrazzo, sealed concrete Ceilings: Painted gypsum board, ACT and Unfinished/exposed	Fair
<b>Elevators</b>	Passenger: 1 hydraulic car serving all floors Wheelchair lifts	Fair
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

### Building: Systems Summary

<b>HVAC</b>	Central System: Boilers, chiller, air handlers, and cooling tower feeding cabinet terminal units Non-Central System: Packaged units and Split-system heat pumps Supplemental components: Ductless split-systems, Suspended unit heaters and Make-up air units	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers and kitchen hood system	Fair
<b>Electrical</b>	Source and Distribution: Main switchgear panel with copper wiring Interior Lighting: LED and linear fluorescent Exterior Building-Mounted Lighting: LED, HPS and CFL Emergency Power: Diesel generator with automatic transfer switch	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>	25.13 acres (estimated)	
<b>Parking Spaces</b>	500 total spaces all in open lots; 8 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>	Building-mounted and Property entrance signage; chain link fencing. Playgrounds and sports fields and courts with bleachers, dugouts, press box, fencing, and site lights Heavily furnished with park benches, picnic tables, trash receptacles	Fair
<b>Landscaping and Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete and Brick retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED and HPS	Fair

## Historical Summary

The High School Campus was originally developed in 1960, experiencing multiple additions throughout its history. The latest addition, completed in 1994, added 83,928 square feet to the facility. Various modernization projects have been implemented, including the installation of new wheelchair lifts and renovation of the auditorium in 2025. Beyond these additions and recent projects, the facility has not been significantly renovated, maintaining its core infrastructure from previous construction periods.

## Architectural

The high school facility has been well maintained due to good maintenance practices. The facility appears structurally sound, with no structural-related deficiencies reported or observed. The exterior finishes comprise of brick and aluminum windows, with minor damage noted in localized areas of the brick exterior wall. The roof consists of a built-up finish, replaced in 2018. During the assessment, the roof was covered in snow, allowing only small areas to be evaluated. Interior flooring throughout the facility was observed to be exceedingly aged, with terrazzo and VCT flooring exhibiting cracks throughout the facility. A study has been included to further investigate and mitigate these flooring issues. Other interior finishes are generally in fair condition. Typical interior, exterior, and roof finish replacements are budgeted and anticipated based on useful life and normal wear.

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

The MEPF systems and components appear to have been adequately maintained. While plans were reported to replace HVAC equipment, the majority of components date back to 1993, with only a few recent replacements. The HVAC infrastructure comprises a cooling tower, boilers, chiller, air handlers, packaged units, and split system heat pumps for heating and cooling. Boiler two exhibits rust in isolated areas, potentially causing larger issues and warranting replacement. Some HVAC components are exceedingly aged, utilizing the phased-out refrigerant R-22, which, though still functional, has become increasingly expensive and difficult to source. Upgrades are recommended. Ongoing pipe and valve leak issues throughout the facility also require repairs.

The plumbing system is reportedly adequate, with equipment and fixtures updated as needed. Hot water is supplied by gas water heaters located in B-114. Underground pumps in B-114 were reported as exceedingly aged, and during the assessment, a sewage ejector pump in G-7 experienced failure, causing a backup. Replacement and repairs are recommended for these components.

Electrical systems provide generally adequate service, though breakers were reported to trip under minimal load conditions, prompting the inclusion of a comprehensive study. The main electrical room inside door 39 was inaccessible due to snow accumulation. The facility is currently undergoing an LED lighting upgrade throughout.

A facility-wide fire suppression and fire alarm system adequately serves the site. Ongoing routine maintenance of MEPF equipment is recommended

## Site

Site maintenance appeared to be well maintained due to good practices, though most areas were covered in snow. The asphalt parking lots were reported to have been repaved in 2022. Concrete sidewalks exhibit cracking and heaving in localized areas. Site lighting was reported to be adequate, with periodic flickering noted in the parking lot. These observations suggest a need for targeted maintenance of sidewalk surfaces and potential lighting system improvements.

### **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 0.456262.**