

# FACILITY CONDITION ASSESSMENT



*prepared for*

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



Former Parkside Elementary School  
9500 Brunett Avenue  
Silver Spring, MD 20901

## **PREPARED BY:**

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## **BV PROJECT #:**

*172559.25R000-220.354*

## **DATE OF REPORT:**

*August 12, 2025*

## **ON SITE DATE:**

*July 16, 2025*



### Elementary School Building: Systems Summary

<b>Address</b>	9500 Brunett Avenue, Silver Spring, MD 20901	
<b>Constructed/Renovated</b>	1989	
<b>Building Area</b>	26,369 SF	
<b>Number of Stories</b>	1 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	Fair
<b>Façade</b>	Primary Wall Finish: Brick Windows: Vinyl	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC finish Secondary: Pyramid construction with asphalt shingles Tertiary: Sloped with metal finish	Poor
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile, glazed CMU Floors: VCT, ceramic tile, Unfinished Ceilings: ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged units, Split-system heat pumps, PTAC units, Ductless split-systems	Fair

## Elementary School Building: Systems Summary

<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper Interior Lighting: linear fluorescent Exterior Building-Mounted Lighting: CFL Emergency Power: None	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>	None	--

## Site Information

<b>Site Area</b>	6.1 acres (estimated)	
<b>Parking Spaces</b>	60 total spaces all in open lots; 3 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 signage Playgrounds and sports courts with fencing Limited park benches, picnic tables, trash receptacles	Fair
<b>Landscaping and Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present 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: HPS	Fair

## Historical Summary

Former Parkside Elementary School was originally constructed in 1989.

## Architectural

In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. The roof is recommended for short-term replacement due to extensive vegetation with a history of leaks. The interior finishes are in fair condition. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

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

The MEPF systems and infrastructure vary significantly in age, while the majority of components are original to the 1989 construction. Heating and cooling are provided by individual split systems and roof top package units.

Plumbing systems generally consist of copper supply piping and cast-iron waste pipe. Although there have been no reported chronic problems to date, the plumbing systems may begin to leak and fail due to the age of the piping. A budget for required repairs or partial replacements is included.

The facility's electrical infrastructure is considered somewhat aged but still functional. The central alarm panel appears to be more than 15 years old. Based on its age and because replacement parts and components for this type of equipment may be obsolete, the alarm panel requires replacement.

The vast majority of the building is not protected by fire suppression. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, Bureau Veritas recommends a retrofit be performed.

## Site

In general, the site has been well maintained. Sidewalks have minor cracks, and asphalt pavement has been regularly maintained with seal coating and striping, with only a few areas of significant cracking in the main parking lot. The majority of the site lighting consists of energy inefficient metal halide and high-pressure sodium fixtures and lamps.

## 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 0.581708.**