# FACILITY CONDITION ASSESSMENT

*prepared for*

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


Highland View Elementary School
9010 Providence Avenue
Silver Spring, MD 20901

**PREPARED BY:**
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**BV PROJECT #:**
*172559.25R000-062.354*

**DATE OF REPORT:**
*August 19, 2025*

**ON SITE DATE:**
*July 17, 2025*

| Elementary School Building: Systems Summary | | |
|---|---|---|
| **Address** | 9010 Providence Avenue, Silver Spring, MD 20901 | |
| **GPS Coordinates** | 39.0042597, -77.0102905 | |
| **Constructed/Renovated** | 1953 / 1994 | |
| **Building Area** | 59,307 SF | |
| **Number of Stories** | 2 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<br>Secondary Wall Finish: Concrete, Metal siding<br>Windows: Aluminum | Fair |
| **Roof** | Primary: Flat construction with built-up finish | Fair |
| **Interiors** | Walls: Painted gypsum board, painted and glazed CMU, ceramic tile<br>Floors: Carpet, VCT, ceramic tile, quarry tile, sealed concrete<br>Ceilings: Painted gypsum board and ACT | Fair |
| **Elevators** | Passenger: 1 hydraulic car<br>Wheelchair lifts serving gymnasium area | Fair |

| Elementary School Building: Systems Summary | | |
|---|---|---|
| **Plumbing** | Distribution: Copper supply and cast-iron and PVC waste & venting<br>Hot Water: Gas water heaters with integral tanks<br>Fixtures: Toilets, urinals, and sinks in all restrooms | Fair |
| **HVAC** | Central System: Boilers, chiller, air handlers feeding unit ventilators and cabinet terminal units<br>Non-Central System: Packaged units, split-system heat pumps<br>Supplemental components: Ductless split-systems, Suspended unit heaters | Good |
| **Fire Suppression** | Wet-pipe sprinkler system and fire extinguishers, | Fair |
| **Electrical** | Source & Distribution: Main switchboard and panel with copper wiring<br>Interior Lighting: LED, linear fluorescent<br>Exterior Building-Mounted Lighting: LED, HPS<br>Emergency Power: Natural gas generator with automatic transfer switches | 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 |
| **Accessibility** | Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information. | |
| **Additional Studies** | No additional studies are currently recommended for the building. | |
| **Areas Observed** | Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs. | |
| **Key Spaces Not Observed** | All key areas of the facility were accessible and observed. | |

| Site Information | | |
|---|---|---|
| **Site Area** | 7.55 acres (estimated) | |
| **Parking Spaces** | 42 total spaces all in open lots; 2 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** | Building-mounted and Property entrance signage; chain link fencing;<br>Playgrounds and site lights<br>Limited park benches, picnic tables, trash receptacles | Fair |
| **Landscaping & Topography** | Limited landscaping features including lawns, trees, bushes, and planters<br>Irrigation not present<br>CMU and Brick retaining walls<br>Severe site slopes along east boundary | Fair |
| **Utilities** | Municipal water and sewer<br>Local utility-provided electric and natural gas | Good |
| **Site Lighting** | Pole-mounted: LED, HPS, metal halide | Fair |
| **Ancillary Structures** | Storage sheds, Prefabricated modular buildings | Fair |
| **Site Accessibility** | Potential moderate/major issues have been identified at this site and a detailed accessibility study is recommended. See the appendix for associated photos and additional information. | |
| **Site Additional Studies** | Beyond the accessibility study recommended above, no additional studies are currently recommended for the site. | |
| **Site Areas Observed** | Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition. | |
| **Site Key Spaces Not Observed** | All key areas of the exterior site were accessible and observed. | |

The table below shows the anticipated costs by trade or site system over the next 20 years.

### Historical Summary

The original school was constructed in 1953 and had a major addition in 1994. The main school building currently functions as a grade 3 through 5 elementary school.

### Architectural

The two-story structure generally appears structurally sound, with no visible evidence of cracking or settlement. The structure is primarily open web steel joists supporting metal deck roof structure and all supported by CMU bearing walls with brick veneer. The built-up roof with stone finish is estimated to have been installed in 1994. Near term lifecycle replacement of the flat built up roof is anticipated.

Exterior walls consist primarily of brick veneer with CMU backup. The interior floor finishes are primarily VCT throughout the main building and are in generally fair condition. Ceramic tile in the restrooms is not expected to require lifecycle replacement in the near term. The carpet in the library/media center is in poor condition and appears to be at the end of its useful life. Ceiling finishes throughout the building are primarily suspended acoustic tile systems estimated to be replaced in 2020 and near-term lifecycle replacement is not anticipated. Walls are primarily painted CMU throughout and it is estimated that repainting was done in 2020 after the HVAC replacements.

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

Primary heating and cooling are provided by a central system of gas boilers and a roof mounted chiller serving air handling units, fan coil units, and unit ventilators throughout the building. In addition, spaces are served by rooftop package units and ductless split systems. The POC reported that spaces are not cooling adequately in the summer, nor is heating satisfactory in the winter. A study is recommended by a professional mechanical engineer to address the issue. Most HVAC equipment was replaced in 2020, and lifecycle replacement is not anticipated.

Hot water for plumbing is provided by a commercial gas water heater in the main mechanical room installed in 2019. The plumbing infrastructure is expected to be a couple of different ages due to additions over the years. Fixtures are estimated to be at least 30 years old and lifecycle replacement is anticipated in the near term.

The main electrical service enters the building through two 1600 amp switchboards and supporting main distribution panels in the mechanical room. The switchboards and distribution panels appear to be in fair condition and lifecycle replacement in the midterm is anticipated. The electrical infrastructure is anticipated to be of different ages due to original building and additions. Some electrical equipment and wiring was replaced in the 2020 HVAC replacements. The building is also equipped with an emergency generator and two ATS units.

The building has a commercial kitchen. The equipment appears to be primarily replaced units from 1994. Lifecyle replacement for most equipment is anticipated in the near term and budgeting has been included in the cost tables accordingly.

A fully addressable fire alarm system is present with the main fire alarm panel in the fire alarm room. The fire alarm system and panel are reported to be seven years old and lifecycle replacement is not anticipated until mid-term.

### Site

The asphalt parking lots are estimated to have been replaced in 1994 and exhibits signs of widespread alligator cracking. Pavement striping is in good condition having been redone recently. Site lighting is with pole-mounted LED fixtures and wall packs. Much of the playground equipment has been recently replaced in 2013 and lifecycle replacement is not anticipated until the midterm; however, the upper playground is not ADA accessible. An accessibility study is recommended, and a lump sum cost has been budgeted to address the accessibility challenges. Concrete sidewalks in the front of the building appear to be mostly in poor condition with widespread cracking evident.

### 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. A School Facility with full estimated life of all systems (a brand new school) would have a 0 FCI. The FCIs cannot exceed 1.

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 0.559087.**