



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Arcola Elementary School
1820 Franwall Avenue
Silver Spring, MD 20902

PREPARED BY:

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DATE OF REPORT:

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ON SITE DATE:

November 12-13, 2025

Bureau Veritas



Building: Systems Summary

Address	1820 Franwall Avenue, Silver Spring, MD 20902	
GPS Coordinates	39.0454167, -77.0392654	
Constructed/Renovated	1956 / 2008	
Building Area	95,421 SF	
Number of Stories	1 above grade with 1 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks <i>over concrete pad column footings</i>	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: CMU Windows: Aluminum	Good
Roof	Primary: Flat construction with built-up finish Secondary: Gable construction with premium asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, unfinished Ceilings: Painted gypsum board and ACT, Unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all floors	Fair
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary

HVAC	Central System: Boilers, cooling tower, water source heat pumps, air handlers, furnaces Non-Central System: Packaged units Supplemental components: Ductless split-systems, suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair

Site Information

Site Area	5 acres (estimated)	
Parking Spaces	60 total spaces all in open lots; 6 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link fencing Playgrounds and sports fields and courts with fencing and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Severe site slopes along north boundary	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED	Fair

Historical Summary

Arcola Elementary School was originally constructed in 1956 and served well until it closed in the 1980s. A complete rebuild/replacement took place in 2007 and the school reopened for the 2007/2008 school year.

Architectural

The building is largely in a contemporary building style and has open hallways and classrooms with large clerestory windows for a large amount of natural light. The steel frame and masonry structure is in good condition with no signs of settlement. Modern day double-paned aluminum windows are performing adequately. The roofing systems should be well into the early to middle 1930s. Interior finishes are largely in fair condition and typical lifecycle-based interior replacements are budgeted. The carpet in the music classroom has a large tear down the middle running the length of the room that must be addressed to avoid a potential trip hazard.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system is mostly original to the 2007 and many significant components are nearing the end of their estimated useful life; specifically, all of the water source heat pumps 18 to 19 years old and equipped with outdated R-22 refrigerant. Two ERU's have been noted to have issues cooling spaces in the summer. These provide cooling along with a 272-ton cooling tower while multiple gas boilers provide heating. There is also a plate and frame heat exchanger located in the boiler room. These systems feed hydronic fan coil units in each classroom throughout the school.

The electrical needs are met by a 1600-amp switchboard with multiple smaller panels and transformers throughout the building. Emergency power is provided by a 125 KW diesel generator located in the rear of the building.

The plumbing is fully modern, and restroom fixtures are in fair condition. Hot water is provided by a new high-efficiency water heater installed in 2024.

The building has full sprinkler coverage along with a fully addressable alarm system.

Site

The parking lots and sidewalks are in fair condition with few cracks or other defects. There is a playground area with sports courts at the rear of the building and a large grass field behind the fenced in play area.

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 0.447832.