FACILITY CONDITION ASSESSMENT

prepared for

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

Lucy V. Barnsley Elementary School
14516 Nadine Drive
Rockville, MD 20853

PREPARED BY:
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DATE OF REPORT:
April 10, 2026

ON SITE DATE:
November 19, 2025

Building: Systems Summary

Address	14516 Nadine Drive, Rockville, MD 20853	
GPS Coordinates	39.0941525, -77.103742	
Constructed/Renovated	1965 / 1998	
Building Area	97,500 SF	
Number of Stories	Three above grade with one below-grade basement levels	
System	*Description*	*Conditio*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish roofing	Good
Interiors	Walls: Painted gypsum board, Acoustical Tile (ACT), Fabric-Faced Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: ACT	Fair
Elevators	Passenger: One hydraulic car serving all two floors	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary		
HVAC	Central System: Boilers, air handlers, and chiller system feeding unit ventilators Supplemental components: Split system VRV, packaged units, exhaust fans	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL Exterior Building-Mounted Lighting: CFL 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	Nine acres (estimated)	
Parking Spaces	81 total spaces all in open lots; 3 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	Fair
Site Development	Building-mounted and Property entrance signage; chain link fencing; CMU wall dumpster enclosure Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present No retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Fair

Historical Summary

Lucy V. Barnsley Elementary School was constructed in 1965 and was substantially renovated in 1998. It is part of the Montgomery County Public Schools, and is in Rockville, MD.

Architectural

The front of the school received a new addition completed in 2018. The remaining portion of the building was renovated in 1998. Some components have been replaced since the renovation, but many are nearing their estimated useful life (EUL) and beginning to show wear. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated. The facilities consist of masonry bearing walls with metal roof decking supported by open-web steel joists and over concrete slab and footing foundation system. The glazing of the facility was free and clear of defects or fogging. The built-up roof system showed no major deficiencies and was repaired or replaced in multiple sections starting in 2016 through 2022.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components were installed during the renovation in 1998 and have been well-maintained since that time. The mechanical system includes boilers and a chiller, with air handlers feeding unit ventilators. The boilers, air handlers, and unit ventilators are nearing the end of their useful term and should be considered for upgrades. There is also a VRV split system and several rooftop exhaust fans that are nearing the end of their useful term and should be considered for upgrades. The MEPF infrastructure itself is generally in fair working condition. The electrical system included an older switchboard (1998), with newer (2018) additional panels, and newer transformers appeared to be in good condition overall. The generator was recently installed in 2024. In general, the plumbing systems are adequate to serve the facilities, with equipment and fixtures to be updated as needed. The fire alarm and suppression systems appear to be in good condition. Inspection tags are current. Typical lifecycle replacements and ongoing maintenance will be required.

Site

Site maintenance appears to be fair overall, and site improvements and landscaping are generally in fair condition. Sidewalks and the asphalt pavement were observed to be in fair condition. The playground equipment was free of any defects at time of assessment and in good condition. And the outdoor courts were free of any major cracking or heaving.

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 0.558824.