

# FACILITY CONDITION ASSESSMENT

*prepared for*

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



Beall Elementary School  
451 Beall Avenue  
Rockville, MD 20850

**PREPARED BY:**

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**Bureau Veritas**

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### Building: Systems Summary

<b>Address</b>	451 Beall Avenue, Rockville, MD 20850	
<b>GPS Coordinates</b>	39.0880954, -77.1616786	
<b>Constructed/Renovated</b>	1954 / 1991	
<b>Building Area</b>	79,477 SF	
<b>Number of Stories</b>	2 above grade with mechanical mezzanine	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel frame with concrete-topped metal decks <i>over</i> concrete pad column footings and grade beam foundation Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
<b>Façade</b>	Wall Finish: Brick Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with built-up system Secondary: Hip construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board, painted, glazed CMU, ceramic tile, Unfinished Floors: Carpet, VCT, wood sports floor, ceramic tile, quarry tile, wood strip, terrazzo and sealed concrete. Ceilings: Painted gypsum board and ACT. Unfinished/exposed	Fair
<b>Elevators</b>	Passenger: One hydraulic car serving all two floors One Wheelchair lift serving the classroom hallway	Poor
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

## Building: Systems Summary

<b>HVAC</b>	Central System: Boilers, chiller, and cooling tower feeding air handlers and unit ventilators Non-Central System: Packaged units, split-system Supplemental components: Ductless split-system, suspended unit heaters	Good
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	Good
<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>	8.4 acres (estimated)	
<b>Parking Spaces</b>	78 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>	Building-mounted and Property entrance signage; chain link and wrought iron fencing; CMU wall dumpster enclosure Playgrounds and sports fields and courts, fencing, and site lights 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 Concrete retaining walls Low to moderate site slopes throughout along north boundary	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Good

## Historical Summary

Beall Elementary School was originally built in 1954, and a classroom addition was added in 1991. The original building was completely renovated at the time of the classroom construction.

## Architectural

The Beall Elementary School building appears structurally sound, with no significant areas of settlement or structural related deficiencies reported or observed and is in fair condition. The primary roof is a built-up system above the 1954 building and was replaced in 2012. The roof does not appear to have any significant deficiencies. The secondary roof is above the 1991 classroom addition and has a premium grade asphalt shingle finish. Overall, the interior and exterior finishes are in fair condition and were observed to be performing adequately. Typical lifecycle-based Interior and exterior finish replacements are budgeted and anticipated.

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

Most of the HVAC systems are original to the 2016 upgrade and are in fair condition. Well-practiced maintenance has resulted in maximum life expectancy from these units. A chiller unit and boiler systems and BAS controls provide cooling, heating and ventilation throughout the building. POC reports that there are inadequate heating and cooling in the 200 wing and constant leaks from rooftop unit above the main office. Air is supplied from rooftop units routed through a duct system to necessary spaces. The gymnasium has a dedicated air handling unit located in a mezzanine and is in fair condition.

Most of the electrical service equipment and systems are well maintained and should be replaced during normal life expectancy. As needed, electrical systems have been updated as needed and are adequately sized to provide necessary power for all systems. Interior lighting was updated to LED fixtures in 2023. No major issues were reported or observed.

In general, the plumbing systems are adequate to serve the building, with equipment and fixtures to be updated as needed. The POC reports that the system has significant major issues such as sewer backups flooding parts of the building and some restrooms. The piping has been replaced constantly but the problem persists. The domestic water service is well maintained and consists of a mix of original and updated fixtures, and supply appears to be adequate. Lifecycle replacement of original domestic water and sanitary sewer systems is anticipated in the near term.

The building has one hydraulic elevator serving two floors. POC reports that school personnel constantly get stuck in the elevator and it has been repaired constantly but the problems persist. The building is also served by a wheelchair lift, but the lifts constantly get stuck when in use. Repairs are recommended in the near term. Fire protection consists of a hard-wired fire alarm system and wet fire sprinkler systems. The alarm system consists of strobes, pull stations, illuminated exit signs, emergency lighting (integrated in the lighting system), and other modern life safety devices. Building wide fire suppression (sprinkler) systems were observed within the facility.

## Site

Site maintenance appears to be excellent, and site improvements and landscaping are in fair condition. The site primarily consists of flatwork, stairs, ramps, and landscaping features within immediate proximity to the building footprint. There is on-site parking with ADA parking and access. The asphalt parking lots have significant cracks throughout and lifecycle replacement is anticipated in the near term. Flatwork consists of concrete sidewalks at pedestrian walkways. Concrete stairs provide access at the building entrances. Site lighting consists of pole mounted LED fixtures and is adequate for the site.

## **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 0.696745.**