

# FACILITY CONDITION ASSESSMENT



*prepared for*

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



Burtonsville Elementary School  
15516 Old Columbia Pike  
Burtonsville, MD 20866

## **PREPARED BY:**

*Bureau Veritas*  
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## **BV PROJECT #:**

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## **ON SITE DATE:**

*April 23, 2025*

**Bureau Veritas**

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### Elementary School Building: Systems Summary

Address	15516 Old Columbia Pike, Burtonsville, MD 20866	
GPS Coordinates	North/ West	
Constructed/Renovated	1952 / 1993	
Building Area	72,600 SF	
Number of Stories	One above grade level	
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 Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Hip construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, Unfinished Floors: Carpet, VCT, ceramic tile, wood strip, unfinished concrete Ceilings: Painted gypsum board and ACT, Unfinished/exposed	Fair
Elevators	Wheelchair lift	Good
Plumbing	Distribution: Copper supply and cast-iron, PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good

## Elementary School Building: Systems Summary

<b>HVAC</b>	Non-Central System: Roof Top units (RTUs), Split-system heat pumps (VRVs) Supplemental components: Ductless Split-systems, Wall-mounted units, suspended unit heater	Good
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard, panel with copper wiring Interior Lighting: LED, linear fluorescent, Exterior Building-Mounted Lighting: Wall-Packs Emergency Power: Natural gas generator with automatic transfer switch	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>	Commercial kitchen equipment	--

## Site Information

<b>Site Area</b>	11 acres (estimated)	
<b>Parking Spaces</b>	85 total spaces all in open lots; 2 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	Fair
<b>Site Development</b>	Property entrance signage; chain link fencing and dumpster Playgrounds and sports fields and courts with fencing Limited Park benches, picnic tables, trash receptacles	Fair
<b>Landscaping &amp; Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout west and south boundary	Good
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: Metal halide	Good

## Historical Summary

Burtonsville Elementary School, located in Burtonsville, Maryland, was established in 1952 and has served as a cornerstone of education in the community for over seven decades. The original building, situated near the Burtonsville Town Square shopping center, was last renovated in 1993. Due to its location in an industrial and commercial area, the school faced challenges related to student safety and accessibility.

## Architectural

The one-story building was constructed in 1952. The brick elevation was observed to be in fair condition; however, it will need to be cleaned and sealed within the next few years. The windows and storefront glazing were observed to be in fair/good condition and will not need replacement during the evaluation period. The built-up roof membrane shows signs of significant wear, with evidence of leakage throughout the building, and requires replacement. The interior finishes such as carpet, VCT, interior paint and ACT ceiling were observed to be in fair condition; however, interior finishes will need replacement during the evaluation period.

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

The HVAC equipment varies by age. Individual systems, such as split-system furnaces and condensing units, as well as rooftop packaged units, were replaced in 2020. However, most of the RTUs, wall mounted package units, split systems, and Variable Refrigerant Volume (VRV) units will require replacement within the next 10-15 years.

In general, the plumbing systems are adequate to serve the facilities, with equipment and fixtures updated as needed. The domestic water supply servicing the facility is antiquated, with no evidence of leaks observed at the domestic piping. The natural gas domestic hot water heater was observed to be in good condition and was installed in 2019.

Electrical service equipment and systems are 32 years old and will need immediate replacement. Interior lighting consists mainly of T-8 linear fluorescent and CFL fixtures and lamps, with LED upgrades in some areas.

The facility is protected by a hard-wired fire alarm system, pull stations, illuminated exits, fire extinguishers, and other modern life safety device. The building wide fire suppression system was observed to be in good condition. On-site fire hydrants are provided at drive aisles.

The back-up generator was observed to be in good condition

## Site

In general, the site assets have been well maintained. The asphalt paved parking areas were observed to be in poor condition. Bureau Veritas recommends mill and overlay in the short term. Additionally, some concrete sectional repair at the main entrance walkways is needed. A significant portion of the site lighting has been upgraded to LED. The site furnishing and playground equipment were observed to be in good condition.

## 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 0.413912.**