



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Cabin Branch Elementary School
14129 Dunlin Street
Clarksburg, MD 20841

PREPARED BY:

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DATE OF REPORT:

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ON SITE DATE:

February 5-6, 2026

Bureau Veritas



Building: Systems Summary

Address	14129 Dunlin Street, Clarksburg, MD 20871	
GPS Coordinates	39.2225403,-77.2946588	
Constructed/Renovated	2023	
Building Area	95,327 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stone and wood paneling Windows: Aluminum	Good
Roof	Primary: Flat construction with modified bituminous finish	Good
Interiors	Walls: Painted gypsum board, painted CMU, wood paneling, ceramic tile Floors: VCT, ceramic tile, wood strip Ceilings: Painted gypsum board and ACT	Good
Elevators	Passenger: 1 hydraulic cars serving all floors	Poor
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good

Building: Systems Summary

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

Site Information

Site Area	9.61 acres (estimated)	
Parking Spaces	82 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	Good
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	Good
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED	Good

Historical Summary

Cabin Branch Elementary School is located in Clarksburg, Maryland. The building and site were developed in 2023.

Architectural

For the most part, all finishes are in good condition having been originally built in 2023. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated. The point of contact noted that they deal with roof leaks across the building in most classrooms. The roof leaks are believed to be stemming from gaps in the building's expansion joints. There is a sewage smell that persists throughout but is most concentrated in the media center and the main boiler room. It is unclear what the source of the smell is. The concrete sidewalk outside almost every exterior hallway door to the building is sinking more than half an inch in some cases. This presents trip hazards at important points of building egress and could indicate a deeper issue of moisture intrusion or soil compaction issues.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building uses VRV heat pumps throughout the building for individual classrooms along with multiple air handlers with energy recovery ventilators. These are located in mechanical penthouse rooms in the school and the two largest of them are located on the roof. The electrical needs of the building are met by a main switchboard providing power to multiple smaller distribution panels and transformers throughout the building. There are typical plumbing fixtures in all restrooms and hot water is provided by a single water heater. There is a full sprinkler system and fully addressable fire alarm system throughout the building. All systems are in good condition as the building was originally developed in 2022/2023.

Site

There are three play structures along with asphalt paved play areas surrounding the school. There is also a large field for baseball and soccer.

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 0.067905.