FACILITY CONDITION ASSESSMENT

prepared for

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

Carderock Springs Elementary School
7401 Persimmon Tree Lane
Bethesda, MD 20817

PREPARED BY:
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DATE OF REPORT:
May 1, 2026

ON SITE DATE:
January 12, 2026 and April 14, 2026

Carderock Springs Elementary School: Systems Summary		
Address	7401 Persimmon Tree Lane; Bethesda, MD 20817	
GPS Coordinates	38°58’59.26” N ; 77°10’17.10” W	
Constructed/Renovated	1966 / 2010	
Building Area	75,351 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Steel columns and beams supporting open-web steel joists *with masonry* exterior supported by concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: CMU Windows: Aluminum	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU Floors: Carpet, VCT, ceramic tile, wood strip Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 1 hydraulic cars serving all 3 floors	Fair
Plumbing	Distribution: Copper supply piping and waste & ventilation piping Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Carderock Springs Elementary School: Systems Summary		
HVAC	RTUs, split systems, and fan coil units provided with hot water from the local geothermal system.	Fair
Fire Suppression	Sprinkler system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, HPS, CFL Emergency Power: Diesel generator with automatic transfer switches	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, and exit signs	Good
Equipment/Special	Commercial kitchen equipment	Fair

Site Information		
Site Area	9.3 acres	
Parking Spaces	Around 30 total spaces all in open lots; 4 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with adjacent concrete sidewalks, curbs, and ramps	Fair
Site Development	Chain link fencing Playgrounds and sports fields Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Moderate landscaping features including lawns and tree Irrigation not present Significant site slopes from the north-west to the south-east side	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS	Fair

Historical Summary

The original building was constructed in 1966 and demolished in 2009 to make way for the current structure completed in 2010.

Architectural

The facility appears structurally sound, with no significant areas of settlement or structural-related deficiencies reported or observed. The roof membranes are aged, but no leaks were reported. Overall, the exterior envelope systems and components were observed to be performing adequately. Interior finishes have generally been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

HVAC is provided by a geothermal system with the ground loop installed beneath the soccer and baseball fields to provide energy efficient heating and cooling by means of water source heat pump scattered throughout the building. There are also fan coil units, RTU's, and split-system units. These supply different zones. Fan coil unit #20 reportedly needs to be cycled on and off or it does not function well and makes classroom 20 cold. This is also true of the RTU's feeding the gym and cafeteria.
The plumbing systems are also a mix of original and replacement, and plumbing appears adequate for the facility, with equipment and fixtures generally updated as needed. A 2010 water heater supplies domestic hot water throughout. No significant leaks or pressure issues were reported.
Electrical service equipment and systems appear generally adequate. A switchboard provides power throughout. A generator paired with automatic transfer switches provides backup power.
Fire alarm and suppression sprinkler systems are present throughout the facility.

Site

The facility's site includes asphalt paved parking and drive areas, as well as areas of concrete sidewalk. The parking lot has scattered areas of cracking which are recommended to be sealed. There is chain-link fencing throughout the site. Scattered light poles provide light in the mornings and evenings.

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 0.386011.