

FACILITY CONDITION ASSESSMENT



prepared for

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



Cedar Grove Elementary School
24001 Ridge Road
Germantown, MD 20876

PREPARED BY:

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Bureau Veritas

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Elementary School Building: Systems Summary

Address	24001 Ridge Road, Germantown, MD	
GPS Coordinates	39.2494113, -77.2317425	
Constructed/Renovated	1960 / 1987	
Building Area	57,037 SF	
Number of Stories	1 above grade level	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete foundation	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted CMU, ceramic tile Floors: VCT, ceramic tile, wood strip; unfinished concrete Ceilings: Painted gypsum board, ACT; unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Elementary School Building: Systems Summary		
HVAC	Central System: Boilers and chiller feeding unit ventilators and terminal units Non-Central System: Packaged units, VRV heat pumps, dedicated outdoor air system (DOAS) unit	Fair
Fire Suppression	Limited wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas 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	10.1 acres (estimated)	
Parking Spaces	82 total spaces all in open lots; 3 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted signage; chain link fencing Playgrounds and sports fields and courts with dugout-style structures and fencing Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Moderate landscaping features including lawns, trees, and bushes Irrigation not present 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	Fair

Historical Summary

The facility was constructed in 1960, with significant modernization work in 1987. Additional improvements and updates have reportedly occurred over the years on an as-needed basis. The building is currently used as an elementary school.

Architectural

The school building appears structurally sound, with no evidence or reports of cracking or settling. The exterior façade is brick, and the roof primarily consists of built-up finishes, with a limited area finished with single-ply EPDM membrane. Windows are aluminum-framed, and exterior doors are mostly metal, with glazed main entry doors.

Interior finishes show a mix of materials typical of educational facilities. Flooring is predominantly vinyl composition tile (VCT), with areas of ceramic tile and wood strip. Walls are mainly painted concrete masonry units (CMU), with ceramic tile in restroom and kitchen areas. Ceilings are primarily acoustical ceiling tiles (ACT), with limited painted gypsum board, and exposed metal structure at the gymnasium.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The school's HVAC system is provided primarily by a pair of heating boilers and an air-cooled chiller, which feed unit ventilators and terminal units throughout the building. Additional heating and cooling is provided by individual packaged units and VRV units located on the roof. Additional ventilation is provided by a roof-mounted dedicated outdoor air system (DOAS) unit.

Plumbing needs are met by a gas-fired water heater for domestic hot water supply. Plumbing fixtures have been updated and replaced as needed over time, and no significant water leakage or blockage issues were reported or observed.

The electrical system is centered around a large switchboard, with smaller panels and transformers throughout the building. Emergency power is provided by a natural gas generator with an automatic transfer switch, ensuring critical systems remain operational during electrical outages.

Fire safety is addressed by a fire alarm system installed throughout the building, providing comprehensive coverage for early detection and warning. A limited area is protected by a fire suppression sprinkler system, in addition to individual fire extinguishers. Installation of a comprehensive, facility-wide fire sprinkler system is recommended, and should be considered.

Site

The school occupies a 10-acre site, featuring typical amenities for an elementary school campus. The property includes asphalt parking areas and concrete sidewalks. The parking lots are in fair overall condition. The campus includes playgrounds and asphalt-paved sports courts, as well as adjacent ball field that was recently improved.

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 0.631271.