

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



College Gardens Elementary School
1700 Yale Place
Rockville, MD 20850

PREPARED BY:

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DATE OF REPORT:

April 10, 2026

ON SITE DATE:

November 17, 2025

Bureau Veritas



Main Building: Systems Summary

Address	1700 Yale Place; Rockville, MD 20850	
GPS Coordinates	39.1028348, -77.1628962	
Constructed/Renovated	1967/2008	
Building Area	97,000 SF	
Number of Stories	2 above grade	
<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 strip/wall footing foundation system	Good
Façade	Wall Finish: Brick Windows: Aluminum	Good
Roof	Primary: Flat construction with built-up finish roofing	Fair
Interiors	Walls: Painted gypsum board, Acoustical Tile (ACT), Fabric-Faced Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: ACT	Fair
Elevators	Passenger: One hydraulic car serving all two floors	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Main Building: Systems Summary

HVAC	Central System: Boilers, air handlers, and cooling tower feeding cabinet terminal units Supplemental components: Water sourced heat pumps, exhaust fans	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL Exterior Building-Mounted Lighting: CFL Emergency Power: Diesel 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	7.9 acres	
Parking Spaces	155 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 limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Pole mounted and Building-mounted signage; chain link fencing; no dumpster enclosures Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, 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: HPS Pedestrian walkway	Fair

Historical Summary

College Gardens Elementary School was constructed in 1967 and was substantially renovated in 2007/2008, including demolition and reconstruction. The new school reopened in January, 2008.

Architectural

Since the renovation in 2008, some components are beginning to show wear and are approaching the end of their expected lifespan. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated. The facilities consist of masonry bearing walls with metal roof decking supported by open-web steel joists and over concrete slab and footing foundation system. The glazing is free and clear of defects or fogging. The built-up roof system showed no major deficiencies and is in fair condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components were installed during the renovation in 2008 and have been well-maintained since that time. The mechanical system includes boilers and a cooling tower, with air handlers, and water sourced heat pumps. The MEPF infrastructure itself is generally in fair working conditions. The water sourced heat pumps and air handlers are nearing the end of their useful term and should be considered for upgrades. The electrical system included a switchboard, additional panels, and transformers appeared to be in fair condition overall. The generator was in fair condition. In general, the plumbing systems are adequate to serve the facilities, with equipment and fixtures to be updated as needed. The fire alarm and suppression systems appear to be in fair condition. Inspection tags are current. Typical lifecycle replacements and ongoing maintenance will be required.

Site

Site maintenance appears to be fair overall, and site improvements and landscaping are generally in fair condition. Sidewalks and the asphalt pavement were observed to be in fair condition. The playground equipment was free of any defects at time of assessment and in good condition. And the outdoor courts are free of any major cracking or heaving.

Facility Condition Index (FCI)

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 0.529428.