



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Dr. Charles R. Drew Elementary School
1200 Swingingdale Drive
Silver Spring, MD 20905

PREPARED BY:

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DATE OF REPORT:

December 3, 2025

ON SITE DATE:

October 13, 2025



Building: Systems Summary

Address	1200 Swingingdale Drive, Silver Spring, MD	
GPS Coordinates	39.0251, 77.0381	
Constructed/Renovated	1991	
Building Area	73,975 SF	
Number of Stories	2 above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists <i>and</i> concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Double-paned aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted CMU and gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip and coated unfinished concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all 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

Building: Systems Summary

HVAC	Central System: Boilers, chiller and air handler Non-Central System: Packaged units and split-system heat pumps	Fair
Fire Suppression	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	12.0 acres (estimated)	
Parking Spaces	75 total spaces all in open lots; 2 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	Building-mounted and Property entrance signage; v chain link and wrought iron fencing; Playgrounds and sports fields and courts Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters 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 elementary school facility, originally constructed in 1991, comprises a primary building structure supplemented by modular classroom units. Despite being in operation for over three decades, the facility has not undergone substantial renovation since its initial development.

Architectural

The primary building and modular classrooms demonstrate good maintenance practices, presenting a structurally sound infrastructure with no deficiencies reported or observed. The exterior is characterized by brick masonry and double-paned aluminum windows, complemented by a built-up roofing system with asphalt shingles. The interior VCT flooring exhibits minor wear in isolated areas, and the interior finishes have generally been replaced as needed based on their useful life. Replacements for the interior, exterior finishes, and roof are budgeted and anticipated to address normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been adequately maintained. The HVAC system and equipment was observed to be antiquated. It was reported that the majority of the equipment is original, dating back to 1991. The HVAC equipment and components consist of an air-cooled chiller, air handlers, packaged units, and unit ventilators in classrooms. There are a few supplemental components, such as exhaust fans and split system heat pumps, that were replaced as needed throughout the years. However, the rest of the equipment is past its useful life, and replacement is recommended.

In general, the plumbing system is reportedly adequate to serve the facilities, with equipment and fixtures updated as needed. Hot water distribution is supplied by a gas water heater, which was replaced in 2018. The electrical system and components were reported to provide generally adequate service, with no significant deficiencies reported or observed. The original main switchboard, located in the main electrical room, is antiquated and nearing the end of its anticipated lifecycle. The site has a gas generator and ATS to provide emergency power throughout the facility.

A facility-wide fire suppression and fire alarm system adequately serves the facility. Ongoing routine maintenance of the MEPF equipment is recommended.

Site

Site maintenance appears to be well maintained, and site improvements and landscaping are generally in good condition. The asphalt parking lots and concrete sidewalks have been periodically repaved and replaced as needed over the years. The parking lot has alligator cracking in isolated areas.

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 0.528715.