FACILITY CONDITION ASSESSMENT

prepared for

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

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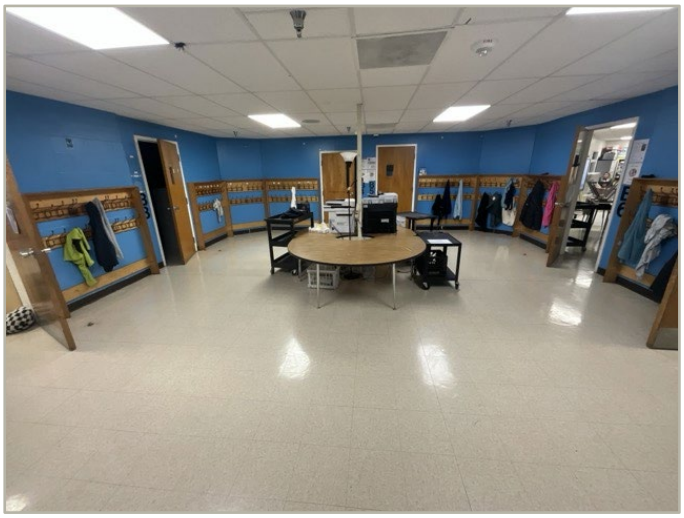
DATE OF REPORT:
March 13, 2026

ON SITE DATE:
December 3, 2025

Fallsmead Elementary School
1800 Greenplace Terrace
Rockville, MD 20850



Building : Systems Summary

Address	1800 Greenplace Terrace; Rockville MD
GPS Coordinates	39° 4' 40.3907' N , 77° 10' 35.9292" W
Constructed/Renovated	1974, upgrades 2008
Building Area	67,472 SF
Number of Stories	1 above grade

System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Aluminum Siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Domed construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board painted CMU and ceramic tile Floors: Carpet, VCT, ceramic tile, wood strip Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building : Systems Summary		
HVAC	Central System: Boilers, chiller, air handlers, and cooling towers feeding fan coil ,cabinet terminal units and water source heat pumps Non-Central System: Packaged units and Split-system heat pumps Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED and HPS 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	8.93 acres (estimated)	
Parking Spaces	72 total spaces all in open lots; 3 of which are accessible	
System	*Description*	*Condition*
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; chain link fencing Playgrounds and sports fields and courts Heavily furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick retaining walls Severe site slopes along east boundary	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS	Fair

Historical Summary

The elementary school campus was originally developed in 1974, with a significant addition completed in 2008. Since the 2008 expansion, the facility has undergone several incremental improvements, including comprehensive restroom updates, installation of new light fixtures, and various capital improvement projects.

Architectural

Due to good maintenance practices, the elementary school campus appears structurally sound, with no structural-related deficiencies reported or observed. The exterior finishes comprise brick and aluminum siding with double-paned aluminum windows, complemented by a roof replaced in 2013 featuring built-up and modified bituminous finishes. Interior finishes are generally in fair condition and have been replaced incrementally as needed. However, the VCT flooring in the kitchen and other isolated areas exhibits chipping and breakage, while the wood flooring on the stage is nearing the end of its anticipated lifecycle, with recommended refinishing. A significant operational challenge is the facility's insufficient storage space, with electrical closets being repurposed for storage, potentially compromising both storage efficiency and electrical safety. Typical roof, exterior, and interior finish replacements are budgeted and anticipated based on normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been adequately maintained, with HVAC infrastructure demonstrating varied age characteristics between 2008 and 2022. The HVAC equipment comprises a comprehensive system including cooling towers, chiller, boilers, water source heat pumps, and fan coil units, complemented by rooftop air handlers, package units, and split system heat pumps. The plumbing system is reportedly adequate, with recent restroom updates and hot water distribution provided by gas water heaters located in boiler rooms. Electrical systems offer generally satisfactory service, though the main switchboard in the old boiler room is antiquated and may require imminent replacement. An exterior gas generator provides emergency power across the campus. A facility-wide fire suppression and fire alarm system adequately serves the entire facility, with ongoing routine maintenance of MEPF equipment recommended to ensure continued operational reliability and performance.

Site

Site maintenance appears to be exceptional, with site improvements and landscaping generally in good condition. The roadways, parking lots, and sidewalks, repaved in 2008, reflect a commitment to infrastructure upkeep. A notable concern involves the hill located on the east boundary line, which has been reported as unsafe to maintain. Additionally, the site drain near the baseball field is obstructed by dirt accumulation, prompting the inclusion of a comprehensive study to investigate and address this drainage issue.

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 0.436541.