FACILITY CONDITION ASSESSMENT

prepared for

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

Greencastle Elementary School
13611 Robey Road
Silver Springs, MD 20904

PREPARED BY:
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BV PROJECT #:
172559.25R000-058.354

DATE OF REPORT:
October 3, 2025

ON SITE DATE:
July 21, 2025

Building: Systems Summary

Address	13611 Robey Road, Silver Springs, MD 20904	
GPS Coordinates	39.08048, -76.94190	
Constructed/Renovated	1988 / 2025	
Building Area	78,275 SF	
Number of Stories	2 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: CMU Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Flat construction with single-ply TPO/PVC & EPDM	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: VCT, ceramic tile, wood strip, quarry tile Ceilings: Painted gypsum board, ACT, Unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving 2 floors	Excellent
Plumbing	Distribution: Copper supply and cast iron, PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Good

Building: Systems Summary		
HVAC	Central System: Boilers, chiller feeding air handler, fan coil, hydronic baseboard radiators, & ventilators Non-Central System: Packaged units, VRV heat pumps, ductless split systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard, transformers, distribution panels with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair

Site Information		
Site Area	8.37 acres (estimated)	
Parking Spaces	85 total spaces all in open lots; 4 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	Poor
Site Development	Property entrance signage; chain link fencing Playgrounds and sports fields and courts with fencing, and site lights	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout north boundary	Fair
Utilities	Municipal water and sewer	Good
Site Lighting	Pole-mounted: LED	Good

Historical Summary

Greencastle Elementary School was originally constructed in 1988. The school has since undergone minor renovation during that time; additionally, the building is currently undergoing construction renovation to the front of the building and includes new administration office, music room, art room, and general interior renovations.

Architectural

The building is constructed with masonry bearing walls on concrete slab foundation, featuring durable concrete and masonry exteriors. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. The exterior envelope and components were observed to be performing adequately. Flat roofs top the structure, typical of educational facilities in the region. Aluminum windows and steel doors, while functional, require ongoing upkeep. Interiors are in fair overall condition, having undergone periodic updates. Walls are primarily painted gypsum board, with ceramic tile in restrooms for added durability. Flooring consists mainly of quarry tile, vinyl composition tile (VCT) and ceramic tile, appropriate for high-traffic school environments. Ceilings alternate between acoustical ceiling tiles (ACT) and painted gypsum board. While generally functional, some interior elements may be approaching the end of their lifecycle, suggesting the need for planned replacements and upgrades to maintain the quality of the learning environment.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building utilizes a central cooling and heating system for most of the spaces. The system runs off an air-cooled chiller, gas fired boilers, and VRV heat pumps. Chilled and hot water is distributed by pumps to hydronic unit ventilators, fan coil units, and air handler units located in different mechanical spaces and common areas throughout the school. Supplemental rooftop package units (RTU’s) are also utilized for heating and cooling. The heating and cooling system was observed to be in overall fair condition and is part of the recent HVAC upgrades. Exhaust ventilation is provided by roof mounted exhaust fans that will require lifecycle replacement within the study period. Domestic hot water is provided by gas-fired water heaters located in the mechanical room. The plumbing fixtures were observed to be in fair condition and are currently in the middle of their useful life. The electrical system is composed of main switchboards, panel boards and transformers. The electrical branch wiring and components are approaching their useful life and will require replacement in the short term. The lighting system currently utilizes linear fluorescent fixtures. The fire alarm system is currently in fair condition and operating sufficiently. The building utilizes a fire suppression system that was observed to be in fair condition. The commercial kitchen equipment is generally in fair condition and will require replacement within the study period. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Site

The school occupies an 8.3-acre site, featuring typical amenities for an elementary school campus. The property includes asphalt parking areas and concrete sidewalks connecting various building entrances and site locations. The parking lots are in fair condition; however, areas of failure are evident and will require immediate attention. The campus includes playgrounds and sports courts. Site lighting is provided by pole-mounted and building-mounted fixtures. Chain-link fencing surrounds the property perimeter for security.

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 0.512681.