FACILITY CONDITION ASSESSMENT

prepared for

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

Lake Seneca Elementary School
13600 Wanegarden Drive
Germantown, MD 20874

PREPARED BY:
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DATE OF REPORT:
August 19, 2025

ON SITE DATE:
April 25, 2025

Elementary School Building: Systems Summary

Address	13600 Wanegarden Drive, Germantown, MD 20874	
GPS Coordinates	North, West	
Constructed/Renovated	1985	
Building Area	61,100 SF	
Number of Stories	1 above grade level	
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: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, unfinished, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, unfinished concrete Ceilings: Painted gypsum board, ACT, wood paneling and Unfinished/exposed	Fair
Elevators	None	--

Elementary School Building: Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas domestic boilers tankless Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Central System: Boilers, chillers, air handlers, feeding fan coil units Non-Central System: Furnaces with split-system condensing units Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper Interior Lighting: linear fluorescent, CFL Exterior Building-Mounted Lighting: metal halide 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; Commercial laundry equipment	Fair

Site Information		
Site Area	10 acres (estimated)	
Parking Spaces	62 total spaces all in open lots; 5of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, and stairs	Fair
Site Development	Property entrance signage; chain link fencing Playgrounds and sports fields and courts with benches, fencing, and site lights Limited park benches and trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick retaining walls Low to moderate site slopes throughout east boundary	Good
Utilities	Municipal water and sewer	Good
Site Lighting	Pole-mounted: HPS Pedestrian walkway and landscape accent light	Fair

Historical Summary

Lake Seneca Elementary School was established in 1985. At that time, Germantown was a modest suburban area along the I-270 corridor. Over the years, the community has experienced significant growth, with the population increasing by an estimated 2,000 people annually. Consequently, Lake Seneca Elementary has seen a rise in student enrollment, from its original capacity of 385 to over 560 students. This expansion has led to the use of nine relocated classrooms to accommodate the growing student body.

Architectural

The brick façade was observed to be in fair condition. No signs of deferred maintenance were observed or reported during our assessment. However, exterior painting and cleaning are recommended in the short term. The roof membrane shows signs of significant wear, with evidence of leakage throughout and requires replacement. Additionally, about 40% of the windows have been replaced thus far, the remaining 60% will need replacement during the evaluation period. The interior finishes have been regularly replaced on an as-needed basis and are in fair condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components had an installed date of 2015 and have been well-maintained since that time. Some HVAC and plumbing components such as pump motors and terminal units have required isolated replacements and are nearing the end of their anticipated lifecycles. The MEPF infrastructure itself is generally in good working conditions with no major expenditures anticipated in the short term. Nevertheless, most of these systems will exceed their Estimated Useful Life (EUL) during the evaluation period.

Site

The parking lots and sidewalks have been periodically repaved and sectionally replaced as needed over the years. However, the asphalt pavement showed sign of alligator cracking, wear and tear, and will require short term repairs and lifecycle resurfacing and regular seal coating.

The playgrounds and sport courts appeared to have been replaced recently and are generally in good condition.

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 0.515092.