

FACILITY CONDITION ASSESSMENT



prepared for

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



PREPARED BY:

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DATE OF REPORT:

November 10, 2025

ON SITE DATE:

October 1, 2025

Maryvale Elementary School
1010 First Avenue
Rockville, MD 20850

Bureau Veritas

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Building: Systems Summary

Address	1010 First Avenue; Rockville, MD 20850	
GPS Coordinates	39.0893,77.1543	
Constructed/Renovated	2020	
Building Area	178,625 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	Primary Wall Finish: Brick Windows: Aluminum double-pane	Good
Roof	Primary: Flat construction with modified bituminous finish	Good
Interiors	Walls: Painted CMU and ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, and exposed concrete Ceilings: ACT, painted gypsum board, and exposed structure	Good
Elevators	Passenger: 1 hydraulic car serving all floors	Good
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good

Building: Systems Summary

HVAC	Central System: Boilers and cooling towers feeding water source heat pumps, and variable geothermal heat pumps Non-Central System: Packaged units Supplemental components: Ductless split-systems	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Good
Electrical	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Diesel generator with automatic transfer switch	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Commercial kitchen equipment	Good

Site Information

Site Area	9.8 acres (estimated)	
Parking Spaces	80 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	Good
Site Development	Building-mounted and Property entrance signage; chain link fencing; Brick dumpster enclosures Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Good
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Stone retaining walls Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric fuel oil tanks	Good
Site Lighting	Pole-mounted: LED	Good

Historical Summary

The facility was originally constructed in 1969 and underwent a comprehensive renovation in 2020. It is currently adjoined by Carl Sandburg Learning Center and shares several common spaces, including the kitchen, nursing office, and other essential assets. Despite the recent reconstruction, the facility has not undergone any significant updates since its completion.

Architectural

The elementary school demonstrates exemplary maintenance practices, with a comprehensive approach to facility management. The facility was observed to be structurally sound, free from significant structural deficiencies or critical maintenance concerns. The exterior features a durable construction with brick masonry walls, complemented by modern aluminum windows that provide both aesthetic appeal and functional performance. The roof, constructed with a modified bituminous membrane, incorporates sustainable solar panel technology, enhancing the school's energy efficiency and reducing operational carbon footprint. Interior finishes are well-preserved and maintained, reflecting proactive maintenance strategies. The roof, interior, and exterior finishes replacements are budgeted and anticipated based on their useful life and normal wear and tear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been adequately maintained. The HVAC equipment is approximately five years old and is generally in good condition. The HVAC equipment and components consist of cooling towers feeding water source heat pumps, split systems, and package units, as well as boilers for heating and cooling. It was reported and observed that Boiler 2 is inoperable and awaiting parts for repairs. Additionally, the cooling towers and boilers located on the Maryvale Elementary side also supply the Carl Sandburg Learning Center.

In general, the plumbing system is reportedly adequate to serve the facilities, with equipment and fixtures updated as needed. Domestic hot water distribution is supplied by gas water heaters located in the Maryvale Elementary mechanical room.

The electrical system and components were reported to provide generally adequate service, with no significant deficiencies reported or observed. The main switchboard is located in the main electrical room and is shared with the Carl Sandburg Elementary School. Additionally, the diesel generator supplies both facilities for emergency power.

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

Site

Site maintenance appears to be excellent, and site improvements and landscaping are generally in good condition. The asphalt parking lot and concrete sidewalks are 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 0.170360.