

FACILITY CONDITION ASSESSMENT



prepared for

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



PREPARED BY:

*Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, MD 21043
800.733.0660
www.bvna.com*

BV CONTACT:

*Bill Champion
Senior Program Manager
443.622.5067
Bill.Champion@bureauveritas.com*

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DATE OF REPORT:

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ON SITE DATE:

May 01, 2025

Meadow Hall Elementary School
951 Twinbrook Parkway
Rockville, MD 20851



Elementary School Building: Systems Summary

Address	951 Twinbrook Parkway; Rockville, MD	
GPS Coordinates	39.0844422, -77.1162809	
Constructed/Renovated	1956	
Building Area	61,694 SF	
Number of Stories	3 above grade with no below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists <i>and concrete strip/wall footing foundation system</i>	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Vinyl siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Pyramid with metal finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 1 hydraulic cars serving all 3 floors	Fair
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Elementary School Building: Systems Summary		
HVAC	Central System: Boilers and chiller feeding cabinet terminal units Non-Central System: Packaged units split-system heat pumps Supplemental components: Ductless split-systems	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, fluorescent 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	7.7 acres (estimated)	
Parking Spaces	38 total spaces all in open lots; 2 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	Property entrance signage; chain link and metal tube fencing; Playgrounds and sports fencing, and site lights 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

Meadow Hall elementary school was originally constructed in the year 1956. Since construction, the property has operated as a school including classrooms, office spaces and gymnasium. Also included on the property are three modular buildings used as classrooms. These buildings are scheduled for removal in the near future. The school has had renovations over the years to maintain the property.

Architectural

In general, the main structure appears to be sound with no significant areas of damage to the structure. However, the exterior brick walls show signs of age. Deteriorating/missing mortar was found throughout the building. Vinyl façade appears to have been recently replaced. Exterior rear doors were replaced recently in 2022. Windows throughout the location appear to be aged, nonetheless they are in a functional state. The roof throughout the property is in functional condition with no signs of water intrusions. Interior walls are structurally sound with no signs of deterioration. Flooring, including ceramic and vinyl tiles, are in fair condition. However, carpets in several places within the property are worn. Some interior finishings are dated, however replace them on an as needed basis. Typical lifecycle for all finishings interior/exterior. Replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The school received a mechanical equipment upgrade during the years of 2022-2023. This included replacements of rooftop units and split systems. Exhaust ventilation is provided by roof mounted exhaust fans in which several were replaced during mechanical upgrade. The remaining of the exhaust fans show signs of age and should be positioned for short-term replacement. Additionally, there are two boilers and a chiller which support the system. Split systems are located throughout the building. They service several office spaces located on the perimeter of the building. The electrical system is composed of switchboards and transformers with distribution panels. The system contains a generator that supplies emergency power. The lighting system currently utilizes linear fluorescent fixtures and LED. Most of the electrical components are in fair condition. However, there are distribution panels that appear to be outdated and original to the property. The distribution piping and plumbing fixtures are in functioning condition. The gas hot water heater is in good condition. The building is supported by a fire suppression system including sprinklers. The fire alarm panel is dated and should be positioned for short-term replacement.

Site

The site includes asphalt paving parking lot with striping. Both are observed in fair condition. The landscaping consists of light grass-covered areas and very few shrubberies found typical to commercial properties. Interior walkways are in good condition. Exterior lights around the buildings provide adequate light for the location. Should be serviced in the near future.

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 0.668861.