FACILITY CONDITION ASSESSMENT

prepared for

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

Monocacy Elementary School
18801 Barnesville Road
Dickerson, MD 20842

PREPARED BY:
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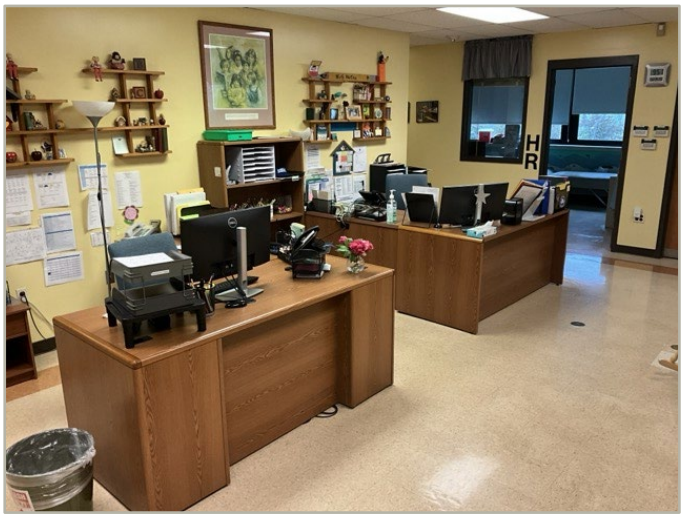
DATE OF REPORT:
August 20, 2025

ON SITE DATE:
April 12, 2025



Elementary School Building: Systems Summary		
Address	18801 Barnesville Road, Dickerson, MD 20842	
GPS Coordinates	39.2244208, -77.3933389	
Constructed/Renovated	1961	
Building Area	47,500 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.	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board, ACT, and Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Elementary School Building: Systems Summary		
HVAC	Central System: Boilers, chiller, air handlers, and unit ventilator terminal units are currently being replaced Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard and panel with copper wiring Interior Lighting: Linear fluorescent 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	Fair

Site Information		
Site Area	9.85 acres (estimated)	
Parking Spaces	74 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 CMU wall fencing. Playgrounds and sports fields and courts Limited park benches, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features include lawns, trees, and bushes. Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal sewer and On-site wells Local utility-provided electric and natural gas and propane	Fair
Site Lighting	Pole-mounted: HPS	Fair

Historical Summary

Monocacy Elementary School, originally constructed in 1961, consists of one permanent building and one ancillary building on its campus. The campus received a new roof in 2008, as well as site pavement and playground upgrades in 2019.

Architectural

The campus structure consists of masonry load bearing walls and feature mostly brick veneer exterior with built-up roofing systems. The building sits upon a concrete slab foundation and observed to be structurally sound, showing no signs of settlement or deficiencies. No moisture intrusion was reported or observed. Interior finishes have been well-maintained and are in fair condition. Lifecycle replacements for finishes, including wall coverings, flooring, and ceiling materials, are likely based on their useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is currently undergoing a full HVAC renovation where the existing boilers, unit ventilators, hydronic piping, and air-cooled chiller are being replaced with a chilled water system. Supplemental cooling and heating are provided by roof mounted package units. Exhaust ventilation is provided by roof mounted exhaust fans that will require lifecycle replacement in the near term. Hot water is provided by a gas water heater located in the mechanical room. The plumbing fixtures are currently in the middle of their estimated life with no immediate needs identified. The distribution piping has reached its useful life and will require replacement. The electrical system is composed of switchboards and transformers with distribution panels. Some of the electrical and components are approaching their useful life. The lighting system currently utilizes linear fluorescent fixtures. The fire alarm system is currently in fair condition and operating sufficiently. The commercial kitchen equipment is generally in fair condition. The limited access control and security equipment was observed to function well. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Site

The site parking lot and driveway asphalt pavement are currently in fair to good condition. Seal and striping are anticipated within the study period. The schools play surfaces and play components are in fair to good condition. The landscaping and concrete pedestrian walkways were observed to be generally fair 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 0.739922