



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



William Tyler Page Elementary School
13400 Tamarack Road
Silver Spring, MD 20904

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*

BV PROJECT #:

172559.25R000-088.354

DATE OF REPORT:

April 10, 2026

ON SITE DATE:

October 20, 2025

Bureau Veritas



Building: Systems Summary

Address	13400 Tamarack Road, Silver Spring, MD 20904	
Constructed/Renovated	1965 / 2003	
Building Area	93,514 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	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: CMU Windows: Aluminum	Fair
Roof	Primary: Flat construction built-up finish Secondary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and CMU, ceramic tile, unfinished Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, coated, unfinished concrete Ceilings: Painted gypsum board, ACT, irregular unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving both floors	Fair
Plumbing	Distribution: Copper supply with cast iron and PVC waste & venting Hot Water: Gas and Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Building: Systems Summary

HVAC	Central System: Chiller, boilers, air handlers, with a 2-pipe hydronic system feeding unit ventilators and fan coil units Non-Central System: Packaged units, split-system heat pumps, ductless split-systems Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, halogen Exterior Building-Mounted Lighting: LED, fluorescent Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair

Site Information

Site Area	9.75 acres	
Parking Spaces	64 total spaces all in open lots; 3 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, and ramps	Fair
Site Development	Property entrance signage Chain link, wrought iron fencing Playgrounds, sports fields and courts with fencing Adequately furnished with park benches, trash receptacles	Good
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU, Brick retaining walls Low site slopes throughout, Moderate slopes south boundary	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED, HPS Pedestrian walkway and landscape accent lighting	Fair

Historical Summary

The William Tyler Page Elementary School's architectural development began in 1965. Subsequent expansions, including a 2003 addition, were brought about to address growing enrollment with limited physical infrastructure. Modular classrooms temporarily addressed space constraints until a critical 2023 renovation by Delmar Architects. This facilities expansion and architectural intervention extended the existing northern classroom wing with a two-story addition and strategically connected parallel classroom wings with a rear corridor. This design created an innovative pedestrian flow and a functional courtyard, redistributing pedestrian traffic and maximizing spatial utility. The comprehensive renovation added fourteen classrooms, increased student capacity by 60% and expanded the kitchen and cafeteria by 2,300 square feet to address increased enrollment. Beyond structural expansion, the project comprehensively upgraded mechanical, electrical, plumbing, and fire protection systems. The redesigned facility integrates essential learning spaces, administrative offices, media center, gymnasium, and commercial kitchen.

Architectural

The school's main building reflects mid-century architectural principles through its masonry structure, brick façade, and flat roofs protected by built-up roofing systems. Building additions mirror the original design, while notable front and rear entry porticos feature open gabled roofs and expansive glazing. These entryways open up the spatial confines of the original development, create architectural focal points, and facilitate movement through the school's central axis including the inner courtyard. The design maintains late mid-century aesthetic principles, while removing their restrictions, balancing functional efficiency with spatial transparency. The building's exterior envelope exhibits systems' integrity, appearing free from any significant defects. Interior spaces reflect a meticulous approach to the use of institutional finishes: vinyl composite tile flooring, suspended acoustic tile ceilings, and painted sheetrock and CMU walls. The careful architectural approach used throughout the building's development and a consistent maintenance schedule have cultivated an environment conducive to meeting educational objectives.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The main components of the building's central HVAC system are a chiller, located on the roof and boilers, in the main mechanical room. Pumps and two-pipe hydronic lines supply unit ventilators and fan coils. Ductless split systems and RTUs are present on the roof and unit heaters in utility areas. Numerous components are relatively new due to the new addition, while others will be aging out over the coming years.

The campus is connected to the local municipal water and sewer systems, and the local utility company provides power and natural gas. Electric power is supplied through the main switchboard and dispersed via copper wiring. A natural gas-powered generator coupled with an automatic transfer switch provides emergency power for the building. Most of the lighting is fluorescent, while recently added portions of the building have been upgraded to LED. Further LED upgrades are to be anticipated over the coming years. Fire detection and notification systems are monitored via a central alarm panel and emergency exit signage is provided. There is a building-wide fire suppression system, although the fire risers were not observed at the time of the assessment.

Site

The 9.75-acre William Tyler Page Elementary School site offers a functional and strategically developed campus. Monument signage marks the entrance, with an asphalt driveway leading to a primary parking lot and drop-off area. Concrete curbing and sidewalks define clear navigation routes, and a secondary access driveway creates a convenient loop in front of the main entrance. Much of the hardscaping has been recently upgraded and is in good operational condition. LED pole-mounted lighting illuminates parking areas, while building-mounted fixtures provide sidewalk illumination.

Limited but strategic landscaping lines site perimeters, with masonry retaining walls managing moderate southern property line slopes. A central courtyard enclosed by the main building serves as a multipurpose transitional space, featuring the campus's most intentional and plentiful landscaping. Outdoor furnishings, including planters, benches, and trash receptacles, are strategically placed throughout the grounds. Recreational spaces at the rear of the school include a baseball field, basketball courts, and playgrounds, enclosed by recently updated wrought iron fencing. Three storage sheds within these areas provide convenient equipment storage, supporting the school's comprehensive approach to student activities and safety. The campus design effectively balances functional infrastructure with aesthetic considerations, creating an inviting and practical educational environment.

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 0.324192.