



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

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



Dr. Sally K. Ride Elementary School  
21301 Seneca Crossing Drive  
Germantown, MD 20876

**PREPARED BY:**

*Bureau Veritas*  
6021 University Boulevard, Suite 200  
Ellicott City, MD 21043  
800.733.0660  
[www.bvna.com](http://www.bvna.com)

**BV CONTACT:**

*Bill Champion*  
Senior Program Manager  
443.622.5067  
[Bill.Champion@bureauveritas.com](mailto:Bill.Champion@bureauveritas.com)

**BV PROJECT #:**

*172559.25R000-094.354*

**DATE OF REPORT:**

*February 26, 2026*

**ON SITE DATE:**

*November 17 and 18, 2025*

**Bureau Veritas**

6021 University Boulevard, Suite 200 | Ellicott City, MD 21043 | [www.bvna.com](http://www.bvna.com) | p 800.733.0660



### Building: Systems Summary

<b>Address</b>	21301 Seneca Crossing Drive, Germantown, MD 20876	
<b>GPS Coordinates</b>	39.2065148, -77.2372822	
<b>Constructed/Renovated</b>	1994	
<b>Building Area</b>	78,686 SF	
<b>Number of Stories</b>	2 above grade (gymnasium mechanical mezzanine present but not included in the count)	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
<b>Façade</b>	Primary Wall Finish: Brick Windows: Aluminum, Glass Block	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish	Good
<b>Interiors</b>	Walls: Painted gypsum board, painted CMU, glazed CMU, ceramic tile, unfinished Floors: Carpet, VCT, ceramic tile, quarry tile, wood sports, wood strip, painted concrete, unfinished concrete Ceilings: Painted gypsum board and ACT, unfinished/exposed	Fair
<b>Elevators</b>	Passenger: 1 hydraulic car serving 2 floors	Fair
<b>Plumbing</b>	Distribution: Copper supply and cast iron and PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

## Building: Systems Summary

<b>HVAC</b>	Central System: Boilers, chiller, and air handlers feeding hydronic baseboard radiators, unit ventilators, and cabinet terminal units Non-Central System: Packaged units Supplemental components: Ductless split-systems, suspended unit heaters	Poor
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, halogen Exterior Building-Mounted Lighting: HPS, incandescent Emergency Power: Natural gas generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair

## Site Information

<b>Site Area</b>	13.49 acres (estimated)	
<b>Parking Spaces</b>	100 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, and stairs	Poor
<b>Site Development</b>	Building-mounted and Property entrance signage; chain link and brick masonry wall fencing Dumpsters set on asphalt paved service drive and with enclosure Playgrounds and sports fields and courts Limited park benches and trash receptacles	Fair
<b>Landscaping &amp; Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: HPS	Fair

## Historical Summary

The building was originally constructed in 1994, with some reported renovations/upgrades as follows: new restroom in 2025 on PRE-K hallway, new generator and ATS's installed in 2025, replacement roof in 2022, and interior painting throughout the building in 2017. Other reported periodic updates have been completed since construction of the facility. The property is used as an elementary school. The property is located to the east side of Seneca Crossing Drive. The facility is reported to be consistently occupied and in use.

There are two prefabricated modular buildings located on the north side of the school and one prefabricated modular building located on the northeast (rear) side of the school and is occupied by Optimal Learning School. The modular buildings appear to have been installed in the early 2000's.

## Architectural

The exterior envelope systems and components were observed to be performing adequately. The roof was reportedly replaced in 2022 and is in good overall condition; however, roof leaks reportedly occurred within the past year with some repairs completed, but one leak remains active and still leaks into the hallway by the principal office. The cost for repair is included. Interior finishes have been adequately maintained throughout and have been periodically replaced as needed over the years. Interior painting was reportedly completed throughout the building in 2017. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

## Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been adequately maintained since the building was first occupied. The HVAC system appears to be mostly original to the construction of the facility in 1994 and shows significant evidence of corrosion and wear, including the boilers, cooling tower, RTU's, and unit ventilators. Additionally, these units have exceeded their estimated useful life (EST) and utilize discontinued R-22 refrigerant. The facility HVAC is also controlled using an outdated pneumatic system supplied by an air compressor. Based on the age and condition of the HVAC equipment, as well as inconsistencies with heating and cooling issues reported, a follow-up study is recommended and included below under Recommended Additional Studies. In general, the plumbing systems are reportedly adequate to serve the facility, with equipment and fixtures updated as needed. The electrical systems and components were reported to provide generally adequate service, with no significant deficiencies reported; however, the electrical panels and transformers are mostly original and due to age and difficulties in finding replacement parts, replacement should be anticipated in the short term. Some electrical upgrades recently completed were the installation of a new backup generator, two ATS's, and a transformer. The facility is protected with a complete fire alarm and fire suppression systems throughout the building and appears to be adequate. Regular inspections and maintenance are highly recommended throughout the reserve replacement term. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are also budgeted and anticipated.

## Site

The parking lots and drive aisles consist of asphalt pavement serving most of the school property, with limited areas of concrete pavement at the service drive loading dock area. The pedestrian walkways are concrete, with asphalt paved sidewalks leading to modular buildings, play areas, and side/rear of school. The site is illuminated by pole lights and building exterior wall lights. There are limited sections of replacement concrete sidewalks on the southwest side of the school. The school property is equipped with play areas, including asphalt paved basketball courts, playgrounds, and grass surfaced sports fields. Some site deficiencies were observed, including severe alligator cracking and asphalt deterioration at various locations throughout the parking areas and drive aisles; spalling and cracking concrete sidewalks on the front, right, and rear sides of the building; concrete stairs exhibit spalling and damaged metal tread plates at the loading dock, and one wood bench that has warped and missing wood boards. Mill & overlay of the asphalt parking areas are included in the short term; repairs of the sidewalks and stairs and replacement park bench are included as an immediate cost. In addition, continued routine maintenance and typical lifecycle replacements are included over the reserve term.

**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 0.562651.**