



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Sequoyah Elementary School
17301 Bowie Mill Road
Derwood, MD 20855

PREPARED BY:

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DATE OF REPORT:

May 1, 2026

ON SITE DATE:

*January 29-30, 2026 and
March 23, 2026*

Bureau Veritas

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Main Building: Systems Summary

Address	17301 Bowie Mill Road; Derwood, MD 20855	
GPS Coordinates	39.1392317, -77.1178671	
Constructed/Renovated	1990 / 2020	
Building Area	73080 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings Masonry bearing walls with metal roof deck supported by open-web steel joists	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Good
Roof	Primary: Flat construction with built-up finish Secondary: Gable and hip construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, painted and unfinished CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, sealed concrete Ceilings: Painted gypsum board and ACT, exposed	Fair
Elevators	Passenger: 1 hydraulic cars serving all 2 floors	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Main Building: Systems Summary		
HVAC	Central System: Boilers, chiller, air handlers feeding units heaters and cabinet terminal units Non-Central System: Packaged units, Split-system heat pumps Supplemental components: Suspended unit heaters	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers.	Fair
Electrical	Source & Distribution: Main switchboard and panel with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED 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	Good

Site Information		
Site Area	19.8 acres (estimated)	
Parking Spaces	153 total spaces all in open lots; 7 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link fencing. Playgrounds and sports fields and courts Limited park benches, picnic tables	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Good
Site Lighting	Pole-mounted: LED Pedestrian walkway	Fair

Historical Summary

The Sequoyah Elementary School was originally constructed in 1990. The school building currently functions as an elementary school and had its last major improvements in 2020 which included HVAC equipment replacement.

Architectural

The two-story building generally appears structurally sound, however, there was one area of concern mentioned by the POC, focused on the south stairwell and the hallway floor at the Media center where cracking was observed. Budgetary amounts to repair the issues have been included in the cost tables and an engineering study has been recommended to investigate cause. The structure is primarily open web steel joists supporting metal deck roof structure and all supported by CMU bearing walls with brick veneer. The main roof is a built-up system as indicated on construction documents. The built-up roof was neither accessed nor photographed due to unsafe conditions posed by snow and ice. The sloping standing seam roofs were also obscured by snow and ice and not photographed on the first visit. A subsequent visit on March 23, 2026 was made where the roof conditions were assessed. Near-term lifecycle replacement of the metal roof and built-up roof is not anticipated.

All exterior walls consist primarily of brick veneer with CMU backup. The interior floor finishes are primarily VCT throughout the school building and are in generally good condition except that the POC has reported water infiltration in classrooms 12,13 and 14 when it rains. A budgetary amount to repair the issue has been included in the cost tables and an architectural study has been recommended to investigate causes. Ceramic tile in the bathrooms and quarry tile in the kitchen is not expected to require lifecycle replacement in the near term. Interior wall finishes are primarily painted CMU throughout. Ceiling finishes in the original building are primarily suspended acoustic tile systems and near-term lifecycle replacement is not anticipated since replacement was estimated to coincide with HVAC renovations in 2020. Walls are primarily painted CMU throughout the original building, and it is estimated that repainting was done in 2020.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Primary heating and cooling are provided by a central system of gas boilers and an air-cooled chiller serving roof mounted packaged units and ERUs throughout the building. The central system also serves unit ventilators and fan coil units in the classrooms, ceiling mounted cabinet heaters in the common areas and unit heaters storage or utility rooms. All mechanical equipment was reportedly replaced in 2020. Rooftop equipment was not assessed individually, on the first visit, due to unsafe conditions caused by snow and ice. A second visit allowed assessment of each piece of equipment. Most of the rooftop HVAC equipment was installed around 2020 and is in good condition. Lifecycle replacement of equipment is not anticipated until late term.

Hot water for plumbing is provided by a gas fired condensing water heater which is in the main mechanical room. Water heater appears to be a relatively recent replacement and is in fair condition. The plumbing infrastructure is estimated to be original to the building and is approaching the end of its useful life and near-term lifecycle replacement is anticipated.

The electrical service is controlled by switchboards and distribution panels in the main electrical room on the first floor. In addition, there are main distribution panels and subpanels in the common hallways throughout the building. A significant portion of the electrical wiring and equipment in conjunction with the HVAC renovation was replaced. The building is also equipped with an emergency generator with automatic transfer switch. The generator appears to be in good condition having been recently installed in 2020. Lifecycle replacement within the reserve term is not anticipated .

The building has a commercial kitchen. The equipment appears to be mostly recently replaced units and pieces of original equipment. Lifecycle replacement for newer equipment is not anticipated in the near term. A fully addressable fire alarm system is present with the main fire alarm panel in the main mechanical room. The panel is estimated to be 11 years old and lifecycle replacement is anticipated in the near-term. The building is also protected by an automatic fire suppression system, most of which appears to be original.

Site

The asphalt parking lots are estimated to be the original installation with widespread alligator, longitudinal, and transverse cracking visible and lifecycle replacement is anticipated for the near term. Pavement striping is also in fair condition although some fading is visible. Visible concrete sidewalk pavement appears in fair condition. Site lighting is with pole-mounted LED for some fixtures and wall packs. Athletic courts and paving on the east side were not visible due to snow and ice coverage. Playground equipment appeared in fair condition and near-term lifecycle replacement is anticipated.

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 0.535544.