FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools
Office of Facilities Management
45 W. Gude Drive
Rockville, MD 20850
Mr. Greg Kellner

Takoma Park Middle School
7611 Piney Branch Road
Takoma Park, MD 20912

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 #:
172559.25R000-171.354

DATE OF REPORT:
October 8, 2025

ON SITE DATE:
August 5-8, 2025

Building: Systems Summary

Address	7611 Piney Branch Road, Takoma Park, MD 20912	
GPS Coordinates	38.982536, -77.0122788	
Constructed/Renovated	1939 / 2020	
Building Area	195,739 SF	
Number of Stories	3 stories above grade with no below-grade basement levels (mechanical mezzanines are present but not included in the count)	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: CMU, Curtain wall Windows: Aluminum	Good
Roof	Primary: Flat construction with built-up finish Secondary: Flat construction with modified bituminous finish Tertiary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, painted CMU, vinyl, ceramic tile, Unfinished Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, terrazzo, sealed concrete Ceilings: Painted gypsum board and ACT, exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all 3 floors	Fair
Plumbing	Distribution: Copper supply and cast iron and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary		
HVAC	Central System: Boilers, chillers, and cooling tower feeding air handlers, fan coil units, ventilators, cabinet terminal units Non-Central System: Packaged units, Split-system heat pumps Supplemental components: Ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and kitchen hood system,	Fair
Electrical	Source and Distribution: Main switchgear and panels with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: Diesel generator with automatic transfer switch and UPS	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Commercial kitchen equipment, Commercial laundry equipment	--

Site Information		
Site Area	17.0 acres (estimated)	
Parking Spaces	142 total spaces all in open lots; 6 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	Building-mounted and Property entrance signage; chain link fencing; Sports fields and courts with fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not provided CMU and Concrete retaining walls Low to moderate site slopes throughout. Severe site slopes along east and north sides	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Fair

Historical Summary

The original school was constructed in 1939 and has been renovated and added to over the years. The main school building currently functions as a middle school and had a major renovation in 2000. The last major projects were classrooms and gymnasium additions that were reportedly completed in 2020 and 2021.

Architectural

The three-story building generally appears structurally sound, with no visible evidence of cracking or settlement. The structure is primarily open web steel joist supporting metal deck roof structure and all supported by CMU bearing walls with brick and CMU veneer. There is a modified bitumen roof covering on the addition. The built-up roof with gravel surface appears to be from 2000 as well as the asphalt shingle roof. Near term lifecycle replacement of the flat built-up roof and asphalt shingle roof is anticipated.

The interior floor finishes are primarily VCT throughout the main building and additions and are generally in fair condition. Ceramic tile in the restrooms of the addition and carpeting in the library is not expected to require lifecycle replacement in the near term. Epoxy floor finish in the restrooms of the original section appear in good condition. Interior wall finishes are primarily painted CMU throughout. Ceiling finishes in the original building and the additions are primarily suspended acoustic tile systems and near-term lifecycle replacement is not anticipated. 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 chillers serving air handling units and fan coil units throughout the building. In addition, the auxiliary gym addition is served by rooftop package units and there are two DOAS units on the roof on the classroom additions. Non central heating and cooling are provided by VRF units for the classroom addition and ductless split systems throughout the building. It is estimated that the chillers, boilers and air handling units were replaced in a major renovation in 2000. These units are at the end of their useful life, although still functional, and near-term lifecycle replacement is recommended. The POC reported an issue with overheating of south side spaces. An engineering study is recommended and an estimate for chiller replacement are included in the cost tables.
Hot water for plumbing is provided by gas water heaters. Water heaters appear to be recent replacements and are in fair condition. The plumbing infrastructure in the original building is estimated to be from 2000 and mid-term lifecycle replacement is anticipated. Fixtures in the original building are estimated to be at least 20 years old and lifecycle replacement is anticipated in the near term except for the additions.
The electrical service enters the building through three switchgears in the main electrical room on the First Floor. The switchboards appear to be in fair condition but outdated. There may be a functional issue with them since a power surge from the utilities infrastructure caused some equipment motors to burn out. An electrical study is recommended to determine the cause of equipment motor damage. There are many subpanels and transformers in electrical closets throughout the building including in the 2020 addition. The building is also equipped with an emergency generator and automatic transfer switches (ATS).
The commercial kitchen equipment appears to be a mix of recently replaced units and some original equipment present. Lifecyle replacement for most equipment is not anticipated in the near term but is anticipated for older units and budgeting has been included in the cost tables accordingly.
A fully addressable fire alarm system is present with the main fire alarm panel in the main electrical room. The panel and system is estimated to be five years old and lifecycle replacement is not anticipated until mid-term.

Site

The asphalt parking lots are estimated to have been replaced in 2000 and appear in distressed condition. Lifecycle replacement is anticipated for the near term. Pavement striping is in fair condition, having been recently striped. The ballfield asphalt pavement is older and exhibits widespread areas of alligator cracking. Site lighting is with pole-mounted LED fixtures and wall packs. Athletic courts and paving on the east side were replaced during the 2020 building addition and lifecycle replacement is not anticipated in 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 0.488733.