



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

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



Earle B. Wood Middle School  
14615 Bauer Drive  
Rockville, MD 20853

## **PREPARED BY:**

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## **BV PROJECT #:**

*172559.25R000-177.354*

## **DATE OF REPORT:**

*May 12, 2026*

## **ON SITE DATE:**

*January 12-15, 2026*

**Bureau Veritas**

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### Building: Systems Summary

<b>Address</b>	14615 Bauer Drive; Rockville, MD 20853	
<b>GPS Coordinates</b>	39.0933689, -77.1075144	
<b>Constructed/Renovated</b>	1965/2001	
<b>Building Area</b>	152,588 SF	
<b>Number of Stories</b>	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Concrete beams & columns with cast-in-place floors, deck planks and concrete pad column footing foundation system	Fair
<b>Façade</b>	Primary Wall Finish: Brick Secondary Wall Finish: Stone veneer Windows: Aluminum	Fair
<b>Roof</b>	Flat construction with built-up finish	Poor
<b>Interiors</b>	Walls: Painted gypsum board, glazed CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, sealed, stained and coated concrete Ceilings: Painted gypsum board, Painted irregular, ACT, Unfinished/exposed	Fair
<b>Elevators</b>	Passenger: 1 hydraulic car serving 2 floors	Fair
<b>Plumbing</b>	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair

## Building: Systems Summary

<b>HVAC</b>	Central System: Boilers, chillers, air handlers, and cooling tower feeding air handlers and fan coil units Non-Central System: Packaged units, split-system condensing units, ductless split-systems Supplemental components: Suspended unit heaters	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, halogen Exterior Building-Mounted Lighting: LED, HPS, CFL, fluorescent Emergency Power: Natural gas generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment, Commercial laundry equipment	Fair

## Site Information

<b>Site Area</b>	8.5 acres (estimated)	
<b>Parking Spaces</b>	94 total spaces all in open lots; 6 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage Chain link fencing, CMU wall screening Sports courts with fencing Limited park benches, picnic tables, trash receptacles	Fair
<b>Landscaping &amp; Topography</b>	Limited landscaping features including lawns, trees, and bushes Irrigation not present Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: LED, metal halide Pedestrian walkway and landscape accent lighting	Fair

## Historical Summary

Earle B. Wood Middle School was originally developed in 1965, on an 8.5-acre site in suburban Rockville Maryland. The school was renovated and an addition completed in 2001. This modernization project updated school facilities as well as many of the building's components.

## Architectural

The school's main building reflects simple mid-century design principles with an unadorned masonry structure, brick façade, and flat roofs protected by built-up roofing system. Exterior architectural detail is limited to a frieze created by stone banding and tile detailing around the windows. The condition of the building's exterior envelope appears to be without noticeable defect and systems are functioning as intended. The building's interiors have a clean and crisp appearance without signs of any deferred maintenance. Interiors consist of mostly institutional finishes including vinyl composite tile flooring, suspended acoustic tile ceilings, and painted sheetrock and CMU walls, as well as glazed CMU. Attentive maintenance has created a clean setting in which productive learning can take place.

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

The main components of the building's central HVAC system are a cooling tower, chillers, and boilers feeding a 4-pipe hydronic system, with air handlers, and fan coil units. Rooftop package units, and ductless split systems provide additional conditioning and are supplemented by suspended unit heaters. Most HVAC components are dated to the time of the school's renovation and will need replacement over the coming years. The campus is connected to the local municipal water and sewer system; distribution is through copper supply lines and PVC waste and venting. No galvanized lines or cast-iron was observed during the assessment. Plumbing fixtures are without issue and well maintained.

Power and natural gas are provided by the local utility company. Electric power is supplied through the main switchboard and dispersed via copper wiring. Electrical components are also from the time of renovations and are aging. A natural gas-powered generator coupled with an automatic transfer switch provides emergency power for the building. Most of the school's lighting is fluorescent. Fire detection and notification systems are monitored via a central alarm panel and exit signage is provided. A building-wide fire suppression system is present, and regularly scheduled testing is provided.

## Site

The 8.5-acre site offers a functional, strategically developed dense campus. Monument signage marks the school's entrance, while strategically placed landscaping provides a welcoming entrance. Primary access is via an asphalt driveway leading to a primary parking lot and drop-off area at the front of the school. Concrete curbing encircles parking areas and concrete sidewalks provide access routes to building entrances. A secondary campus access provides additional parking along the left side of the school. Kitchen and utility services are well arranged and screened along the right side. Campus hardscaping is in functional condition, with limited areas in need of attention.

Pole-mounted lighting illuminates parking areas, while building-mounted fixtures provide additional pedestrian lighting. The site has low site slopes with more moderate slopes present at site perimeters. Well landscaped interior courtyards offer outdoor space, conducive to class meetings or student gatherings. Site furnishings, including park benches, picnic tables, and trash receptacles which are arranged to create comfortable settings. To the rear of the school there are tennis courts, and to the right basketball courts. Both areas are secured with chain link fencing. An adjacent park to the south of campus also provides several baseball fields.

### **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 0.625208.**