

FACILITY CONDITION ASSESSMENT



prepared for

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



Carl Sandburg Learning Center
1002 First Street
Rockville, MD 20850

PREPARED BY:

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DATE OF REPORT:

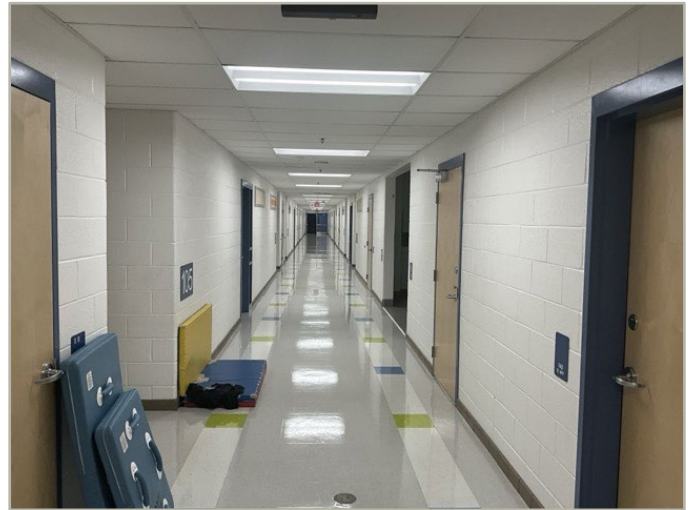
November 10, 2025

ON SITE DATE:

September 30, 2025

Bureau Veritas

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Building: Systems Summary

Address	1002 First Street; Rockville, Maryland 20850	
GPS Coordinates	39.06173, 77.16431	
Constructed/Renovated	2020	
Building Area	52,227 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	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum double pane	Good
Roof	Primary: Flat construction with modified bituminous finish	Good
Interiors	Walls: Painted CMU and ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, carpet, wood strip sports, and exposed concrete Ceilings: ACT, painted gypsum board, and exposed structure	Good
Elevators	Passenger: 1 hydraulic cars serving all floors	Good
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heaters with integral tanks fed from adjoining building Fixtures: Toilets, urinals, and sinks in all restrooms	Good

Building: Systems Summary

HVAC	Central System: Boilers, air handlers, and cooling tower feeding water source heat pumps Non-Central System: Packaged units and Split-system heat pumps Supplemental components: Ductless split-systems	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers and kitchen hood system	Good
Electrical	Source & Distribution: Main panel with copper wiring Fed from Maryvale building with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Diesel generator with automatic transfer switch	Good
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	Good

Site Information

Site Area	8.5 acres (estimated)	
Parking Spaces	60 total spaces all in open lots; 4 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, ramps, and stairs	Good
Site Development	Building-mounted; chain link fencing. Playgrounds Limited Park benches, picnic tables, trash receptacles	Good
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Stone retaining wall Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric	Good
Site Lighting	Pole-mounted: LED	Good

Historical Summary

The facility, constructed in 2020, is strategically located adjacent to Maryvale Elementary School. Through collaborative infrastructure design, the site integrates shared resources, including a nursing office, kitchen, and critical operational assets. Since its initial development, the facility has maintained its original architectural and functional configuration without significant modifications.

Architectural

Due to exemplary maintenance practices, the facility was observed to be meticulously maintained, with the building appearing structurally sound and no structural deficiencies reported or detected during the assessment. The architectural composition features brick masonry construction, aluminum-framed windows, and a modified bituminous roofing system, complemented by roof-mounted solar panels that significantly enhance the facility's energy efficiency and sustainability. Interior finishes remain consistently well-maintained and in good condition. The roof, interior, and exterior finishes replacements are budgeted and anticipated based on their useful life and normal wear and tear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been adequately maintained. The HVAC equipment is approximately five years old and generally in good condition. The HVAC equipment and components consist of water source heat pumps, split systems, and package units for heating and cooling. Additionally, the water source heat pumps are being fed from the cooling towers located on the roof of Maryvale Elementary. The boilers are also shared to provide heating.

In general, the plumbing system is reportedly adequate to serve the facility. The hot water supply is being fed from water heaters located in the Maryvale Elementary mechanical room.

The electrical system and components were reported to provide generally adequate service, with no significant deficiencies reported or observed. The main switchboard located in Maryvale Elementary School supplies the facility. The site diesel generator provides emergency power throughout the entire campus.

Facility-wide fire suppression and fire alarm systems adequately serve the facilities throughout the site.

Ongoing routine maintenance of the MEPF equipment is recommended.

Site

Site maintenance appears to be excellent, and site improvements and landscaping are generally in good condition. The asphalt parking lot and concrete sidewalks are in good condition.

However, the electrical property signage is not functioning, and repairs are recommended.

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 0.177077.