FACILITY CONDITION ASSESSMENT

prepared for

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

Blair G. Ewing Center
14501 Avery Road
Rockville, MD 20853

PREPARED BY:
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DATE OF REPORT:
August 13, 2025

ON SITE DATE:
April 1-2, 2025

Alternative School/Center Building: Systems Summary		
Address	14501 Avery Road, Rockville, MD 20853	
GPS Coordinates	39.0957241, -77.1231169	
Constructed/Renovated	1970	
Building Area	85,400 SF	
Number of Stories	2 above grade with below-grade basement levels	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, movable partitions, unfinished brick Floors: VCT, ceramic tile, wood strip, parquet wood, coated concrete Ceilings: ACT, unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all 3 floors	Fair
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Alternative School/Center Building: Systems Summary		
HVAC	Central System: Boilers, chiller, air handlers, and cooling tower feeding hydronic fan coil units, unit ventilators, and cabinet terminal units Non-Central System: Packaged units, split-system condensing unit, ductless split-system Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, halogen, metal halide Exterior Building-Mounted Lighting: HPS 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	Fair

Site Information		
Site Area	22.54 acres (estimated)	
Parking Spaces	163 total spaces all in open lots; 6 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots and adjacent concrete sidewalks, curbs, and stairs	Poor
Site Development	Building-mounted and Property entrance signage; chain link and wood split rail fencing Playground and sports fields and courts with bleachers, fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Timber and Brick retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS Pedestrian walkway and landscape accent lighting	Fair

Historical Summary

The building was originally constructed in 1970. The property is reportedly used as an alternative school/center, as well as administrative offices for MCPS. The property has two entrances off Avery Road which is located on the west side of the school.

Architectural

The facility appears structurally sound, with no areas of settlement or structural-related deficiencies reported or observed. The exterior envelope systems and components were observed to be performing adequately. However, the built-up roof age is unknown and has isolated areas of moss growth and debris/leaves on the roof surface from overhanging trees. Roof replacement should be anticipated within the next five years. Costs for tree trimming are included under site. Interior finishes have been adequately maintained throughout and have been periodically replaced as needed over the years. Interior painting of wings L & M were reportedly completed during the summer of 2024. 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 buildings were first occupied. HVAC equipment and components vary in age and condition, with older HVAC equipment that appear original, worn, and some observed to utilize discontinued R-22 refrigerant. The air handling units (AHU) and fan coil units (FCU) appear mostly original, with some replacement FCU's observed in AB wing and administration office area, and two newer unit ventilators in AB 6 classroom. The heating boilers are older, but appear to have been refurbished in 1996. The chiller, cooling tower, condensing pumps, and chilled water pumps were installed in the summer of 2024. Short term replacement costs for the older HVAC system equipment and components are included. In general, the plumbing systems are reportedly adequate to serve the facility, with equipment and fixtures updated as needed. The property reportedly had a power outage over the summer of 2024 and some electrical repairs were needed. Some upgrades were also necessary for the installation of the new chiller, cooling tower, and pumps. The majority of electrical components within the building, including the switchboard, circuit breaker panels, step-down transformers, and wiring, appear to be original and will require replacement due to age and difficulties in finding replacement parts. 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 is budgeted and anticipated.

Site

The parking lots and drive aisles consist of asphalt pavement serving the entire school property. The pedestrian walkways are concrete, and portions of the paved edges have concrete curbing. The site is illuminated by pole lights in the parking lots and along some walkways, with exterior building wall lights. The school property has two ballfields, two batting cages, basketball court, tennis court, and a playground with a swing set. Few site deficiencies were observed, including isolated areas of alligator cracking and potholes on the west and south parking lots, isolated areas of cracking and spalling concrete sidewalks on the west and south sides of the building, isolated areas of cracking and spalling concrete at the loading dock on the east side of the building, and overgrown trees overhanging the roof surfaces on various sides of the building and in the courtyard. Repairs of the site deficiencies will be required in the short term and continued routine maintenance is recommended during the reserve term.

There are three ancillary structures at the property: one wood-framed pavilion adjacent to the playfields on the north side of the school, and two masonry-framed storage sheds on the east side of the school close to the loading dock.

There is a pool that has reportedly not been used for many years and there are no plans to use in the future. The pool is not filled-in and if there are no plans to use, it is recommended that the pool is filled-in based on safety concerns. In addition, there are women's and men's locker rooms, located by the gymnasium, also not used. No costs are included for the pool, pool equipment, or locker room showers and lockers.

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 0.654354.