FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools
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Rockville, MD 20850

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DATE OF REPORT:
August 13, 2025

ON SITE DATE:
July 9, 2025

Up County Early Childhood Center at Emory Grove
18100 Washington Grove Lane
Gaithersburg, MD 20877

Early Childhood Center Building: Systems Summary		
Address	18100 Washington Grove Lane, Gaithersburg, MD 20877	
GPS Coordinates	39.1535006, -77.1653844	
Constructed/Renovated	1950	
Building Area	45,002 SF	
Number of Stories	1 above grade	
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 Secondary Wall Finish: Metal siding and concrete panels Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Low Slope construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, glazed CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood sports, coated concrete Ceilings: Painted gypsum board and ACT, unfinished/exposed	Fair
Elevators	No elevators. One wheelchair lift at stage in multi-purpose room	Failed
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Early Childhood Center Building: Systems Summary		
HVAC	Central System: Boilers, and chillers feeding unit ventilators and hydronic baseboard radiators and cabinet terminal units Non-Central System: Packaged units, split-system condensing unit, ductless split-systems Supplemental components: Suspended unit heaters, make-up air unit	Fair
Fire Suppression	Partial wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent 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	Fair

Site Information		
Site Area	10.17 acres (estimated)	
Parking Spaces	136 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 and ramps	Poor
Site Development	Property entrance signage; chain link fencing Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Pedestrian covered walkway accent lighting	Poor

Historical Summary

The school building was originally constructed in 1950. The property is used as an early childhood center. The property's main entrance drive is off Washington Grove Lane located to the east of the school.

Architectural

The facility shows isolated evidence of deflection and movement reported and observed at the interior CMU walls in the main office and multi-purpose room, and exterior brick wall outside the main office area. Additional details and follow-up study included below under the building systems summary. The roof age is unknown but shows signs of age, with reported active roof leaks into the commercial kitchen. Budgetary costs are included in the cost tables for repairs. Interior finishes have been adequately maintained throughout and have been periodically replaced as needed over the years. 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 building was first occupied; however, the heating and cooling of the school appears to be inadequate, as it was reported that the heating and cooling throughout the building is inconsistent with either being too hot or too cold. Additional details and follow-up study included below under the building systems summary. In general, the plumbing system is reportedly adequate to serve the facility, with equipment and fixtures updated as needed; however a few classroom sinks are missing. The electrical systems and components were reported to provide generally adequate service, with no significant deficiencies reported or observed.

A facility-wide fire suppression system is not provided throughout the school and currently only includes areas such as the multi-purpose room, commercial kitchen and from hallway, front restrooms, and the lobby and main office areas of the building. Complete installation should be considered. The facility is protected by a complete fire alarm system. Regular inspections and maintenance are highly recommended throughout the reserve replacement term. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Site

The parking lots and drive aisles consist of asphalt pavement serving the entire school property. The pedestrian walkways are poured-in-place concrete, and portions of the paved edges have concrete curbing. The site is illuminated by pole lights in the parking lots and exterior building wall lights. The school property has some play areas, including a basketball court and playground areas, and an open grass playfield towards the north side of the property. Several site deficiencies were observed, including significant areas of alligator cracking and potholes in the parking lots and drive aisles, isolated areas of cracking and spalling concrete sidewalks at the front and left side (south) of the building, ponding at the left side sidewalk area and north playground area, and overgrown trees overhanging the roof surfaces on various sides of the building and in the courtyard. In addition, the front covered walkway structure has roof leaks at the metal roof and also has damaged/missing lights. Repairs of the site deficiencies will be required in the short term and continued routine maintenance is recommended during the reserve term.
The school has several vacant/unused prefabricated portable classrooms at the property. Reportedly these portable classrooms are not in use and are currently in the process of being removed from the property. No costs for modular classrooms or removal are included.
The school property is next to Johnson's Local Park, which is located to the west of the school.

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 0.650250.