



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

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



MacDonal Knolls Early Childhood Center  
10611 Tenbrook Drive  
Silver Spring, MD 20901

**PREPARED BY:**

*Bureau Veritas*  
6021 University Boulevard, Suite 200  
Ellicott City, MD 21043  
800.733.0660  
[www.bvna.com](http://www.bvna.com)

**BV CONTACT:**

*Bill Champion*  
Senior Program Manager  
443.622.5067  
[Bill.Champion@bureauveritas.com](mailto:Bill.Champion@bureauveritas.com)

**BV PROJECT #:**

172559.25R000-210.354

**DATE OF REPORT:**

May 15, 2026

**ON SITE DATE:**

January 16, 2026

**Bureau Veritas**

6021 University Boulevard, Suite 200 | Ellicott City, MD 21043 | [www.bvna.com](http://www.bvna.com) | p 800.733.0660



### Building: Systems Summary

<b>Address</b>	10611 Tenbrook Drive, Silver Spring, MD 20901	
<b>GPS Coordinates</b>	39.0306397, -77.0260368	
<b>Constructed/Renovated</b>	1955 / 2018	
<b>Building Area</b>	32,400 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
<b>Façade</b>	Wall Finish: Brick Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat roof construction with single-ply EPDM membrane Secondary: Flat roof construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted gypsum board, painted and glazed CMU, ceramic tile. Floors: Carpet, VCT, ceramic tile, and sealed concrete Ceilings: Painted gypsum board and ACT. Unfinished/exposed	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas and Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

## Building: Systems Summary

<b>HVAC</b>	Central System: Boilers, feeding fan coil and cabinet terminal units Non-Central System: Packaged units Supplemental components: Window AC units	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--

## Site Information

<b>Site Area</b>	7.63 acres	
<b>Parking Spaces</b>	70 total spaces all in open lots; 3 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>	Building-mounted and Property entrance signage; chain link fencing. Playgrounds and sports fields with fencing, and site lights Limited Park benches, picnic tables, trash receptacles	Fair
<b>Landscaping &amp; Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED and metal halide Pedestrian walkway accent lighting	Fair

## Historical Summary

The MacDonald Knolls Early Childhood Center is a one-story 32,400 square foot building constructed in 1955 and underwent a major renovation in 2018. In 2025 a major façade renovation was done to replace all exterior wood trim. The building houses a preschool at the front and a daycare facility at the rear. Overall, the building appears to be in fair condition.

## Architectural

The MacDonald Knolls Early Childhood Center appears structurally sound with no significant areas of settlement or structural-related deficiencies observed or reported. The exterior consists of brick veneer with CMU bearing walls. The primary roof consist of EPDM flat membrane and the secondary roof consists of TPO/PVC flat membrane roofing. The POC reports constant roof leaks throughout the building. The windows are outdated and single pane and the POC reports that windows not sealed and cause drafts into the building. Interior finishes were updated as part of the 2018 and consists of renovation and still appear to be in fair condition. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

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

The majority of the systems were replaced in 2017 and are in good repair. Well-practiced maintenance has resulted in maximum life expectancy from these units. Heating and cooling at the rear portion of the building is provided by 7 single zone, rooftop packaged units located directly over each classroom in addition to 2 boilers. POC reports that the boilers cause the temperatures to vary up and down constantly. Cooling in the rear part of the building is provided by window AC units in each room. Heating in the front of the building is provided by two boiler units and cooling provided by AC window units in each classroom and office.

Most of the electrical service equipment and systems are well maintained and should be replaced during normal life expectancy. As needed electrical systems have been updated as needed and are of adequate size to provide necessary power to all systems. Interior at the front of the building consists of fluorescent lighting. Lighting at the rear part of the building has been updated to LED fixtures in 2025. No major issues were observed or reported.

In general, the plumbing systems are adequate to serve the building, with equipment and fixtures to be updated as needed. The domestic water service is well maintained but POC reports that there are several underground drain leaks and classroom faucet pipes tend to stay clogged. Repairs are anticipated in the near term. The domestic hot water service consists of a mix of original and updated equipment and supply appears to be adequate.

The Fire protection system consist of a hard-wired fire alarm system and wet fire sprinkler systems. The alarm system consists of strobes, pull stations, illuminated exit signs, emergency lighting (integrated in the lighting system), and other modern life safety devices. Building wide fire suppression (sprinkler) systems were observed within most of the building.

## Site

Site improvements and landscaping are in fair condition. The site primarily consists of flatwork, stairs, ramps, and landscaping features within immediate proximity to the building footprint. There is on-site parking with ADA parking and access. Flatwork consist of concrete pavement at the ADA parking. The pedestrian pavement throughout the property is constructed of cast-in-place concrete. Cast-in-place concrete stairs and ramps with metal handrails are provide at the main entrance to the building. The asphalt paving at the front of the building is in fair condition however the paving at the rear of the building is in poor condition. Lifecycle repairs are recommended in the near term. The sport field and play areas are located at the rear and are in good condition.

### **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 0.593184.**