

FACILITY CONDITION ASSESSMENT



prepared for

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



Lathrop E. Smith Center
5110 Meadowside Lane
Rockville, MD 20855

PREPARED BY:

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BV PROJECT #:

172559.25R000-211.354

DATE OF REPORT:

June 2, 2026

ON SITE DATE:

January 15, 2026



Main Building: Systems Summary

Address	5110 Meadowside Lane, Rockville, MD 20855	
GPS Coordinates	39.1152439, -77.1061316	
Constructed/Renovated	1974 / 2002	
Building Area	10,345 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Wood siding Windows: Wood	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and CMU, wood paneling, ceramic tile, Acoustical Carpeting Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT, wood paneling, painted irregular	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply, with cast iron and PVC waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Main Building: Systems Summary

HVAC	Non-Central System: Split-system heat pumps, Furnaces with split-system condensing units, PTAC units, Ductless split-systems Supplemental components: Suspended unit heaters, fan coil units, window units	Good
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair

Classroom Solar: Systems Summary

Address	5110 Meadowside Lane, Rockville, MD 20855	
GPS Coordinates	39.1139853, -77.106101	
Constructed/Renovated	1974 / 2002	
Building Area	1,600 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Wood siding Windows: Wood	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and wood paneling Floors: VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--

Classroom Solar: Systems Summary

Plumbing	Distribution: Copper supply with, cast iron and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Kitchen sink only	Fair
HVAC	Non-Central System: Furnace with split-system condensing unit	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: None	Good
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--

Dorm Baltimore Oriol: Systems Summary

Address	5110 Meadowside Lane, Rockville, MD 20855	
GPS Coordinates	39.1152499, -77.1061242	
Constructed/Renovated	1980 / 2002	
Building Area	2,250 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Wood siding Windows: Wood	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, wood paneling, ceramic tile Floors: VCT, ceramic tile, sealed concrete Ceilings: Painted gypsum board, Unfinished/exposed	Fair
Elevators	None	--

Dorm Baltimore Oriol: Systems Summary

Plumbing	Distribution: Copper supply, with cast iron and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in restrooms	Fair
HVAC	Non-Central System: Air handler, Split-system heat pumps, fan coil units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--

Dorm Altimore Checkerspot: Systems Summary

Address	5110 Meadowside Lane, Rockville, MD 20855	
GPS Coordinates	39.1152499, -77.1061242	
Constructed/Renovated	1980 / 2002	
Building Area	2,250SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Wood siding Windows: Wood	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, wood paneling, ceramic tile Floors: VCT, ceramic tile, sealed concrete Ceilings: Painted gypsum board, Unfinished/exposed	Fair
Elevators	None	--

Dorm Altimore Checkerspot: Systems Summary

Plumbing	Distribution: Copper supply, with cast iron and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in restrooms	Fair
HVAC	Non-Central System: Air handler, Split-system heat pumps, fan coil units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--

Dorm Blackeyed Susan: Systems Summary

Address	5110 Meadowside Lane, Rockville, MD 20855	
GPS Coordinates	39.1152499, -77.1061242	
Constructed/Renovated	1980 / 2002	
Building Area	2250 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	--
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Wood siding Windows: Wood	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, wood paneling, ceramic tile Floors: VCT, ceramic tile, sealed concrete Ceilings: Painted gypsum board, Unfinished/exposed	Fair
Elevators	None	--

Dorm Blackeyed Susan: Systems Summary

Plumbing	Distribution: Copper supply, with cast iron and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in restrooms	Fair
HVAC	Non-Central System: Air handler, Split-system heat pumps, fan coil units	Good
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--

Dorm Striped Bass: Systems Summary

Address	5110 Meadowside Lane, Rockville, MD 20855	
GPS Coordinates	39.1152499, -77.1061242	
Constructed/Renovated	1980 / 2002	
Building Area	2,250 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing foundation	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Wood siding Windows: Wood	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, wood paneling, ceramic tile Floors: VCT, ceramic tile, sealed concrete Ceilings: Painted gypsum board, Unfinished/exposed	Fair
Elevators	None	--

Dorm Striped Bass: Systems Summary

Plumbing	Distribution: Copper supply, with cast iron and PVC waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in restrooms	Fair
HVAC	Non-Central System: Air handler, Split-system heat pumps, fan coil units	Good
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--

Site Information

Site Area	9.78 acres (estimated)	
Parking Spaces	24 total spaces all in open lots; 2 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	Fair
Site Development	Property entrance signage; wood board fencing Play areas and sports fields and courts Heavily furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Timber retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer; Local utility-provided electric and natural gas with propane tank	Fair
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Fair

Historical Summary

The Lathrop E. Smith Center was developed in 1974, for the purpose of providing environmental education with outdoor learning opportunities for MCPS students. The main building on campus is White Oak Hall, housing the Smith Center offices, a large dining hall, a commercial kitchen, two conference rooms, and a planetarium. The center offers a wide range of environmental educational opportunities, for which the Solar Classroom was built. It houses two classrooms, and two additional classrooms have been added for in modular units on site. Outdoor environmental learning experiences are also found in the field. Placards along walking trails offer outdoor learning opportunities, with information on local flora and fauna. Shaded areas with bench seating and whiteboards create comfortable outdoor classrooms. Additionally, four dormitory buildings were developed to allow longer stays and greater exposure to a wide spectrum of curriculum-based field experiences. Outdoor physical challenges have been provided for with the development of the Tree House and the Confidence Course.

Architectural

The school's main building reflects simple ranch style design principles with low slug porches, brick façades, and gabled roofs protected by an architectural asphalt shingles. Exterior architectural detail includes appropriate wood 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 an aged but well-kept and functional appearance. Interiors consist of mostly institutional finishes including vinyl composite tile flooring, suspended acoustic tile ceilings, and painted gypsum board and CMU walls.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Campus HVAC systems are non-central with air handlers and split-system and heat pumps, which are all relatively new. Aged fan coil units are also present. Unit heaters are also used in mechanical areas. The campus is connected to the local municipal water and sewer system; distribution is through copper supply lines. Waste and venting is thought to be through a combination of PVC and cast-iron. Plumbing fixtures are well kept and without noticeable defect.

Power and natural gas are provided by the local utility company. Electric power is supplied through the main panel and dispersed via copper wiring. Solar panels and inverters supplement electrical supply. Electrical components tend to be aged and will need replacement over the coming years. There is no emergency power on the campus. The center has recently updated lighting to LED. Fire detection and notification systems are monitored via a central alarm panel and emergency lighting and exit signage is provided. Fire suppression for the center is limited to fire extinguishers.

Site

The 9.78-acre Lathrop E. Smith Center site is located within the 1,800-acre Rock Creek Regional Park. Monument signage marks the Smith Center's entrance, while natural landscaping features provide a welcoming entrance. Primary access is a circular asphalt driveway and drop-off area and adjacent parking lot and at the front and right of the center. Concrete curbing lines, parking areas and concrete sidewalks provide access routes to building entrances. Secondary access to the left of the main building allows for kitchen and utility services area. 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 to moderate natural slopes with natural landscaping features. Outdoor space is conducive to class meetings or individual contemplation. Site furnishings, including park benches, picnic tables, and trash receptacles arranged in comfortable settings. To the left of White Hall are basketball courts, while the Tree House and Confidence Course are located to the right. Split-rail fencing is used throughout the property. 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 0.551781.