FACILITY CONDITION ASSESSMENT

prepared for

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

Carver Educational Services Center
850 Hungerford Drive
Rockville, MD 20850

PREPARED BY:
Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, MD 21043
800.733.0660
www.bvna.com

BV CONTACT:
Bill Champion
Senior Program Manager
443.622.5067
Bill.Champion@bureauveritas.com

BV PROJECT #:
172559.25R000-216.354

DATE OF REPORT:
August 11, 2025

ON SITE DATE:
July 24, 2025

Educational Services Center Building: Systems Summary		
Address	850 Hungerford Road, Rockville, MD 20850	
GPS Coordinates	39.08048, -76.94190	
Constructed/Renovated	1951	
Building Area	101,400 SF	
Number of Stories	3 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	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Modified bitumen	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, sealed concrete Ceilings: Painted gypsum board, ACT	Fair
Elevators	Passenger: 2 hydraulic and 1 traction cars serving all 3 floors, ground and B floors Freight: 2 wheelchair lifts	Fair
Plumbing	Distribution: Copper supply and cast-iron, PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Educational Services Center Building: Systems Summary		
HVAC	Central System: Boilers, cooling towers, air-cooled chillers, air handlers, feeding fan coil units, unit ventilators, and radiators. Non-Central System: Split-system condensing units	Poor
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard panel, transformers with copper Interior Lighting: linear fluorescent, CFL Exterior Building-Mounted Lighting: LED Emergency Power: Two Natural gas generators with automatic transfer switches	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

Site Information		
Site Area	10.78 acres (estimated)	
Parking Spaces	625 total spaces all in open lots; 19 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 stairs	Fair
Site Development	Property entrance signage; wood fencing Site lights Limited park benches and tables	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation is not present Brick retaining walls Low to moderate site slopes throughout east boundary	Good
Utilities	Municipal water and sewer	Good
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Good

Historical Summary

Carver Educational Service Center, located at 850 Hungerford Drive, MD 20850, was established in 1951. The building was originally a school for African American students; however, has since been converted to be Montgomery County Administration Building.

Architectural

The brick façade was observed to be in fair condition. No major signs of deferred maintenance were observed or reported during our assessment. However, exterior brick/masonry, cleaning and sealing are required in the short-term. The roof built-up membrane shows signs of significant wear with evidence of leakage throughout the top floor and will require replacement. Additionally, about 40% of the windows have been replaced thus far, the remaining 60% will need replacement during the evaluation period. The interior finishes have been regularly replaced on an as-needed basis and are in fair condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building utilizes a central heating and cooling system that serves most spaces. The system consists of two cooling towers that supply condenser water to two air-cooled chillers. Heating is provided by three gas-fired boilers, which distribute hot water to radiators, unit ventilators, fan coil units, and air handlers located in the mechanical rooms throughout the facility. Moreover, supplemental heating and cooling is provided by split system ductless units serving offices, data rooms, and other small or isolated areas. The heating and cooling system was observed to be in fair and poor condition, with some systems that have already exceeded their estimated useful life (EUL). Exhaust ventilation is provided by roof mounted exhaust fans that will require lifecycle replacement within the study period. Hot water is provided by a gas-fired water heater located in the boiler room. The plumbing fixtures were observed to be in fair condition and are currently in the middle of their useful life. The electrical system is composed of main switchboards, panel boards and transformers. The electrical branch wiring and components are approaching their useful life and will require replacement. The lighting system currently utilizes linear fluorescent fixtures. The fire alarm system is currently in a fair condition and operating sufficiently. The building utilizes a partial fire suppression system that was observed to be in fair condition. The commercial kitchen equipment is generally in fair condition and will require replacement within the study period. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Site

The parking lots and sidewalks have been periodically repaved and sectionally replaced as needed over the years. The concrete walkways pavement show alligator cracking, wear, and separation and will require immediate repairs. Recommendations include mill and overlay, and seal and striping during the evaluation period.

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 0.507874.