

FACILITY CONDITION ASSESSMENT



prepared for

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



Former Carl Sandburg Learning Center
451 Meadow Hall Drive
Rockville, MD 20851

PREPARED BY:

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DATE OF REPORT:

August 12, 2025

ON SITE DATE:

July 14, 2025



Elementary School Building: Systems Summary

Address	451 Meadow Hall Drive, Rockville, MD 20851	
Constructed/Renovated	1962/1997	
Building Area	31,252 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Fair
Façade	Primary Wall Finish: Brick Windows: Wood, Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Glazed CMU, ceramic tile Floors: VCT, ceramic tile, Unfinished Ceilings: ACT	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Distribution: Copper supply and cast-iron Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers feeding baseboard radiators and fan coils Non-Central System: Packaged units Supplemental components: Suspended unit heaters	Fair

Elementary School Building: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: linear fluorescent Exterior Building-Mounted Lighting: metal halide Emergency Power: None	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	7.8 acres (estimated)	
Parking Spaces	42 total spaces all in open lots; 3 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 Playgrounds and sports courts with fencing Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS	Fair

Historical Summary

Carl Sandburg Learning Center was originally constructed in 1962. The school building latest renovation was in 1997.

Architectural

In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. The roof is outdated with a history of leaks reported. The roof is recommended for short-term replacement. The wooden windows are outdated and should be replaced. Good maintenance practices have kept the buildings in good condition, but some components are beginning to show wear and are approaching the end of their expected lifespan. The interior finishes are in fair condition. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and infrastructure vary significantly in age; while the majority of components were replaced and upgraded during the 1997 renovations, some remain older. Heating and cooling are provided by a central system with boilers feeding fan coil units and roof top package units. HVAC renovations, which include upgrade of antiquated and/or undersized equipment, are recommended for a significant portion of the facility to improve comfort within the interior spaces.

Plumbing systems generally consist of copper supply piping and cast-iron waste pipe. The plumbing infrastructure is original to the construction of the property. Although there have been no reported chronic problems to date, the plumbing systems may begin to leak and fail due to the age of the piping. A budget for required repairs or partial replacements is included.

The electrical system was replaced as evidenced by manufacture dates on the electrical panels and appears to be in fair condition overall. The elevator is utilizing outdated controls and equipment. Full modernization is recommended.

The central alarm panel appears to be more than 15 years old. Based on its age and because replacement parts and components for this type of equipment may be obsolete, the alarm panel requires replacement.

The vast majority of the building is not protected by fire suppression. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, Bureau Veritas recommends a retrofit be performed.

Site

Site maintenance appears to be excellent, and site improvements and landscaping are generally in good condition. Sidewalks are free of cracks and heaving, and asphalt pavement has been regularly maintained with seal coating and striping, with only a few areas of significant cracking in the main parking lot and athletic sports court. The majority of the site lighting consists of energy inefficient metal halide and high-pressure sodium fixtures and lamps.

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 0.579708.