

# FACILITY CONDITION ASSESSMENT



*prepared for*

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



Edward U. Taylor Center  
19501 White Ground Road  
Boyd's, MD 20841

**PREPARED BY:**

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**BV PROJECT #:**

*172559.25R000-228.354*

**DATE OF REPORT:**

*May 28, 2026*

**ON SITE DATE:**

*March 2, 2026*



### Building: Systems Summary

<b>Address</b>	19501 White Ground Road, Boyds, MD 20841	
<b>GPS Coordinates</b>	39.1751041, -77.3220311	
<b>Constructed/Renovated</b>	1952/1954/1961/1969	
<b>Building Area</b>	20,827 SF	
<b>Number of Stories</b>	1 above grade with 1 partially below-grade basement level	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Poor
<b>Façade</b>	Primary Wall Finish: Brick Secondary Wall Finish: Wood siding Windows: Wood	Poor
<b>Roof</b>	Flat construction with built-up finish	Poor
<b>Interiors</b>	Walls: Painted lath and plaster, painted CMU, ceramic tile, unfinished Floors: Carpet, VCT, ceramic tile, quarry tile, unfinished concrete Ceilings: Painted lath and plaster, ACT, unfinished/exposed	Poor
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast iron/PVC waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Fair

<b>Building: Systems Summary</b>		
<b>HVAC</b>	Central System: Boilers feeding hydronic radiators Non-Central System: Split-system heat pump, PTAC unit, residential window air conditioning units	Poor
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main panels with copper wiring Interior Lighting: Linear fluorescent Exterior Building-Mounted Lighting: LED, fluorescent Emergency Power: None	Poor
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
<b>Equipment/Special</b>	Residential kitchen equipment	Fair

<b>Site Information</b>		
<b>Site Area</b>	11.47 acres	
<b>Parking Spaces</b>	4 total spaces all in open lots; 1 of which is accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
<b>Site Development</b>	Building-mounted, property entrance signage; chain link fencing Playground and sports fields and courts with bleachers, dugouts, and fencing Limited picnic tables	Fair
<b>Landscaping &amp; Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Timber retaining wall Low to moderate site slopes throughout	Fair
<b>Utilities</b>	On-site wells and septic Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	None	--

## Historical Summary

The Edward U. Taylor Center was originally constructed in 1952 as a segregated elementary school. Following *Brown v. Board of Education*, the school was desegregated in 1961. Before it closed in 1979, the school operated as a fully integrated elementary school. Between original construction and 1969, the building underwent three additions to expand the number of classrooms, offices, and storage spaces, as well as add a library media center. Since its closing, the facility has operated as a storage and administrative building for Montgomery County Public Schools.

## Architectural

The building's structure consists of masonry bearing walls with wood roof decks. Significant structural cracking to masonry bearing walls was observed and was the result of an earthquake in 2011. Cracking has reportedly worsened over time. A cost for a structural study has been included. The roof of the building could not be directly observed due to lack of safe access but is assumed to be a built up roof with three skylights. Roof leaks were reported and observed during the assessment through several stained and damaged ceiling tiles as a result of moisture damage. The skylights are reportedly broken but have been covered and sealed. Replacement of the roofing system and skylights is budgeted for the short term. The façade consists mostly of brick walls and wood framed windows, with areas of painted wood siding. With exception of some exterior door replacements, the façade is aged and in poor condition. Associated replacements and repairs to the façade are included.

The interior finishes vary throughout but mostly consist of vinyl tile with ceramic tile in restrooms and carpeting in the old media center. Wall finishes are mostly painted lath and plaster and painted CMU with ceramic tile in restrooms. Ceiling finishes are mostly acoustic ceiling tiles with some rooms with painted ceilings. Since serving as a storage building, the interior finishes appear to be seldom maintained and are significantly damaged. Replacements to interior finishes have been included for all deficient items.

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

Primary heating is provided by a central boiler feeding hydronic radiators. While the boiler and two distribution pump motors has been replaced somewhat recently, the piping infrastructure and radiators appear aged throughout the building. Central air conditioning is not present through the facility and only consists of one split system unit with several window and packaged terminal air conditioning units. A budget for full HVAC renovations has been included for the medium term.

Hot water for plumbing is provided by an electric residential water heater. Four individual restrooms are present throughout the facility with a toilet and wall hung sink with three appearing to be consistently used and one not maintained. The three restrooms that are consistently used have fixtures that are safely in the middle of their lifespans with long term replacements budgeted. The seldom used restroom fixtures have been budgeted for short term replacement. 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 vast majority of electrical components, including the circuit breaker panels and wiring, are original to the building construction. Full modernization/upgrade is recommended to the aging interior electrical infrastructure. In addition to component-by-component replacements, an additional overall budgetary allowance is included to account for some corresponding wiring and sub-feed replacements and upgrades. Lighting throughout the building consists of severely outdated T-12 linear fluorescent light fixtures. Replacement of LED fixtures throughout the building is recommended to save substantial amounts of energy.

The building is protected by a fire alarm system with main control panel by the building's main entrance. The system remains functional but has passed its expected useful life and has been budgeted for medium term replacement. The building is not protected by fire suppression, with exception to fire extinguishers. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers is 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

The site consists of asphalt parking lots, concrete sidewalks, playgrounds, sports fields and basketball court. Limited furnishings are scattered throughout the site but are mostly in fair condition. Significant alligator cracking and potholes was observed to both asphalt parking lots and the basketball court and has been budgeted for a mill and overlay in the short term. Along with the asphalt surfaces, concrete sidewalks are also damaged and should be replaced alongside the parking lots. Other deficiencies include, but are not limited to, overgrown baseball field and playground surfaces, corroded basketball poles, and deteriorating storage sheds. Replacements and repairs to all deficient items has been included. Typical lifecycle based replacements for all other site assets have been budgeted as well.

## 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 0.795298.**