

FACILITY CONDITION ASSESSMENT



prepared for

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



Walter Johnson High School
6400 Rock Spring Drive
Bethesda, MD 20814

PREPARED BY:

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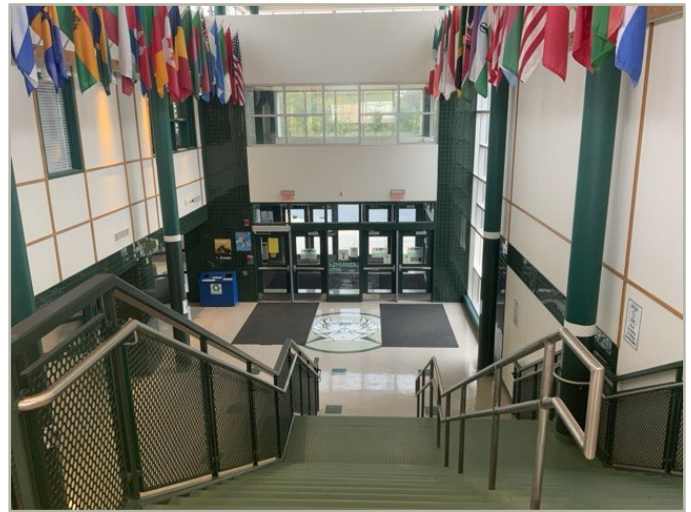
December 3, 2025

ON SITE DATE:

October 13-17, 2025

Bureau Veritas

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Building: Systems Summary

Address	6400 Rock Spring Drive, Bethesda, MD 20814	
GPS Coordinates	39.0246626, -77.1287734	
Constructed/Renovated	1956 / 2009	
Building Area	365,138 SF	
Number of Stories	2 above grade level with basement level	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and steel frame with metal roof deck supported by open web steel joists and concrete strip wall and slab foundation system	Fair
Façade	Primary Wall Finish: Brick, Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, unfinished concrete Ceilings: Painted gypsum board, ACT, Unfinished/exposed	Fair
Elevators	Passenger: Passenger: 3 hydraulic cars serving all 3 floors, 1 traction car serving all 3 floors	Fair
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary

HVAC	Central System: Boilers, chillers, cooling tower, air handlers, fan coils, energy recovery units and VAVs, hydronic fan coil units Non-Central System: Packaged units Supplemental components: Ductless split-systems, suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers and kitchen hood System	Fair
Electrical	Source & Distribution: Main switchgear with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, HPS Emergency Power: Propane generator with automatic transfer Switch	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	32.24 acres (estimated)	
Parking Spaces	440 total spaces all in open lots; 16 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	Building-mounted and property entrance signage; chain link fencing Playground, sports fields, dugouts, bleachers, 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 Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED, HPS, metal halide	Good

Historical Summary

Walter Johnson High School opened in 1956 serving grades 10-12 and was named after famed local baseball pitcher and later politician Walter Johnson. The school has grown through major modernization, including a long renovation project in the 2000s to update classrooms, labs, performance spaces, and common areas.

Architectural

The school building is constructed with brick and stucco exterior finishes walls on concrete slab foundation, featuring durable concrete and masonry exteriors and internal steel framing. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. The exterior envelope and components were observed to be performing adequately. Flat roofs top the structure, typical of educational facilities in the region. Aluminum double-pane windows and steel doors, while functional, require ongoing upkeep. Interiors are in fair overall condition, having undergone periodic updates. Walls are primarily painted gypsum board, with ceramic tile in restrooms for added durability. Flooring consists mainly of vinyl composition tile (VCT), carpet, quarry tile, and ceramic tile, appropriate for high-traffic school environments. Ceilings alternate between acoustical ceiling tiles (ACT) and painted gypsum board. While generally functional, some interior elements may be approaching the end of their lifecycle, suggesting the need for planned replacements and upgrades to maintain the quality of the learning environment.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building utilizes a central cooling and heating system for most of the spaces. The system runs off air-cooled and liquid chillers, cooling tower, and gas fired boilers that are at the end of their Estimated Useful Life (EUL). The chilled and hot water is distributed by pumps to hydronic fan coil units, VAVs, and air handler units located in different mechanical spaces and common areas throughout the school. The heating and cooling system is in fair condition. Exhaust ventilation is provided by roof mounted exhaust fans that will require lifecycle replacement within the study period. Domestic hot water is provided by a gas-fired water boiler with approximately nine years of remaining life. The plumbing fixtures were observed to be in fair condition and are currently in the middle of their EUL. The electrical system is composed of main switchboards, panel boards and transformers. The electrical branch wiring and components are approaching their EUL and will require replacement in the short term. The lighting system currently utilizes LED fixtures. The fire alarm system is currently in fair condition and operating sufficiently. The building utilizes a 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 school occupies a 32.24-acre site, featuring typical amenities for a high school campus. The property includes asphalt parking areas and concrete sidewalks connecting various building entrances and site locations. The parking lots are in fair condition. The campus includes playground, sport fields, and courts in good and fair condition. Site lighting is provided by pole-mounted and building-mounted fixtures. Chain-link fencing surrounds most of the property perimeter for security and is in good condition.

The modular classroom buildings are in fair conditions with no significant deficiencies observed or reported.

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 0.524495.