



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Ashburton Elementary School
6314 Lone Oak Drive
Bethesda, MD 20817

PREPARED BY:

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Bureau Veritas

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Building: Systems Summary

Address	6314 Lone Oak Drive, Bethesda, MD 20817	
GPS Coordinates	39.0189312, -77.1272896	
Constructed/Renovated	1953 / 2008	
Building Area	91,178 SF	
Number of Stories	02 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete slab on grade	Fair
Facade	Primary Wall Finish: Brick Secondary Wall Finish: CMU Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Hip construction with metal finish	Good
Interiors	Walls: Painted gypsum board, painted CMU, & ceramic tile Floors: Carpet, VCT, ceramic tile, rubber tile, wood strip, unfinished concrete Ceilings: Painted gypsum board, ACT, unfinished/exposed	Fair
Elevators	Passenger: One hydraulic car serving all three floors, one wheelchair lift	Good
Plumbing	Distribution: Copper supply, cast iron waste and vent Hot Water: Gas water heaters with integral tanks and tankless water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary		
HVAC	Central System: Boilers, chillers, air handlers, cooling tower feeding VAVs, fan coil units, unit ventilators, hydronic baseboard radiators, and cabinet terminal units. Non-Central System: Packaged units, split heat pump systems Supplemental components: Ductless split systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, & CFL Exterior Building-Mounted Lighting: LED & metal halide Emergency Power: Natural gas generator with automatic transfer switch	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	8.3 acres (estimated)	
Parking Spaces	110 total spaces all in open lots; six 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	Fair
Site Development	Building-mounted & Property entrance signage; chain link fencing; CMU wall fence dumpster enclosures Playgrounds and sports fields and courts with fencing, and site lights Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present CMU retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electricity and natural gas	Fair
Site Lighting	Pole-mounted: Metal halide Pedestrian walkway accent lighting	Fair

Historical Summary

Ashburton Elementary School was originally developed in 1953. In 2003, the gymnasium and penthouse were added to the southern wing. In 2008, the central addition was completed. In 2019, an addition to the east wing and cafeteria were completed and the modular classroom building was added.

Architectural

Overall, the brick and CMU envelope has been well maintained. Double-paned aluminum-framed windows allow for natural light. The built-up roof system on the main building was replaced during the 2019 addition. The remainder of the roofs are original to the respective area. Interior finish materials were observed to be well maintained throughout the building. Staff pointed out several areas in the facility that had stained ceiling tiles, indicating a water intrusion issue, but the severity and source of the intrusion is unclear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The majority of the mechanical, electrical, and plumbing systems were renovated in 2008 during the construction of the central addition. These systems are in fair condition but are reaching the end of their remaining useful life. During the 2019 renovation, the HVAC boilers, the chiller, and a substantial number of supplemental mechanical components including air handlers, rooftop package units, and ductless split systems were replaced or added. The electrical system was renovated in 2008. This facility receives its domestic hot water from three gas-fired water heaters. These components are in fair condition. All areas of the facility are protected by a wet-pipe sprinkler system and a fire alarm system.

Site

Originally developed in 1953, the site has undergone several renovations. North and south play structures were replaced in 2008 and 2012, respectively. The primary parking area was last redone in 2008 and shows signs of age with significant areas of alligator cracking. The secondary parking area was repaved in 2019.

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 0.426098