



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



PREPARED BY:

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DATE OF REPORT:

January 26, 2026

ON SITE DATES:

October 14, 2025; November 3, 2025

Bannockburn Elementary School
6520 Dalroy Lane
Bethesda, MD 20817

Bureau Veritas



Building Information: Systems Summary

Address	6520 Dalroy Lane; Bethesda, MD 20817	
GPS Coordinates	38°58'28.89" N ; 77°08'17.31" W	
Constructed/Renovated	1957	
Building Area	54,234 SF	
Number of Stories	2 above grade with 1 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Sloped construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU Floors: Carpet, VCT, ceramic tile, wood strip, painted concrete Ceilings: ACT, exposed	Fair
Elevators	Passenger: 1 hydraulic car serving 3 floors	Fair
Plumbing	Distribution: Copper supply piping and waste & ventilation piping Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Building Information: Systems Summary

HVAC	Central System: Boilers and chiller feeding remote units Non-Central System: Packaged rooftop units, split-system heat pumps Supplemental components: Ductless split-systems	Fair
Fire Suppression	Sprinkler system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, CFL Emergency Power: Diesel generator with auto transfer switches	Fair
Fire Alarm	Alarm panel with alarms and strobes	Fair
Equipment/Special	Commercial kitchen equipment	Fair

Site Information

Site Area	6.2 acres (estimated)	
Parking Spaces	Approximately 33 total spaces all in open lots; 2 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks and curbs	Good
Site Development	Property entrance signage; chain link fencing Playgrounds and sports field and courts Limited park benches	Fair
Landscaping & Topography	Moderate landscaping features including lawns and trees Irrigation not present Low to moderate site slopes throughout, except in rear	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED	Fair

Historical Summary

The facility was built in 1957 with a significant renovation in 1988 and some equipment updates in 2013. It is used as an elementary school for the local community.

Architectural

The building has significant structural cracking observed near the green staircase and slight cracking in some classrooms. It is recommended to bring in a professional to evaluate, more information can be found in the additional studies section. Overall, the exterior envelope systems and components were observed to be performing adequately. The VCT on the inside has generally become uneven over the years and is reportedly hard to seal and clean due to its unevenness. Apart from this, interior finishes have generally been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC equipment has received as-needed upgrades since the building's initial construction, resulting in a range of equipment ages. The roof houses a mix of rooftop units, exhaust fans, and split system units. Two 2012 boilers and a 2013 chiller heat and cool the building at different times of the year. The system is generally functioning as expected.

The plumbing systems are also a mix of original and replacement, and plumbing appears adequate for the facility, with equipment and fixtures generally updated as needed. A 2018 water heater provides hot water. No significant leaks were reported. However, it was reported that the staff toilet clogs frequently.

Electrical service equipment and systems appear generally adequate. A 1987 switchboard provides power throughout. This is functional, although it is reaching the end of its expected lifespan. It is recommended to monitor and replace it in the coming years.

Fire alarm and suppression sprinkler systems are present throughout the facility.

Site

The site includes asphalt paved parking and drive areas, and concrete walkways. Rear areas of the site are lined with chain-link fencing. Pole lights are present throughout the site. Two modular classrooms provide extra teaching space.

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 0.651431