



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Bethesda Elementary School
7600 Arlington Road
Bethesda, MD 20814

PREPARED BY:

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DATE OF REPORT:

April 10, 2026

ON SITE DATE:

January 13, 2026

Bureau Veritas



Building: Systems Summary

Address	7600 Arlington Road, Bethesda, MD 20814	
GPS Coordinates	389865956, -77.09865856	
Constructed/Renovated	1952 / 1999	
Building Area	75,421 SF	
Number of Stories	2 above grade with 0 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: CMU Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Flat construction with modified bituminous finish	Good
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile and wood strip Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 1 hydraulic cars serving all floors	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary

HVAC	Central System: Boilers, chiller and air handlers Non-Central System: Furnaces with split-system condensing units Supplemental components: Ductless split-systems and Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard panel with wiring Interior Lighting: Linear fluorescent and CFL Exterior Building-Mounted Lighting: LED and HPS Emergency Power: Natural gas 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	7.93 acres	
Parking Spaces	150 total spaces all in open lots; 04 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 signage; chain link fencing; Playground and sports field and courts Heavily furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	No landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED and HPS	Fair

Historical Summary

Bethesda Elementary School site was originally developed in 1952, with the main building reportedly renovated in 1999. Further research revealed a major expansion renovation project in 2014, adding 12,700 square feet to address overcrowding issues. The facility is complemented by modular classrooms for instructional purposes. Since the 2014 renovation project, the facility has not undergone any other significant renovations.

Architectural

Due to good maintenance practices, the facility appears structurally sound, with no widespread structural deficiencies reported. The exterior finishes comprise a mix of brick and CMU with double-paned aluminum windows. The roof finish consists of built-up materials with a small portion of modified bituminous roofing, which was reported to be replaced in 2023. Within the last year, complaints regarding indoor air quality and mold in several classrooms were reported, prompting a comprehensive study to investigate and mitigate the issue. Interior finishes are generally in fair condition and have been replaced as needed, though the VCT flooring exhibits cracks and signs of wear in localized areas. Typical interior, exterior, and roof replacements are budgeted and anticipated based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been adequately maintained. The HVAC equipment varies in age and condition throughout the facility, generally aged between 1998-2014, comprising a chiller, boilers, air handlers, packaged units, and split systems for heating and cooling. The 1998 split system components utilize the phased-out refrigerant R22, which, while functional, has become increasingly expensive and difficult to source, necessitating recommended system upgrades. The plumbing system is reportedly adequate, with equipment and fixtures updated as needed, and hot water distribution supplied by a recently replaced (2024) gas water heater located in mechanical room 126. Reported clogging issues persist in the 1st and 2nd floor staff restrooms in the new wing, with repairs recommended. Electrical systems provide generally satisfactory service, with no significant deficiencies reported, and the main switchgear located in the main electrical room complemented by a gas generator for emergency power. A facility-wide fire suppression and fire alarm system adequately serves the facility. Ongoing routine maintenance of MEPF equipment is recommended.

Site

The roadways, parking lots, and sidewalks have been periodically repaved and replaced as needed over the years. The parking lot exhibits surface cracking in isolated areas, though the site lighting adequately serves the parking lots.

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 0.436912