



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools
Office of Facilities Management
45 W. Gude Drive
Rockville, MD 20850
Mr. Greg Kellner



Chevy Chase Elementary School
4015 Rosemary Street
Chevy Chase, MD 20815

PREPARED BY:

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Bureau Veritas

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Building: Systems Summary

Address	4015 Rosemary Street; Chevy Chase MD 20815	
Constructed/Renovated	1936/2000	
Building Area	70,976 SF	
Number of Stories	3 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry load bearing walls with concrete-topped metal decks over concrete pad column footings	Fair
Façade	Primary Wall Finish: Brick Secondary wall Finish: Stucco Windows: Vinyl	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Glazed CMU, ceramic tile, Painted gypsum board Floors: VCT, ceramic tile, Unfinished, Carpet, sports wood floor Ceilings: ACT	Good
Elevators	Passenger: 1 hydraulic car serving all 3 floors	Fair
Plumbing	Distribution: Copper supply and cast iron 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, air handlers feeding fan coil and hydronic baseboard radiators Non-Central System: Packaged units, split and ductless split systems	Fair
Fire Suppression	Wet-pipe sprinkler system with fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: Diesel generator	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	3.7 acres (estimated)	
Parking Spaces	32 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 aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage Chain link fencing Playgrounds and sports courts with fencing Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited 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: HPS	Fair

Historical Summary

Chevy Chase Elementary was originally constructed in 1936. The latest renovation of the school building was in 2000.

Architectural

In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. The roof membrane shows signs of significant wear, with evidence of leakage throughout the top floor, and requires near term replacement. The interior finishes are overall in fair condition throughout the building. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and infrastructure vary significantly in age; while the majority of components were replaced and upgraded during the 2000 renovation. Heating and cooling are provided by a central system with boilers, air handlers and chiller feeding fan coil units, unit heaters and radiators. The facility HVAC is controlled using an outdated pneumatic system supplied by an air compressor. For improved reliability and increased control, full conversion to a web-based direct digital control (DDC) platform is highly recommended.

Plumbing systems generally consist of copper supply piping and cast-iron waste pipe. 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 electrical system was replaced in 2000, as evidenced by manufacture dates on the electrical panels, and the building electrical systems appeared to be in fair condition. The elevators are utilizing outdated controls and equipment. Full modernization is recommended.

The central alarm panel appears to be more than 15 years old. Based on its age and because replacement parts and components for this type of equipment may be obsolete, the alarm panel requires replacement.

Site

In general, the site has been well maintained. Sidewalks are free from cracks, and the asphalt paved parking areas and drive aisles are well maintained as a result of frequent sealing and striping. The majority of the site lighting consists of energy inefficient metal halide and high-pressure sodium fixtures and lamps.

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 0.667695.