



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Forest Knolls Elementary School
10830 Eastwood Avenue
Silver Spring, MD 20901

PREPARED BY:

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Bureau Veritas

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Main Building: Systems Summary

Address	10830 Eastwood Avenue, Silver Spring, MD 20901	
GPS Coordinates	39.0332608, -77.020243	
Constructed/Renovated	1960 / 2021	
Building Area	89,850 SF	
Number of Stories	1 above grade	
<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	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum	Good
Roof	Primary: Flat construction with built-up finish roofing Secondary: Dome and gable with metal finishes	Fair
Interiors	Walls: Painted gypsum board painted and unfinished CMU, ceramic tile. Floors: Carpet, VCT, ceramic tile, quarry tile, wood sports floor, wood strip, sealed concrete. Ceilings: Painted gypsum board and ACT. Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas domestic boilers with storage tanks Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Main Building: Systems Summary

HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding VAV and cabinet terminal units Non-Central System: Packaged units, Split-system heat pumps. Supplemental components: Ductless split-systems, Split-system heat pumps, Suspended unit heaters.	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system.	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, LED Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch and UPS	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	7.8 acres (estimated)	
Parking Spaces	96 total spaces all in open lots; 6 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 and ramps.	Poor
Site Development	Building-mounted and Property entrance signage; chain link and wrought iron fencing; CMU wall 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 not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED, Pedestrian walkway and landscape accent lighting	Fair

Historical Summary

The Forest Knolls Elementary School was originally constructed in 1960 and was fully renovated in 1993. A 14-classroom addition was completed in 2006. The original flat roof was replaced in 2017.

Architectural

The Forest Knolls Elementary School appears structurally sound, with no significant areas of settlement or structural deficiencies reported or observed. The POC reports that the roof installed in 2017 shows evidence of a leak in the hallway and this is considered a routine maintenance issue. The exterior envelope systems consisting of brick walls with aluminum insulated windows are performing adequately. Ceiling finishes consists of ACT and gypsum wall board. Interior floor finishes consist of VCT, ceramic tiles, commercial carpeting and wood strip floors. Interior finishes were updated as part of improvement in 2021. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most of the mechanical systems and equipment were replaced in 1993 and 2005. The POC reports that the HVAC system is inconsistent, and some rooms have no cooling nor heat. The original mechanical systems left in place are past their useful life and in need of lifecycle replacement in the near term. A chiller provides cooling, and a boiler system provides necessary heating. There are four gas fired boilers, two of them installed in 1994 are nearing the end of their anticipated lifecycle and should be replaced in the near term. A two-pipe system allows for heating and cooling to be accomplished with each air handler.

In general, the plumbing systems are adequate to serve the facility, with equipment and fixtures updated as needed. The domestic water service is well maintained, with no evidence of leaks observed or reported. The domestic hot water service consists of equipment updated during the 2021 renovation. POC reports that there is no hot water in several restrooms. Repairs are recommended in the near term.

The electrical service, equipment and systems are well maintained. Lifecycle replacement is anticipated during normal life expectancy. Most of the electrical systems are original to the 1993 renovation and are updated as needed and are adequately sized to provide necessary power to all systems. Interior lighting consists of mainly fluorescent fixtures with LED fixtures replacement on an ongoing basis.

Fire protection system consists of a hard-wired fire alarm system and wet fire sprinkler systems. The alarm system consists of strobes, pull stations, illuminated exit signs, emergency lighting (integrated in the lighting system), and other modern life safety devices. Building wide fire suppression (sprinkler) systems were observed within the entire facility.

Site

Landscaping consists of trees, shrubs, and lawn areas at perimeter of buildings. The asphalt parking lots are in poor condition with alligator cracks and potholes throughout. Replacement is recommended in the near term. Concrete sidewalks are in fair condition, with the rear sidewalks cracked and heaving. Repair is recommended in the near term. The entire parking area is mostly adequately lighted with pole and building mounted LEDs. Four pole light fixtures at the building entry not working for a long time. The playgrounds and play equipment appear to be well maintained. POC reported that the rear drain at the loading dock constantly backs up. Repair is recommended in the near term.

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 0.680142.