



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Garrett Park Elementary School
4810 Oxford Street
Kensington, MD 20895

PREPARED BY:

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October 15, 2025

Bureau Veritas

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Building: Systems Summary

Address	4810 Oxford Street, Kensington, MD 20895	
GPS Coordinates	39.032995, -77.096319	
Constructed/Renovated	1948	
Building Area	96,348 SF	
Number of Stories	Two above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and steel frame with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Facade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish green roofing.	Fair
Interiors	Walls: Painted gypsum board, glazed CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: ACT, unfinished/exposed	Fair
Elevators	Passenger: One hydraulic car serving all floors	Fair
Plumbing	Distribution: Copper supply, cast iron and PVC waste and vent Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Ground source heat pumps, rooftop AHUs with heating modules Supplemental components: Ductless split systems, suspended unit heaters	Fair

Building: Systems Summary

Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED 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	5.47 acres	
Parking Spaces	90 total spaces all in open lots; four 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, stairs.	Fair
Site Development	Building wall mounted entrance signage; chain link fencing Playgrounds and sports fields and courts Trash Receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick 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: LED Pedestrian walkway and landscape accent lighting	Fair

Historical Summary

Garrett Park Elementary School was originally constructed in 1948. The original building was demolished, and the current building was built in 2011.

Architectural

The structure consists of a steel frame with masonry bearing walls. The primary roof is flat with built up and green roof finishes. An area of clerestory is sloped and finished with standing seam metal panels. Interior finishes including ceilings, flooring, wall surfaces, and paint are in good condition, reflecting consistent upkeep.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems are original and consist primarily of ground source heat pumps and roof-mounted air handlers with gas-fired heating modules. The air distribution systems and controls appear to be functioning properly. Plumbing, electrical, and lighting systems are in good working order. The fire alarm and sprinkler systems are also operational and compliant with safety codes. The only noted issue within this category is the supplemental chemical feed system in the mechanical room, which is in poor condition and requires repair or replacement to prevent operational inefficiencies.

Site

The school site is generally well maintained, with clean landscaping, functional parking, and clearly defined pedestrian pathways. The playground and outdoor areas are in fair to good condition overall, but the athletic baseball court shows noticeable wear and deterioration.

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 0.370888.