FACILITY CONDITION ASSESSMENT

prepared for

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

Georgian Forest Elementary School
3100 Regina Drive
Silver Spring, MD 20906

PREPARED BY:
Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, MD 21043
800.733.0660
www.bvna.com

BV CONTACT:
Bill Champion
Senior Program Manager
443.622.5067
Bill.Champion@bureauveritas.com

BV PROJECT #:
172559.25R000-051.354

DATE OF REPORT:
October 3, 2025

ON SITE DATE:
August 21, 2025

Building: Systems Summary

Address	3100 Regina Drive, Silver Spring, MD 20906	
GPS Coordinates	39.0757878, -77.0609324	
Constructed/Renovated	1961/ 2010	
Building Area	88,111 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks *over concrete pad column footings* Masonry Bearing Walls on old half of the building	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with modified bituminous finish topped with green roof trays	Fair
Interiors	Walls: Painted gypsum board, painted and glazed CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board and ACT and wood paneling	Fair
Elevators	Passenger: 1 hydraulic car serving both floors	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary		
HVAC	Central System: Boilers, chillers and air handlers feeding fan coil and cabinet terminal units Supplemental components: Ductless split-systems and Split-system heat pumps and an ERU on the roof.	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: LED 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	8 acres	
Parking Spaces	54 total spaces all in open lots; 4 of which are accessible	
System	*Description*	*Condition*
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; Playgrounds and sports fields and courts with fencing and site lights Heavily furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU retaining walls Severe site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Good

Historical Summary

Georgian Forest Elementary was originally constructed in 1961 and was later extensively renovated in 1995. Portable classrooms were removed in 2012 and the construction of a two-story addition for classrooms began the same year.

Architectural

The structure is primarily of masonry load bearing construction with some elements of steel columns and beams as part of the two-story addition constructed in . The 2012 addition at the rear portion of the school, features a green roof system over modified bituminous membrane. Most of the finishes in the older portion of the school remain unchanged, but still functional with no major issues. There is a patch of the roof above the kitchen that has excessive ponding and requires repair in the short, but the remainder of the roof is in fair condition having been replaced in 2017.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The mechanical system relies on four gas boilers for heat, two that were installed during the 2012 addition and two older ones that are still in use but should be replaced in the near term. There are two air-cooled chillers providing cooling along with split-systems for different zones throughout the school. There is a rooftop energy return ventilator that is not in use much anymore due to an issue with leaks. The two air-cooled chillers are reportedly plenty to air condition the school. These, along with several air handler units, feed into small fan coil units throughout the new portion of the building. There are many exhaust fans on the roof and almost all of them should be replaced in the near term due to age and performance.
The electrical system is comprised of many transformers throughout the building along with a main switchboard that all appear to have been replaced during or shortly after the 2012 addition.
The plumbing system is comprised of a commercial gas water heater, bottle filler stations, drinking fountains, and typical restroom fixtures.
The school has a fully addressable fire alarm system and has full sprinkler coverage.

Site

The site is very hilly and the school resides on the slope of the main hill. There are two playgrounds and an asphalt sports court at the top of the hill at the rear of the school. There is also a playing field and a baseball backstop there. The side of the building has another playground structure located near the generator and one of the chillers.

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 0.47180.