



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools

45 West Gude Drive, Suite 4000

Rockville, MD 20850



Glen Haven Elementary School
10900 Inwood Avenue
Silver Spring, MD, 20902

PREPARED BY:

Bureau Veritas

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DATE OF REPORT:

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ON SITE DATE:

October 20-21, 2025



Building Systems Summary

Address	10900 Inwood Avenue, Silver Spring, MD, 20902	
GPS Coordinates	39.03386244644112, -77.03713544232819	
Constructed/Renovated	1950/2004	
Building Area	85,845 SF	
Number of Stories	2 above grade with 0 below-grade basement levels	
System	Description	Condition
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings 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	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, Ceramic Tile, Gym Wall Pads, ACT Floors: Carpet, VCT, faux wood plank, ceramic tile Ceilings: Textured Spray and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all floors	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric domestic boilers with storage tanks, water heaters Fixtures: Toilets, urinals, and sinks in the restrooms	Fair

Building Systems Summary

HVAC	Central System: Boilers, chillers, air handlers, and hydronic baseboard radiators and cabinet terminal units Non-Central System: Split-system heat pumps Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard, switchgear, panel with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Diesel 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	Kitchen equipment	Fair

Site Information

Site Area	10 acres (estimated)	
Parking Spaces	60 total spaces all in open lots; 10 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 and Property entrance signage; chain link fencing Playgrounds and sports fields and courts Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant 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 Pedestrian walkway and landscape accent lighting	Fair

Historical Summary

Glen Haven Elementary School was originally constructed in 1950. The school was completely renovated in 2004, which included significant demolition and new construction.

Architectural

As the main building was reconstructed in 2004, good maintenance practices have kept the structure in good condition, but some components are beginning to show wear and are approaching the end of their estimated lifespans. Most exterior and interior finishes are in fair condition. No significant problems were observed. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building utilizes a central HVAC system for most of the spaces. Major components include air cooled chiller and boilers. Conditioned water is distributed by pumps to air handlers and hydronic fan coil units located in various mechanical spaces. Most of the equipment dates back to the major renovation in 2004 and approaching end of estimated useful life. Exhaust ventilation is provided by roof mounted exhaust fans that are in fair condition. Domestic hot water is provided by a commercial gas water heater located in the boiler room. The plumbing fixtures and distribution piping are in the middle of their estimated life with no immediate needs identified. The electrical system is composed of switchboards, transformers, and distribution panels. The system includes a generator with an ATS for emergency backup. Most of the electrical components are in good and fair condition. The lighting system currently utilizes linear fluorescent fixtures and LED. The fire alarm in fair condition. The commercial kitchen equipment is generally in fair condition. The limited access control and security equipment were observed to function well. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Site

Site maintenance appears to be in fair condition with no areas of immediate concern observed. Typical lifecycle replacements and maintenance are anticipated and budgeted for over the next 20 years.

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 0.478251.