



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Glenallan Elementary School
12520 Heurich Road
Silver Spring, MD 20902

PREPARED BY:

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DATE OF REPORT:

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ON SITE DATE:

January 29-30, 2026

Bureau Veritas



Building: Systems Summary

Address	12520 Heurich Road, Silver Spring, MD 20902	
GPS Coordinates	39.0612845, -77.0414324	
Constructed/Renovated	1966 / 2013	
Building Area	98,700 SF	
Number of Stories	3 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings and concrete strip wall footing foundation system. Masonry bearing walls with open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Wall Finish: Brick Windows: Aluminum	Good
Roof	Primary: Flat roof construction with green / vegetated roof on built-up roofing Secondary: Shed roof construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, painted and glazed CMU, ceramic tile. Floors: Carpet, VCT, wood sports floor, ceramic tile, quarry tile, wood strip, sealed and coated concrete. Ceilings: Painted gypsum board, and ACT. Unfinished/exposed	Fair
Elevators	Passenger: One hydraulic car serving all 3 floors	Fair
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good

Building: Systems Summary

HVAC	Central System: Geothermal system with split-system water source heat pumps and air handlers feeding VAVs and cabinet terminal units Non-Central System: Packaged units, Split-system heat pumps, Ductless split-systems Supplemental components: Suspended unit heaters	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard, panel with copper wiring Interior Lighting: LED and linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch and UPS	Good
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	12.1 acres (estimated)	
Parking Spaces	96 total spaces all in open lots; 4 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 and wrought iron fencing; CMU wall dumpster enclosures Playgrounds and sports field and courts with fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features include lawns, trees, bushes, and planters Irrigation not present CMU retaining walls Low to moderate site slopes throughout with severe site slopes along east boundary	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 Glenallan Elementary School was originally constructed in 1966. The original building was demolished and a new 98,700 square feet; three-story structure was constructed in 2013. There have been no renovations since the 2013 construction. Overall, the building appears to be in good condition. Several community groups lease space throughout the building and playfields after hours and weekends through agreements with Montgomery County Public Schools.

Architectural

The building structural system consists of brick veneer and CMU walls with steel beams and columns construction. The floors are cast-in-place concrete with concrete-topped metal floor decks supported by steel joists and metal roof decks. The primary roof is a flat vegetated roof with modified bituminous membrane roofing, and the secondary roof is standing seam metal. Windows are double-glazed with thermal breaks. The building interior walls generally consist of painted gypsum board, painted and glazed CMU walls, and ceramic tile walls in restrooms. The floor finishes consist of carpet, wood sports floors, ceramic, quarry tile, and VCT in common areas and classrooms. The interior ceiling consists of acoustic ceiling tiles and painted gypsum board finish. Overall, the interior and exterior finishes have been well maintained and are in fair overall condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems are original to the 2013 construction and are overall in fair condition. Well-practiced maintenance has resulted in maximum life expectancy from the HVAC units. The HVAC system is a geothermal system routed to water source heat pumps to necessary spaces to provide adequate heating and cooling in the facility. A two-pipe system allows for heating and cooling to be accomplished with each air handler routed through a duct system. All the plumbing pipelines and fittings for the heating and cooling loops are properly insulated.

In general, the plumbing systems are adequate to serve the facility, with equipment and fixtures to be updated as needed. The domestic water service is well maintained, with no evidence of leaks observed or reported at the domestic piping. The domestic hot water service at the facility consists of updated equipment and supply appears to be adequate. The hot water heater has major leaks at the copper piping. POC reports constant leaking of upper-level custodial closet to main floor bathroom. Repairs are recommended in the short term. Lifecycle replacement of original domestic water and sanitary sewer systems is not anticipated in the near term.

The essential electrical equipment consists of a gas-fired generator, main distribution panel, distribution pumps, switchboards, VFD's, isolator switches and dry-type transformers. The electrical system is original and is well maintained and is properly sized to provide necessary power to all systems. Normal end of the life cycle replacement is anticipated. Interior lighting consists of LEDs. No major issues were observed or reported. Fire protection system consists of hard-wired fire alarm system and wet fire sprinkler systems. The alarm system consists of strobes, pull stations, illuminated exit signs, emergency lighting (integrated into the lighting system), and other modern life safety devices. Building wide fire suppression (sprinkler) systems were observed within the facility.

Site

Landscaping consists of trees, shrubs, and lawn areas at perimeter of building. In addition, there are playgrounds, sports fields and courts at the rear of the building. The site consists of flatwork, stairs, and ramps in immediate proximity to the building footprint. Flatwork consists of concrete pavement at service entrance and concrete sidewalks at pedestrian walkways. There is on-site parking for 96 cars with ADA accessible parking in an asphalt paved lot. POC reports constant clogging of site drains.

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 0.409878.