

FACILITY CONDITION ASSESSMENT



prepared for

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



Kensington-Parkwood Elementary School
4710 Saul Road
Kensington, MD 20895

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

June 3, 2026

ON SITE DATE:

February 12, 2026



Building: Systems Summary

Address	4710 Saul Road, Kensington, MD 20895	
GPS Coordinates	39 01 17.53", 77 05 41.15"	
Constructed/Renovated	1954 / 2018	
Building Area	105,000 SF	
Number of Stories	2 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	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply membrane with stone ballast Secondary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all 2 floors	Poor
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, air handlers feeding Fan Coil terminal units Non-Central System: Ductless split-systems	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: Diesel 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	9.86 acres (estimated)	
Parking Spaces	58 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	Property entrance signage; chain link fencing; chain-link fence dumpster enclosures Playgrounds and sports fields and courts with bleachers, 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 CMU retaining walls 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

Originally Constructed in 1952, Parkwood Elementary has served its surrounding community in the same location. With a merging of neighboring Kensington elementary and Parkwood in 1982, Kensington Parkwood elementary has stood till current day. A mid 2000's expansion added a north wing of classrooms, restrooms and offices along with the original structure being updated overtime. Most recent significant renovations were reported to occur in 2018 where the interior finishes had infrastructure had been heavily updated. There are currently no outside occupants leasing any part of the site.

Architectural

Exterior envelope components of the Kensington Parkwood structure were comprised of brick façade along with architectural metal paneling over a CMU structural wall, with a built-up membrane and asphalt shingle roofing system. These exterior components were reported to be updated during the 2003 expansion and were observed to be in fair condition overall. Brick and faux stone façade is also integrated into the interior common areas, to contrast the interior Gypsum walls and ceilings, along with the VCT & carpet flooring. These interior finishes were reported to be updated during a 2018 renovation and observed to be maintained regularly and replaced as needed since then.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The overall mechanical system observed in this facility comprised of a combination of boilers & interior air handlers found in mechanical rooms & penthouses with a mix of cooling towers, rooftop units and chillers on the exterior. Data plate of the equipment indicates that they were updated site wide during the mid-2000's and while still functional are approaching the end of their expected useful life.

The electrical system is distributed via a 2000 Amp switchboard located in the main electrical room, with copper wiring to secondary transformers and panels to end-user outlets and fixtures. It is reported that the electrical distribution was updated during the most recent 2018 update which does reflect the current condition being well within expected useful life and operating as intended.

A 100 gallon tanked water heater provides hot water throughout via copper piping, which was observed to be in fair condition with both being functional. End-user fixtures such as drinking fountains, toilets, sinks and urinals were found to be updated during the interior renovation with current standard fixtures and functioning as intended outside of routine maintenance.

A fire sprinkler system has been retrofitted into the facility, which was observed to be a wet pipe system with exposed heads in fair condition.

Site

The site components observed were comprised of asphalt parking lots with concrete curb & gutter along with concrete walkways to access the building. During the 2005 renovation, the upper original lot was reworked, and the lower staff parking lot was created to add space and both being restriped in 2019. Playgrounds and associated components were observed to be split between 2 areas for age groups. The equipment observed was functional and maintained and utilized regularly.

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 0.418678.