



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Lakewood Elementary School
2534 Lindley Terrace
Rockville, MD 20850

PREPARED BY:

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DATE OF REPORT:

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ON SITE DATE:

November 17-18, 2025

Bureau Veritas



Main Building: Systems Summary

Address	2534 Lindley Terrace, Rockville, MD 20850	
GPS Coordinates	39.0874964, -77.1936388	
Constructed/Renovated	1968 / 2003 /2022	
Building Area	77,526 SF	
Number of Stories	2 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 grade beam foundation Masonry bearing walls with metal roof deck supported open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up system	Fair
Interiors	Walls: Painted and glazed CMU, painted gypsum board Floors: Carpet, VCT, wood sports floor, ceramic tile, quarry tile, wood strip, sealed concrete. Ceilings: ACT and painted gypsum board, unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving 2 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	Fair

Main Building: Systems Summary

HVAC	Central System: Gas boilers, chillers, air handlers feeding cabinet terminal units Non-Central System: Packaged units. Split-system heat pumps Supplemental components: Ductless split-systems. Split-system heat pumps. Suspended unit heaters. Energy recovery units.	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 and 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	13.09 acres (estimated)	
Parking Spaces	77 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; Playgrounds and sports fields and courts with fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation is 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, metal halide Pedestrian walkway and landscape accent lighting	Fair

Historical Summary

The Lakewood Elementary School was originally built in 1968 and demolished in 2002 to make way for the current building construction completed in 2003.

Architectural

The building is CMU construction with brick veneer, and steel construction with concrete floors on the second level with masonry load bearing walls in some areas. The foundation was not directly observed but is assumed to consist of slab on grade construction with integral footings. No evidence of building movement and potential foundation settlement was observed or reported. Roof sections are flat with a built-up finish. POC reports that there are constant roof leaks in the Multi-Purpose Room, with repair anticipated in the near term. The interior finishes have been periodically replaced as needed over the years. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The systems and equipment are mostly original to the 2003 rebuild and are in fair condition. Well-practiced maintenance has resulted in maximum life expectancy from these units. The chiller is currently not in service, and a temporary truck mounted chiller is providing cooling for most of the building. A gas-fired boiler system provides necessary heating. A four-pipe system allows for heating and cooling to be accomplished with each air handler. Air is supplied from air handlers and routed through a duct system to necessary spaces. The building is served by one hydraulic elevator.

In general, the plumbing systems are original to the 2003 rebuild and adequate to serve the entire building. The domestic hot water service is well maintained with no evidence of leaks observed. Lifecycle replacement of original domestic water and sanitary sewer systems is not anticipated in the near term. No major issues were observed or reported.

The electrical service equipment and systems are well maintained and in good working order. The electrical systems were replaced or upgraded during the 2003 Interior lighting consists of mainly fluorescent lighting fixtures with LED replacement on an as-needed basis. No major issues were observed or reported.

Fire protection system consists of a hard-wired fire alarm system and fire extinguishers. The alarm system consists of an addressable alarm panel, strobes, pull stations, illuminated exit signs, emergency lighting (integrated in the lighting system), and other modern life safety devices. A building wide fire suppression (sprinkler) systems were observed within the building.

Site

The site primarily consists of flatwork, stairs, trees, lawns and shrubs within immediate proximity to the building's footprint with a playfield at the rear. There are two play areas complete with play structures that are in good overall condition. Some areas of the sidewalks and areas of the asphalt parking lots are cracked, and replacement is recommended in the near term. Concrete retaining walls are limited to the rear utility area and the gymnasium. There is on-site asphalt parking lot for 77 cars with ADA parking for 4 cars together with a bus loop parking lot. Site lighting is adequate for the building, and no issues were observed or reported.

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 0.623619.