

FACILITY CONDITION ASSESSMENT



prepared for

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



Luxmanor Elementary School
6201 Tilden Lane
Rockville, MD, 20852

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 #:

172559.25R000-072.354

DATE OF REPORT:

April 13, 2026

ON SITE DATE:

January 20, 2026



Building: Systems Summary

Address	6201 Tilden Lane, Rockville, MD, 20852	
GPS Coordinates	39.0451423, -77.1265231	
Constructed/Renovated	1966/2009/2020	
Building Area	99,376 SF	
Number of Stories	3 above grade with 1 below-grade basement level mechanical room	
<i>System</i>	<i>Description</i>	<i>Conditio</i>
Structure	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 Secondary Wall Finish: Metal siding Windows: Aluminum	Good
Roof	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with built-up finish	Good
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, coated concrete Ceilings: ACT, wood paneling, Unfinished/exposed	Fair
Elevators	Passenger: One hydraulic and one traction car serving all three floors	Good
Plumbing	Distribution: Copper supply and cast iron 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, air handlers, ground loop geothermal system, and cooling towers feeding water source heat pump terminal units Non-Central System: Packaged units Supplemental components: Ductless split systems, Suspended unit heaters	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
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	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Commercial kitchen equipment	Good

Site Information

Site Area	10.25 acres (estimated)	
Parking Spaces	74 total spaces all in open lots; four 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	Good
Site Development	Building-mounted and Property entrance signage; vinyl and chain link fencing Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Good
Landscaping & Topography	Significant landscaping features include lawns, trees, bushes, and planters Irrigation not present Concrete and Brick retaining walls Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED	Good

Historical Summary

Luxmanor Elementary School, originally constructed in 1966, consists of one permanent main building on its campus. The campus received a west wing addition in 2009. In 2020 the campus received a full renovation that added a third floor to the classroom building as well as new HVAC, electrical, plumbing, facade, and interior finishes.

Architectural

The campus structure is masonry framed and feature brick veneer and aluminum panel exteriors with modified bitumen and built-up roofing systems. The building sits upon a concrete slab foundation and was observed to be structurally sound, showing no signs of settlement or deficiencies. No moisture intrusion was reported or observed near the windows and exterior walls. Interior finishes have been well-maintained and are in good condition. Lifecycle replacements for finishes, including wall coverings, flooring, and ceiling materials, are likely based on their useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building utilizes a central cooling and heating system for most of the spaces. The system runs off five gas-fired boilers, with roof mounted air handling units and cooling towers, and a ground loop geothermal system featuring water source heat pumps that provide heating and cooling. Supplemental heating and cooling for some common areas and classrooms are provided by rooftop packed units and VRV (Variable Refrigerant Volume) units. Additionally, unit heaters and ductless mini-split units were observed in several areas throughout the campus and roof level for supplemental heating and cooling. The heating and cooling system at the 2020 renovation building was observed to be in good condition. Heating and cooling at the 2009 addition were reported to be inadequate and an engineering study is recommended. Exhaust ventilation is provided by roof mounted exhaust fans. Hot water is provided by a gas-fired water heater located in the mechanical room. The plumbing fixtures were determined to be part of the school's 2020 renovation and are in good condition. Plumbing supply and sanitary at the 2009 building addition was reported to be inadequate and an engineering study is recommended. The electrical system is composed of main switchboards, panel boards, and transformers. The lighting system currently utilizes LED fixtures. The fire alarm system is currently in good condition and operating sufficiently. The building utilizes a fire suppression system that was observed to be in good condition. The commercial kitchen equipment is generally in good condition and is original to the 2020 renovation. The limited access control and security equipment was observed to function well. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Site

The site parking lot and asphalt driveways are currently in good condition. Seal and striping are anticipated within the study period. The schools' playgrounds, sports courts, and field components are in good condition. Overall, the site features good landscaping. The landscaping and concrete pedestrian walkways were observed to be generally in good condition.

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 0.203367.