

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

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



North Chevy Chase Elementary School  
3700 Jones Bridge Road  
Chevy Chase, MD 20815

**PREPARED BY:**

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**Bureau Veritas**

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**Building: Systems Summary**

<b>Address</b>	3700 Jones Bridge Road, Chevy Chase, MD 20815	
<b>GPS Coordinates</b>	38.9988898, -77.0732499	
<b>Constructed/Renovated</b>	1953/1995	
<b>Building Area</b>	65,982 SF	
<b>Number of Stories</b>	2 above grade with 0 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
<b>Façade</b>	Primary Wall Finish: Brick Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with single-ply EPDM membrane roofing	Fair
<b>Interiors</b>	Walls: glazed CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: ACT	Fair
<b>Elevators</b>	Passenger: 1 hydraulic car serving all AA floors	Fair
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas and electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary		
<b>HVAC</b>	Central System: Boilers, chiller, air handlers feeding VAVs, fan coil units, and unit ventilators terminal units Non-Central System: Packaged units, Split-system VRV heat pumps Supplemental components: Ductless split systems	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
<b>Electrical</b>	Source & Distribution: Main switchgear with copper wiring Interior Lighting: LED, linear fluorescent, CFL Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair

Site Information		
<b>Site Area</b>	24.5 acres	
<b>Parking Spaces</b>	64 total spaces all in open lots; 5 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
<b>Site Development</b>	Property entrance signage; chain link fencing Playgrounds, sports field and courts with dugouts, fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
<b>Landscaping &amp; Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED	Fair

## Historical Summary

North Chevy Chase Elementary School was originally constructed in 1953 and underwent a major renovation in 1995, which modernized several interior and building systems. A new addition was completed in 2014, expanding the facility and incorporating updated mechanical equipment and finishes. The building continues to function as an elementary school and appears to be generally maintained in fair to good condition considering its age and improvements over time.

## Architectural

The building consists primarily of CMU wall construction with brick exterior. Interior finishes include wood flooring (with a recently replaced gym floor), ceramic tile, quarry tile, VCT, and carpet throughout the facility. Acoustical ceiling tile (ACT) systems are installed building-wide; while most areas remain in fair condition, localized cracking and staining are present. ACT ceilings in the kitchen area appear aged and are recommended for replacement. VCT flooring is primary finish throughout; however, visible staining and wear are evident in multiple areas and will require replacement during the term. Architectural finish components are in fair condition with minor age-related deficiencies.

## Mechanical, Electrical, Plumbing and Fire (MEPF)

The facility is served by central boilers and chiller providing heating and cooling throughout the building. Mechanical equipment includes air handling units, fan coil units, newly installed ceiling cassette fan coils within the 2014 addition, unit heaters, exhaust fans, unit ventilators, and split systems serving select areas. Systems appear functional and generally maintained in fair conditions. Electrical service is supported by a main distribution panel, switchboard and secondary transformers. The building is fully equipped with a fire sprinkler system including a backflow preventer, and life safety systems appear properly installed and operational.

## Site

The site includes maintained playground areas and exterior grounds that appear in good condition. ADA accessibility is provided at site elements. Pavement surfaces exhibit signs of wear and surface deterioration; cleaning, sealing, and potential resurfacing are recommended to extend useful life. Overall, the site is functional with minor deficiencies typical of age and regular use.

## 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 0.508593.**