



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Pine Crest Elementary School
201 Woodmoor Drive
Silver Spring, MD 20901

PREPARED BY:

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DATE OF REPORT:

February 26, 2026

ON SITE DATE:

December 16 - 17, 2025

Bureau Veritas



Building: Systems Summary

Address	201 Woodmoor Drive, Silver Spring, MD 20901	
GPS Coordinates	39.0212724, -77.0049862	
Constructed/Renovated	1941 / 1992 / 2020	
Building Area	77,121 SF	
Number of Stories	2 story above grade with no below-grade basement levels	
<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	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding, Vinyl Siding, Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, sealed concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 1 hydraulic cars serving all 2 floors	Fair
Plumbing	Distribution: Copper supply and cast-iron and PVC waste and 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 VAV / fan coil and cabinet terminal units Non-Central System: Packaged units / Split-system heat pumps Supplemental components: Ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers,	Fair
Electrical	Source and Distribution: Main switchboard and panel with copper wiring Interior Lighting: LED, 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	8.86 acres (estimated)	
Parking Spaces	79 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 fencing; Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles Detention ponds	Good
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU, Brick retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer	Good
Site Lighting	Pole-mounted: LED	Fair

Historical Summary

The original school was constructed in 1941 and has since been renovated and added over the years. The main school building currently functions as an elementary school and had its last major addition in 2020 which included a two-story classroom wing.

Architectural

The two-story building generally appears structurally sound, with no visible evidence of cracking or settlement. The structure is primarily open web steel joist supporting metal deck roof structure and all supported by CMU bearing walls with brick and concrete block veneer. The main roof and the addition have a built-up roof all of which was recently replaced in 2020. The sloping asphalt shingle roofs also appear to have been recently replaced around 2020.

The interior floor finishes are primarily VCT throughout the main building and addition are in generally good condition. Ceramic tile in the bathrooms and quarry tile in the kitchen is not expected to require lifecycle replacement in the near term. Interior wall finishes are primarily painted CMU throughout. Ceiling finishes in the original building and the addition are primarily suspended acoustic tile systems and near-term lifecycle replacement is not anticipated. Walls are primarily painted CMU throughout the original building, and it is estimated that repainting was done in 2020.

Accessibility deficiencies were observed at the elevator which did not have working position and arrival indicators. Also, the countertop and sink height in the teacher breakroom cabinets will require reconfiguration to meet ADA requirements.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Primary heating and cooling are provided by a central system of gas boilers and an air-cooled chiller serving roof mounted packaged units throughout the building. Non central heating and cooling provided by ductless split systems for certain rooms throughout the building. The addition has a DOAS unit and rooftop packaged units. Boilers appear to be original from 1992, and near-term lifecycle replacement is anticipated.

Domestic hot water is provided by two gas water heaters which are in the building services space and main mechanical room. Water heaters appear to be relatively recent replacements and are in fair condition. The plumbing infrastructure in the original building is estimated to be from 1992, and near-term lifecycle replacement is anticipated.

The electrical service is controlled by switchboards, transformers and distribution panels in electrical rooms throughout the building. The building is also equipped with an emergency generator with automatic transfer switch. The generator appears to be in good condition having been recently installed in 2024. Lifecycle replacement within the reserve term is not anticipated.

The building has a commercial kitchen. The equipment appears to be a mix of recently replaced units and pieces of original equipment present. Lifecycle replacement for newer equipment is not anticipated in the near term but is anticipated for older units and budgeting has been included in the cost tables accordingly.

A fully addressable fire alarm system is present with the main fire alarm panel in the Fire Alarm Control Room. The panel is estimated to be 11 years old and lifecycle replacement is not anticipated until mid-term while the fire alarm system is reported to be upgraded in 2013. The building is also protected by an automatic fire suppression system, a portion of which was installed in 2020. Sprinkler heads are estimated to have been replaced in the new section and installed in the classroom addition of 2020.

Site

The asphalt parking lots are estimated to be original installations from 1992 and appear in distressed condition, and lifecycle replacement is anticipated for the near term. Pavement striping is also in poor condition, although having been redone recently. Concrete pavement is in generally fair condition throughout the site, however the asphalt walkways around the ball fields show signs of distress.

Site lighting is with pole-mounted LED for some fixtures and wall packs. Athletic courts and paving on the west side were replaced recently and lifecycle replacement is not anticipated in the reserve term. Baseball and football fields appear well maintained.

An accessibility defect was observed at the west side ramp where ADA compliant handrails had not been installed on either side of the travel path.

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 0.437575.