FACILITY CONDITION ASSESSMENT

prepared for

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

Rock Creek Forest Elementary School
8330 Grubb Road
Chevy Chase, MD 20815

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 #:
172559.25R000-096.354

DATE OF REPORT:
May 1, 2026

ON SITE DATE:
February 23, 2025

Building: Systems Summary

Address	8330 Grubb Road, Chevy Chase, MD 20815	
GPS Coordinates	38° 59.532'N, 77° 3.059'W	
Constructed/Renovated	2015	
Building Area	98,140 SF	
Number of Stories	3	
System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: CMU, Cement board siding Windows: Aluminum	Good
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board and CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, coated concrete Ceilings: Painted gypsum board, painted irregular, ACT, Unfinished/exposed	Fair
Elevators	Passenger: 1 traction car serving 3 floors	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas condensing water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Building: Systems Summary		
HVAC	Central System: Geothermal lines feed a 2-pipe hydronic system, fan coil cassettes, and cabinet terminal units Non-Central System: Packaged units Supplemental components: Ductless split systems, Suspended unit heaters, Make-up air unit	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, halogen Exterior Building-Mounted Lighting: LED Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair

Site Information		
Site Area	7.96 acres (estimated)	
Parking Spaces	94 total spaces all in open lots; 6 of which are accessible	
System	*Description*	*Condition*
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; Split rail, chain link fencing CMU wall dumpster enclosure Playgrounds and sports fields and courts with fencing Heavily furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU retaining walls 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

Rock Creek Forest Elementary School was originally developed in 1950 in a suburban neighborhood of Chevy Chase. The original buildings were demolished, and the school was rebuilt in 2014. The project meant all new critical building systems, including mechanical, electrical, plumbing, and fire protection systems. This modernization of the school provided for a new more functional layout and although linear, it is efficient, with good circulation patterns.

Architectural

The school's main building reflects modern architectural principles through its blocky massing of the structure, as well as varying materials and use of color. The building has flat roofs protected by a single-ply TPO/PVC membrane. Interior spaces, primarily hallways reflect the architectural character of the exterior. Hallways use materials shapes and color, to provide a sense of space. Although the layout of the new structure is linear, circulation patterns work well.
The condition of the building’s exterior envelope appears to be without noticeable defect and systems are functioning as intended. Building interiors consist of mostly institutional finishes including vinyl composite tile flooring, suspended acoustic tile ceilings, and painted CMU walls. These interiors have a clean and crisp appearance, showing an attentive maintenance schedule. The resulting atmosphere is conducive to a productive learning environment.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The school’s HVAC utilizes a geothermal system. Rooftop package units and ductless split systems are located on the roof. Pumps and a 2-pipe hydronic system feed air handlers and heat pumps throughout the building. Heat in hallways and utility areas is supplemented by electric unit heaters. All HVAC components date to the time of reconstruction.
The campus is connected to the local municipal water and sewer system; distribution is through copper supply lines and PVC waste and venting. Plumbing fixtures are without issue and well addressed. The local utility company provides power and natural gas. Electric power is supplied through the main switchboard and dispersed via copper wiring. A natural diesel-powered generator coupled with two automatic transfer switches provides emergency power for the building. Fire detection and notification systems are monitored via a central alarm panel, emergency exit signage is provided, and there is building-wide fire suppression.

Site

Elementary School occupies a 7.96-acre property in a suburban neighborhood of Chevy Chase; MD. Property entrance signage welcomes students and visitors as they enter campus. Two asphalt parking lots occupy the campus’s northern corner. They are well lit, encircled by concrete curbs, and accessed by concrete sidewalks, ramps, and stairs. A shade structure at the entrance provides shelter from inclement weather. Landscaping features provide a welcoming campus with moderate topography changes augmenting the landscaping throughout. Larger elevation changes are addressed using CMU retaining walls. Site furnishings, including park benches, picnic tables, and trash receptacles, are well placed in areas of congregation. Playgrounds, sports courts and fields are located at the rear of the school, with a shade structure and site furniture overlooking these areas and chain linked fencing encircling them.

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 0.335158.