

FACILITY CONDITION ASSESSMENT



prepared for

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



Seven Locks Elementary School
9500 Seven Locks Road
Bethesda, MD 20817

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 #:

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DATE OF REPORT:

May 26, 2026

ON SITE DATE:

December 1, 2025



Building: Systems Summary

| | | |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Address | 9500 Seven Locks Road, Bethesda, MD 20817 | |
| GPS Coordinates | 39°00'46.17"N 77°09'41.59"W | |
| Constructed/Renovated | 1964 / 2012 | |
| Building Area | 66,915 SF | |
| Number of Stories | 2 above grade | |
| <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: Stone veneer Secondary Wall Finish: CMU Windows: Aluminum | Good |
| Roof | Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Hip construction with metal finish | Fair |
| Interiors | Walls: Painted gypsum board, painted CMU, ceramic tile Floors: VCT, carpet, ceramic tile, quarry tile Ceilings: ACT, exposed | Fair |
| Elevators | Passenger: 1 hydraulic car serving both floors | Fair |
| Plumbing | Distribution: Copper supply piping and waste & ventilation piping Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms | Fair |

Building: Systems Summary

| | | |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| HVAC | Rooftop units with geothermal heat pumps providing conditioned air throughout. Scattered mini-split units | Fair |
| Fire Suppression | Sprinkler system | Fair |
| Electrical | Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: Diesel generator with automatic transfer switch | Fair |
| Fire Alarm | Alarm panel with smoke detectors, alarms, and strobes | Fair |
| Equipment/Special | Commercial kitchen equipment | Fair |

Site Information

| | | |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Site Area | 9.9 acres | |
| Parking Spaces | Approximately 85 total spaces all in open lots; around 4 of which appear to be 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 and curbs | Poor |
| Site Development | Building-mounted signage; chain link fencing Playgrounds and asphalt courts Scattered park benches, picnic tables, trash receptacles | Fair |
| Landscaping & Topography | Landscaping features including lawns and trees Irrigation not present 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 | Good |

Historical Summary

The facility was built in 1964 and significantly modernized in 2012 through construction of a new building to replace the smaller original structure to support larger student population for the local community.

Architectural

The facility's roof membranes are becoming old and will be recommended for replacement in the coming years, although no major leaking issues were reported. The exterior finishes are generally functioning adequately. A significant amount of the VCT flooring is very old and has been repaired with scattered patch jobs. This is recommended for short term replacement to match the other VCT that was replaced recently. Apart from this, interior finishes have generally been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC equipment has received as-needed upgrades since the building's initial construction, resulting in a range of equipment ages. The rooftop units are generally functioning as expected and no major issues were reported. The HVAC systems and BMS controls were reported to generally provide adequate heating, cooling, and ventilation throughout the facility.

The plumbing systems are also a mix of original and replacement equipment, and plumbing appears adequate for the facility, with equipment and fixtures generally updated as needed. No significant leaks or pressure issues were reported.

A 2000A switchboard provides power throughout. Electrical service equipment and systems appear generally adequate. However, the lighting on the exterior is not bright enough at night. The lighting does not adequately illuminate the exterior of the school or the doorways.

A fire alarm panel and sprinkler system are present throughout.

Site

The asphalt parking pavement, especially on the right-front side of the school has faded striping and cracks showing. It will need a seal and stripe in the near future. The basketball court area has issues with water ponding. This should be leveled to prevent water from gathering toward the middle of the play area. In addition, there is chain-link fencing and pole lighting around the site.

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 0.426039.