



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Somerset Elementary School
5811 Warwick Place
Chevy Chase, MD 20815

PREPARED BY:

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DATE OF REPORT:

May 7, 2026

ON SITE DATE:

February 9, 2026

Bureau Veritas



Building: Systems Summary

| | | |
|------------------------------|---|------------------|
| Address | 5811 Warwick Place, Chevy Chase, MD 20815 | |
| GPS Coordinates | 38.968923, -77.0924117 | |
| Constructed/Renovated | 1949 / 2005 | |
| Building Area | 80,122 SF | |
| Number of Stories | 3 above grades with 1 below-grade basement level | |
| <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 Windows: Aluminum | Fair |
| Roof | Primary: Hip construction with asphalt shingles roofing Secondary: Flat construction with single-ply EPDM membrane roofing | Fair |
| Interiors | Walls: Glazed CMU, ceramic tile Floors: Carpet, VCT, faux ceramic tile, quarry tile, wood strip Ceilings: ACT | Fair |
| Elevators | Passenger: 1 hydraulic car serving all 3 floors | Fair |
| Plumbing | Distribution: Copper supply and cast-iron 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, 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, fire extinguishers, and kitchen hood system | Fair |
| Electrical | Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: LED, linear fluorescent, CFL, halogen 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 | 4.14 acres | |
| Parking Spaces | 32 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 | Poor |
| Site Development | Building-mounted signage; chain link fencing Playgrounds and sports field with fencing, and site lights Limited park benches, picnic tables, trash receptacles | Fair |
| Landscaping & Topography | Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick retaining walls Low to moderate site slopes throughout boundary | Fair |
| Utilities | Municipal water and sewer Local utility-provided electric and natural gas | Fair |
| Site Lighting | Pole-mounted: LED | Fair |

Historical Summary

Somerset Elementary School, located in 5811 Warwick Place, Chevy Chase, MD 20815, was originally constructed around 1949. The original structure was demolished, and a new school was built and opened in 2005, resulting in a modernized facility that replaced the aging mid-century building. Since reopening, the school has undergone selective improvements to maintain functionality and performance. A third-floor interior addition was completed in 2010, enhancing instructional space. Roofing over the cafeteria and gymnasium areas was replaced in 2015 to extend service life and improve building envelope performance. In November 2025, building control software was updated by new contractors, indicating continued investment in system optimization and operational efficiency. Overall, the building reflects consistent upkeep since its 2005 reconstruction.

Architectural

The current facility, constructed in 2005, consists of contemporary educational design standards with masonry and modern façade elements. The building envelope appears to be in good overall condition, with roofing systems replaced over the cafeteria and gymnasium in 2015, while remaining roof sections appear serviceable. Interior finishes, including the third-floor addition completed in 2010, remain in satisfactory condition with no significant visible deficiencies. Doors, glazing systems, ceilings, and wall finishes appear well maintained. The layout supports standard elementary educational programming with dedicated spaces for classrooms, cafeteria, gymnasium, and administrative areas. Overall, both exterior and interior architectural components appear functional and well preserved.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The mechanical systems primarily date to the 2005 reconstruction, with ongoing updates to controls and software as recently as November 2025. The HVAC system consists of a combination of air handling units (AHUs), Variable Air Volume (VAV) systems, fan coil units, split systems, and Energy Recovery Units (ERUs) to improve ventilation efficiency. Heating is provided by gas-fired boilers. The mechanical equipment appears operational and generally maintained within expected service life parameters. Electrical systems, including distribution panels and lighting infrastructure, were installed during the 2005 rebuild and appear serviceable. Fire protection systems include a fire alarm panel and fire suppression systems installed at the time of reconstruction. Overall, the MEPF systems appear functional with no major visible deficiencies at the time of observation.

Site

The site includes paved parking areas, pedestrian walkways, and recreational facilities. The athletic field was upgraded to synthetic turf in 2019, which appears to be in good condition and actively maintained. Site lighting and drainage systems appear functional. However, portions of the asphalt paving exhibit cracking, surface deterioration, and localized broken sections, indicating that repaving or significant patchwork will be required in the near term to prevent further degradation. Aside from pavement concerns, the overall site condition appears well maintained and consistent with the age of the facility improvements.

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 0.530290.