



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Takoma Park Elementary School
7511 Holly Avenue
Takoma Park, MD 20912

PREPARED BY:

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DATE OF REPORT:

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ON SITE DATE:

December 3, 2025

Bureau Veritas



Building: Systems Summary

Address	7511 Holly Avenue, Takoma Park, MD, 20912	
GPS Coordinates	38.982536, -77.0122788	
Constructed/Renovated	1979	
Building Area	85,553 SF	
Number of Stories	Two 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	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish and built-up finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: ACT and Unfinished/exposed	Fair
Elevators	Passenger: One traction car serving all two 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, chiller, cooling towers, and a ground loop geothermal system feeding fan coil and water sources heat pump terminal units Non-Central System: Packaged units Supplemental components: Ductless split-systems, Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switches.	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	4.47 acres	
Parking Spaces	78 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	Property entrance signage: chain link and wrought iron fencing; Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, and bushes Irrigation not present Brick retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS	Fair

Historical Summary

Takoma Park Elementary School, constructed in 1979, consists of one permanent main building on its campus. The campus received HVAC upgrades in 2010, 2013, and 2014. Additionally, restroom renovations were completed in 2023.

Architectural

The main building structure is masonry framed and feature brick veneer exteriors with a modified bituminous and built-up roofing systems. The building sits upon a concrete slab foundation and was observed to be structurally sound, showing no signs of settlement or deficiencies. No moisture intrusion was reported or observed near the windows and exterior walls. Interior finishes have been well-maintained and are in fair condition. Lifecycle replacements for finishes, including wall coverings, flooring, and ceiling materials, are likely based on their useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building utilizes a central cooling and heating system for most of the spaces. The system runs off a water-cooled chiller and cooling towers, and gas-fired boilers. Additionally, a ground loop geothermal system featuring water source heat pumps provides heating and cooling for the classrooms. Supplemental heating and cooling for some common areas are provided by rooftop packaged units. Additionally, unit heaters and ductless mini-split units were observed in several areas throughout the campus and roof level for supplemental heating and cooling. The heating and cooling system was observed to be in fair condition. Exhaust ventilation is provided by roof mounted exhaust fans and will require replacement in the study period. Hot water is provided by gas-fired water heater located in the mechanical room. The plumbing fixtures were observed to be in good condition and a part of the recent renovations. The electrical system is composed of main switchboards, panel boards, and transformers, and will require replacement within the study period. The lighting system currently utilizes linear fluorescent fixtures with high-bay lighting in the gymnasium. The fire alarm system is currently in fair condition and operating sufficiently. The building utilizes a fire suppression system that was observed to be in fair condition. The commercial kitchen equipment is generally in fair condition and will require replacement within the study period. The limited access control and security equipment was observed to function well. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Site

The site parking lot and driveway asphalt pavement are currently in fair condition. Seal and striping are anticipated within the study period. The schools' playgrounds, sports fields, and courts and their components are in fair condition. Overall, the site features good landscaping and concrete pedestrian walkways were observed to be generally in fair condition.

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 0.574066.