

FACILITY CONDITION ASSESSMENT



prepared for

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



Westover Elementary School
401 Hawkesbury Lane
Silver Spring, MD 20904

PREPARED BY:

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DATE OF REPORT:

August 15, 2025

ON SITE DATE:

April 25, 2025



Elementary School Building: Systems Summary

Address	401 Hawkesbury Lane, Silver Spring, MD 20904	
GPS Coordinates	39.0750252, -77.0188878	
Constructed/Renovated	1964 / 1998	
Building Area	52,500 SF	
Number of Stories	2 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: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile, Unfinished Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, sealed concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving 2 floors	Fair
Plumbing	Distribution: Copper supply and cast iron, PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Elementary School Building: Systems Summary

HVAC	Central System: Boilers, chillers, air handlers feeding fan coil and unit ventilator terminal units Non-Central System: Packaged units, Split-system heat pumps Supplemental components: Ductless split-systems, Computer room AC (CRAC) units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard, panels 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, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair

Site Information

Site Area	7.3 acres (estimated)	
Parking Spaces	56 total spaces all in open lots; 3 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, Property entrance signage; chain link fencing; CMU wall dumpster enclosures Playgrounds and sports fields and courts 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	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED	Fair

Historical Summary

The original school was constructed in 1964 and has a modification and addition over the years. The main school building currently functions as a Grade K through 5 elementary school. The previous major interior renovation was in 1997 and the gymnasium addition was in 1998.

Architectural

The two-story masonry structure generally appears structurally sound, with no visible evidence of cracks or settlement. The structure is primarily open web steel joist supporting metal deck roof structure and all supported by CMU bearing walls with brick veneer. The built-up roof is estimated to have been installed in 1997 while the PVC membrane roof was recently installed in 2025. Near term lifecycle replacement of the flat built up roof is anticipated.

The interior floor finishes are primarily VCT throughout the main building and maple wood sports flooring in the gymnasium. Near term lifecycle replacement is anticipated. Quarry tile was encountered in the commercial kitchen; however, lifecycle replacement is not anticipated within the reserve term. Ceramic tile in the restrooms and carpeting in the classrooms is not expected to require lifecycle replacement in the near term. Ceiling finishes throughout the building are primarily suspended acoustic tile systems estimated to be installed in 1998 and near-term lifecycle replacement is not anticipated. Walls are primarily painted CMU throughout and it is estimated that repainting was done in 2020.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Primary heating and cooling are provided by a central system of two gas boilers and an air cooled chiller serving air handling units, fan coil units and unit ventilators throughout the building. In addition, some spaces are served by a rooftop package unit and split systems. Boilers have far exceeded their expected useful life and should be budgeted for replacement in the near term. Lifecycle replacement of most equipment is anticipated during the replacement reserve term.

Hot water for plumbing is provided by a gas fired water heater in the boiler room replaced in 2019. The plumbing infrastructure is primarily original with some newer portions of various ages due to the gymnasium addition. Fixtures are estimated to be at least 20 years old and lifecycle replacement is anticipated in the near term.

The main electrical service enters the building through two 277/480V, 1200 AMP switchboards with step down transformers in the main electrical room. The switchboards and distribution panels appear to be in fair condition and lifecycle replacement in the midterm is anticipated. The electrical infrastructure varies in age due to original building and addition. The building is also equipped with an emergency generator and automatic transfer switch. Lifecycle replacement in the near term is anticipated.

The commercial kitchen equipment appears to date from 1998. Lifecycle replacement for most equipment is anticipated in the near term 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 office areas. The panel is estimated to be 8 years old and lifecycle replacement is not anticipated until mid-term while the fire alarm system is estimated to be original from 1998.

The facility is also protected by a building wide fire suppression system estimated to have been installed in 1998.

Site

The asphalt parking lots are estimated to have been replaced in 1998 and exhibits signs of isolated areas of alligator cracking. Pavement striping is in good condition having been recently accomplished. Improvements were made to accommodate handicapped accessible parking and accessible route. Site lighting is with pole-mounted LED fixtures and wall packs. Much of the playground equipment has been recently replaced in 2024 and lifecycle replacement is not anticipated until the midterm. Concrete sidewalks, for the most part, appear to be 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 0.667785.