FACILITY CONDITION ASSESSMENT

prepared for

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

Wheaton Woods Elementary School
4510 Faroe Place
Rockville, MD 20853

PREPARED BY:
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BV PROJECT #:
172559.25R000-131.354

DATE OF REPORT:
May 4, 2026

ON SITE DATE:
January 22, 2026

Building: Systems Summary

Address	4510 Faroe Place, Rockville, MD, 20853	
GPS Coordinates	39.0682698, -77.0888902	
Constructed/Renovated	2017	
Building Area	120,154 SF	
Number of Stories	2 above grade with 1 below-grade basement level	
System	*Description*	*Condition*
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 Secondary: Flat construction with green roofing barrier	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: VCT, ceramic tile, quarry tile, wood strip, coated concrete Ceilings: ACT, Unfinished/exposed	Fair
Elevators	Passenger: One traction car serving all three floors	Fair
Plumbing	Distribution: Copper supply and cast iron and PVC waste & venting Hot Water: Gas water heater with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary		
HVAC	Central System: Cooling towers, air handlers, ground loop geothermal system feeding water source heat pump terminal units Non-Central System: Packaged units, VRV Unit Supplemental components: Ductless split systems, Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED 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	8.65 acres (estimated)	
Parking Spaces	85 total spaces all in open lots; four 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	Building-mounted and Property entrance signage; chain link fencing; brick 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 CMU and 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: LED	Fair

Historical Summary

The former Wheaton Woods Elementary School was demolished in 2016 to make way for a new and larger school. The entire campus was renovated and the new school reopened in 2017. No major renovations have taken place since original construction.

Architectural

The two-story structure steel column and beam construction with masonry exterior and a modified bitumen roofing system. A green roofing barrier is present to assist with insulation and stormwater management. 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 ground loop geothermal system featuring water source heat pumps that provide heating and cooling. Supplemental heating and cooling for some common areas and classrooms are provided by a rooftop packed unit and a VRV (Variable Refrigerant Volume) unit. Additionally, unit heaters and ductless mini-split units were observed in several areas throughout the building and roof level for supplemental heating and cooling. The heating and cooling system was observed to be in fair to good condition. Exhaust ventilation is provided by roof mounted exhaust fans. Hot water is provided by a gas-fired water heater located in the mechanical room. The plumbing fixtures are original construction and in good condition. The electrical system is composed of main switchboards, panel boards, and transformers. The lighting system currently utilizes LED fixtures. 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 good condition. The commercial kitchen equipment is generally in fair condition and is original to the building's construction. 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, asphalt, and concrete pavement driveway are currently in good condition. Seal and striping are anticipated within the study period. The schools' sports courts, playgrounds, and field components are in fair condition. Overall, the site features good landscaping. The landscaping and concrete pedestrian walkways were observed to be generally in good 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 0.258846.