# FACILITY CONDITION ASSESSMENT

*prepared for*

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


Wood Acres Elementary School
5800 Cromwell Drive
Bethesda, MD 20816

**PREPARED BY:**
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**BV PROJECT #:**
*172559.25R000-134.354*

**DATE OF REPORT:**
*May 7, 2026*

**ON SITE DATE:**
*November 10, 2025*



## Building: Systems Summary

| | |
|---|---|
| **Address** | 5800 Cromwell Drive, Bethesda, MD 20816 |
| **GPS Coordinates** | 38.9675851, -77.1184036 |
| **Constructed/Renovated** | 1952, demolished and rebuilt 2002, 8-room addition 2016 |
| **Building Area** | 96,358 SF |
| **Number of Stories** | 2 above grade |

| *System* | *Description* | *Condition* |
|---|---|---|
| **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<br>Windows: Aluminum | Fair |
| **Roof** | Primary: Flat construction with built-up finish roofing<br>Secondary: Hip construction with asphalt shingles roofing | Fair |
| **Interiors** | Walls: Glazed CMU, ceramic tile<br>Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip<br>Ceilings: Painted gypsum board and ACT | Fair |
| **Elevators** | Passenger: 1 hydraulic car serving 2 floors | Fair |
| **Plumbing** | Distribution: Copper supply and cast-iron waste and venting<br>Hot Water: Gas water heater with integral tanks<br>Fixtures: Toilets, urinals, and sinks in all restrooms | Fair |

| Building: Systems Summary | | |
|---|---|---|
| **HVAC** | Central System: Boilers, chiller and air handlers feeding hydronic cabinet terminal units<br>Non-Central System: Split system VRV heat pumps and cassette fan coil units, packaged units<br>Supplemental components: Ductless split-systems | Fair |
| **Fire Suppression** | Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system | Good |
| **Electrical** | Source and Distribution: Main switchboard with copper wiring<br>Interior Lighting: linear fluorescent, LED, CFL<br>Exterior Building-Mounted Lighting: LED<br>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** | 5.17 acres | |
| **Parking Spaces** | 65 total spaces all in open lots; all 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** | Property entrance signage; chain link fencing; chain-link fence dumpster enclosures<br>Playgrounds and courts with fencing, and site lights<br>Limited Park benches, picnic tables, trash receptacles | Fair |
| **Landscaping and Topography** | Limited landscaping features including lawns, trees, bushes, and planters<br>Irrigation not present<br>Brick retaining walls<br>Low to moderate site slopes throughout | Fair |
| **Utilities** | Municipal water and sewer<br>Local utility-provided electric and natural gas | Fair |
| **Site Lighting** | Pole-mounted: LED | Fair |

## Historical Summary

Wood Acres Elementary School, located in Bethesda, Maryland, was originally constructed in 1952 to serve the growing residential community in the area. The school underwent an extensive project in 2002 that demolished and rebuilt the original building with the exception of the gymnasium which was retained and totally renovated. An eight room extension was added in 2016. Overall, the facility presents a well-maintained appearance, with most upgrades contributing to continued functionality and comfort.

## Architectural

Architecturally, the school reflects a traditional institutional layout with durable materials common to early 2000 construction. The interior finishes, including VCT flooring, ACT ceilings, wall finishes, and interior paint, appear to be in overall fair condition throughout the school. The roof system, exterior brick envelope, and windows generally perform well; however, the point of contact reported minor leaks near the front entrance windows and the building service area, leading to small areas of mold and moisture staining. Some moisture issues were also noted around Room 117, the second-grade restroom, and the boiler room. The roof is near the end of its estimated useful life and will need replacement in the short term. Aside from these localized concerns, the architectural systems remain in good condition with no major deficiencies.

## Mechanical, Electrical, Plumbing and Fire (MEPF)

The mechanical, electrical, plumbing, and fire protection systems consist of a mix of equipment installed around 2002, and updated component replacements are anticipated from 2015. Most HVAC equipment functions well and maintains properly; however, significant components are aging and will reach their estimated useful life (EUL) in the next five to seven years. The two heating boilers experienced issues in the past and were repaired. Ventilation and comfort concerns were reported in the main office, media center, and Room 103, where occupants experience heating issues. The fire suppression system was recently installed and is in good working order. All domestic water heaters, pumps, and electrical distribution panels appear to be operating normally with no major concerns noted.

## Site

The school site is generally in good condition, with well-maintained walkways, play areas, and circulation routes. The primary issues observed involve concrete surface deterioration at the main entrance, where minor cracking and wear require attention. Additionally, the asphalt paving appears to be original or older and is showing signs of age, indicating the need for near-term repair or resurfacing. Aside from these concerns, the drainage, landscaping, sidewalks, and general site features appear to be in acceptable condition with no major concerns.

## 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 0.534894.**