



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Wyngate Elementary School
9300 Wadsworth Drive
Bethesda, MD 20817

PREPARED BY:

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DATE OF REPORT:

May 7, 2026

ON SITE DATE:

January 15, 2026

Bureau Veritas



Building: Systems Summary

Address	9300 Wadsworth Drive, Bethesda, MD 20817	
GPS Coordinates	39.008564, -77.12761	
Constructed/Renovated	1952/ 1997	
Building Area	89,104 SF	
Number of Stories	2 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	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish and single-ply TPO/PVC membrane Secondary: Flat construction with modified bituminous finish and green roof	Fair
Interiors	Walls: Painted gypsum board / lath and plaster and painted CMU Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip and coated concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 2 hydraulic cars serving all floors	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary

HVAC	Central System: Boilers, chillers and air handlers Non-Central System: Packaged units, split-system heat pumps and fan coils Supplemental components: Ductless split-systems and Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard panel with copper wiring Interior Lighting: LED and linear fluorescent Exterior Building-Mounted Lighting: LED, and HPS 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	9.50 acres	
Parking Spaces	70 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 and Property entrance signage; chain link wrought iron fencing; CMU Playgrounds and sports fields and courts Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete and Timber 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 and metal halide	Fair

Historical Summary

The elementary school campus began development in 1952, experiencing multiple modernization projects throughout its history. Small additions were implemented between 1955 and 1979, followed by two significant expansions: a 17,664 square foot addition in 1996 and a 30,450 square foot addition in 2014. Since the 2014 expansion, the facility has not undergone significant renovations.

Architectural

The elementary school campus appeared structurally sound, with the building and its additions showing no widespread structural deficiencies. However, cracking was observed above room 32 and reported in other classrooms in the older sections of the facility, potentially indicating settlement or structural movement. A study is included for further investigation and mitigation of the cracking. The exterior finishes comprise brick with aluminum windows, while the roof features a mix of single-ply TPO membrane, modified bituminous, built-up materials, and green vegetation trays. Interior finishes are generally in fair condition and have been replaced as needed, though the VCT flooring in the older sections exhibits cracks and signs of wear in localized areas. Typical roof, interior, and exterior finish replacements are budgeted and anticipated based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been adequately maintained, with HVAC equipment varying in age and condition between 1997 and 2014. The HVAC infrastructure comprises chillers, air handlers, package units, split systems, and fan coils for heating and cooling. Some older equipment utilizes the phased-out refrigerant R-22, which, while still functional, has become increasingly expensive and difficult to source, necessitating recommended replacements. Additionally, isolated areas of mold were observed on insulation in the fan coil rooms, potentially indicating leaking valves or piping, prompting the inclusion of a comprehensive study for further investigation and mitigation. The plumbing system is reportedly adequate, with equipment and fixtures updated as needed, and hot water distribution supplied by a gas water heater located in the boiler room. Electrical systems provide generally satisfactory service, with no significant deficiencies reported, and the main switchboard located in the main electrical room. A gas generator supplies the facility with emergency power. A facility-wide fire suppression and fire alarm system adequately serves the site. Ongoing routine maintenance of MEPF equipment is recommended.

Site

The roadways, parking lots, and sidewalks have been periodically repaved and replaced as needed over the years. The asphalt driveway exhibits surface cracking in isolated areas, and the concrete sidewalk surface has begun to deteriorate in small sections. Additionally, the timber wood retaining wall near the main parking lot has a small section leaning, with recommended repairs.

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 0.447823.