FACILITY CONDITION ASSESSMENT

prepared for

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

Thomas W. Pyle Middle School
6311 Wilson Lane
Bethesda, MD 20817

PREPARED BY:
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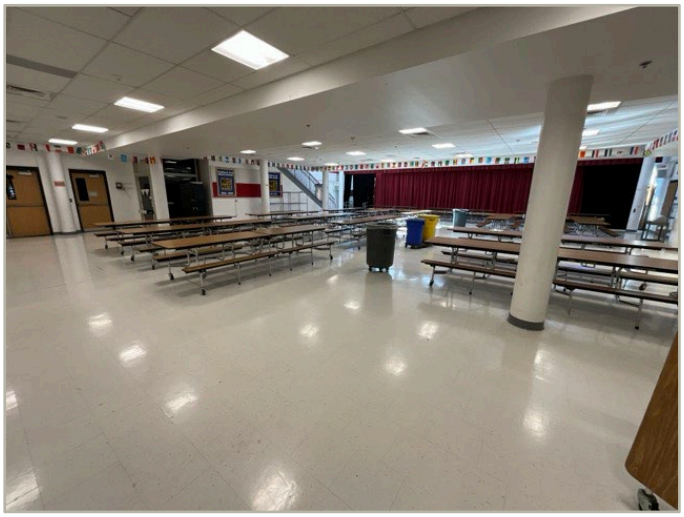
ON SITE DATE:
January 19, 2026



Building: Systems Summary

Address	6311 Wilson Lane; Bethesda, MD 20817	
GPS Coordinates	38°59’20.75” N ; 77°07’49.98” W	
Constructed/Renovated	1962 / 1993	
Building Area	209,464 SF	
Number of Stories	3 partially above grade	
System	*Description*	*Condition*
Structure	Steel columns and beams with masonry bearing walls and metal roof decks 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 modified bituminous finish Secondary: Flat construction with built-up finish Tertiary: Standing seam metal	Good
Interiors	Walls: Painted gypsum board, painted CMU Floors: Carpet, VCT, wood strip, coated concrete Ceilings: ACT	Fair
Elevators	Passenger: 2 hydraulic cars serving all 3 floors	Fair
Plumbing	Distribution: Copper supply piping and waste & ventilation piping Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary		
HVAC	Central System: Boilers, chillers, air handlers, and cooling towers feeding hydronic baseboard radiators and cabinet terminal units Non-Central System: Packaged units and split-system units	Fair
Fire Suppression	Sprinkler systems	Fair
Electrical	Source & Distribution: Main switchboard with copper Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, HPS Emergency Power: Diesel generator with automatic transfer switches	Fair
Fire Alarm	Alarm panel with alarms, strobes, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair

Site Information		
Site Area	12.7 acres (estimated)	
Parking Spaces	Around 130 total spaces all in open lots; 6 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with adjacent concrete sidewalks, curbs, and ramps	Fair
Site Development	Chain link fencing Sports field and court Limited park benches, picnic tables	Fair
Landscaping & Topography	Limited landscaping features including lawns and trees Irrigation not present 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, HPS	Fair

Historical Summary

The facility was built in 1962 and significantly renovated in 1993. It is one of the largest middle schools in Montgomery County. The school has an attendance rate of 96% and one of the highest achievement levels on standardized tests.

Architectural

The facility appears structurally sound, with no significant areas of settlement or structural-related deficiencies reported or observed. The roof membranes do not appear to have any significant deficiencies. They were reportedly mostly replaced in 2019. Overall, the exterior envelope systems and components were observed to be performing adequately. Windows are double paned throughout all areas observed. Interior finishes have generally been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear. The paint on the floor of the main boiler room is significantly worn away and cracked.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC equipment has received as-needed upgrades since the building's initial construction, resulting in a range of equipment ages. Interior air handlers throughout were generally installed in 1992-1993 and are past their expected life, and recommended for replacement in the near term. Boilers, chillers, and cooling towers provide hot and cold water that is cycled throughout radiators and fan coil units. RTU's and split-systems provide HVAC to local areas. Exhaust fan are present throughout the roof, varying in age. The HVAC systems and BMS controls were reported to generally provide adequate heating, cooling, and ventilation throughout the facility. One ANNEXAIR RTU on the roof is nonfunctional and is currently abandoned in place.
The plumbing systems are also a mix of original and replacement, and plumbing appears adequate for the facility, with equipment and fixtures generally updated as needed. Two gas water heaters (2022 and 2011) supply hot water throughout. No significant leaks or pressure issues were reported.
Electrical service equipment and systems appear generally adequate. A switchboard provides power throughout. Scattered panels and transformers of various ages are throughout the building. A backup generator is in place.
Fire alarm and suppression sprinkler systems are present throughout the facility.

Site

The facility's site includes asphalt paved parking and drive areas, as well as areas of concrete sidewalk. The rear parking lot was sealed and striped in 2020. The front lot is older and has some cracking. It is recommended to be sealed in the near future. There is chain-link fencing around portions of the site. Pole lights are present throughout the site.

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 0.527935.