

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Westland Middle School
5511 Massachusetts Avenue
Bethesda, MD 20816

PREPARED BY:

Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, MD 21043
800.733.0660
www.bvna.com

BV CONTACT:

Bill Champion
Senior Program Manager
443.622.5067
Bill.Champion@bureauveritas.com

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Bureau Veritas

6021 University Boulevard, Suite 200 | Ellicott City, MD 21043 | www.bvna.com | p 800.733.0660



Building: Systems Summary

Address	5511 Massachusetts Avenue, Bethesda, MD 20816	
Constructed/Renovated	1951 / 1953 / 1959 / 1973 / 1996 / 2003	
Building Area	146,006 SF	
Number of Stories	2 above grade with 1 below-grade basement levels (mechanical mezzanine is present but not included in the count)	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by wood open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick/CMU Secondary Wall Finish: Metal siding Windows: Aluminum double pane (good)	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Shed construction with asphalt shingles, shed construction with metal finish, flat construction with modified bituminous finish	Good
Interiors	Walls: Painted CMU, ceramic tile, gym wall pads Floors: Carpet, VCT, ceramic tile, quarry tile, maple sports floor, wood strip, rubber tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all 2 floors Wheelchair lift serving boy’s locker room area	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms (showers in locker rooms)	Fair

Building: Systems Summary

HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding fan coil terminal units, unit ventilators, and hydronic baseboard radiators Non-Central System: Packaged units, split-system condensing units Supplemental components: Ductless split-systems, suspended unit heaters, PTAC	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: HPS, LED Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair

Site Information

Site Area	17 acres (estimated)	
Parking Spaces	140 total spaces all in open lots; 11 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and property entrance signage; chain link fencing; CMU wall cooling tower enclosure Playgrounds and sports fields and courts with fencing and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas with diesel tank	Good
Site Lighting	Pole-mounted: HPS	Fair

Historical Summary

Westland Middle School was originally constructed in 1951 and has had various additions throughout the years. The school's facilities include general and subject specific classrooms, gymnasium with locker rooms, cafeteria with commercial kitchen, media center, and dedicated administrative spaces. The schools appears to be consistently occupied and in use throughout the academic year.

Architectural

The school's construction is made up of masonry bearing walls with precast floors and metal roof decks over a basement foundation. No structural related deficiencies were reported or observed at the time of the assessment. The roof is mainly of flat construction with a built up finish and stone finish and was replaced in 2023. The exterior façade is primarily finished with brick and masonry with double-pane aluminum windows and is mostly in fair condition. However, a small section of deteriorated mortar joints was observed adjacent to the site's basketball courts and has been budgeted for repair in the short term. In the last year, the school's façade and roof were damaged due to a large tree falling on the structure but the facility has since been repaired.

The interior finishes vary throughout and reportedly have been periodically replaced as-needed over the years. Some deficiencies were observed, including worn wood strip flooring and carpeting, and have been budgeted for short term replacement. Otherwise, adequate maintenance has allowed for the continued use of aging finishes and typical lifecycle based finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Primary heating and cooling consists of a central system of boilers, chiller, and cooling tower serving air handlers in common spaces with unit ventilators in classrooms. Other areas are served by fan coil units and hydronic baseboard radiators. Supplemental systems were observed for other spaces including split system condensing units and rooftop packaged units. Exhaust ventilation is provided by fans mounted and scattered on the roof of the facility. Much of the heating and cooling systems were installed in 1996 and are approaching or have past their expected useful life. Some deficiencies were observed, including heavy wear and corrosion to many units with active leaking observed in the main boiler room. Associated deficient assets have been budgeted for short term replacement with replacement of other systems budgeted for the near term.

Hot water for plumbing is provided by two commercial sized natural gas fired water heaters located in the main boiler room. These units were both replaced in 2021 and are in good condition. While there were no active leaks observed at the time of the assessment, the property has had a history of plumbing leaks and water pressure issues according to the site's building service manager. Based on this history and the age of some of the piping, the plumbing systems may require replacement. A budgetary cost has been included in the near term.

The building is controlled by a main switchboard located adjacent to the basement boiler room which distributes power to supplemental distribution panels and step-down transformers scattered throughout the building. Along with the heating and cooling systems, it appears that the electrical systems underwent full replacement in 1996. The interior lighting has undergone partial replacement to LED fixtures and is recommended for full replacement in the near term to save substantial amounts of energy. A budgetary cost has been included. Emergency power is provided by a diesel generator on site with an automatic transfer switch in the main electrical room.

The fire alarm system and main control panel appear to have been last upgraded in 2018 and are in fair condition. There is a fire suppression sprinkler system throughout and is believed to have been added in 2013. The commercial kitchen equipment is older but appears to be upgraded on an as needed basis and is in fair to good condition. Limited access control and security equipment are functioning effectively, ensuring controlled entry and enhanced campus safety. Typical lifecycle replacement and ongoing maintenance of the MEPF equipment is budgeted and anticipated.

Site

The site encompasses an area of around 17 acres and consists of asphalt and concrete parking lots and walkways with various sports fields and courts. Furnishings include picnic tables in the main interior courtyard with trash receptacles and park benches scattered throughout the site. Isolated cracking was observed to asphalt parking lots and trails, with fading striping observed in the parking lots. Budgetary costs for sealing and striping of the surfaces is recommended for the short term. Site lighting is provided by high pressure sodium fixtures mounted to poles in parking lots and on site tennis courts. With exception to the LED fixtures mounted to the building in the interior courtyard, building mounted fixtures are also high pressure sodium. Replacement of all outdated fixtures has been budgeted for the near term. Otherwise, typical lifecycle replacement costs for the remaining site assets have been included.

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 0.625047.