

FACILITY CONDITION ASSESSMENT



prepared for

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



Bethesda-Chevy Chase High School
4301 East-West Highway
Bethesda, MD 20814

PREPARED BY:

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DATE OF REPORT:

May 26, 2026

ON SITE DATE:

February 23-25, 2026



Main Building: Systems Summary

Address	4301 East-West Highway, Bethesda, MD 20814	
GPS Coordinates	38.9866601, -77.088903	
Constructed/Renovated	1935, 1999-2002, 2018	
Building Area	392,833 SF	
Number of Stories	4 above grade with 1 below-grade basement levels	
<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 Secondary: Hip construction Asphalt Shingles	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, wood strip, quarry tile Ceilings: Painted gypsum board, ACT, Unfinished/exposed	Fair
Elevators	Three Passenger: 2 hydraulic cars serving all four floors; 1 traction elevator	Fair
Plumbing	Distribution: Copper supply and cast iron, PVC waste & venting Hot Water: Boilers with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Main Building: Systems Summary

HVAC	Central System: Boilers, air handlers, ERUs, cooling tower, water /air cooled chillers feeding Fan coils and VAVs Supplemental components: Roof Top Unit (RTU), Ductless split-systems, Split systems	Fair
Fire Suppression	Wet pipe/ Dry sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard, Transformer, panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, CFL Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Commercial kitchen equipment	Fair

Site Information

Site Area	16.68 acres (estimated)	
Parking Spaces	225 total; 175 spaces in open lots; 50 spaces in a subterranean garage / parking structure(s) 8 accessible (included in total above)	
<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, Property entrance signage; chain link fencing Sports fields and courts with bleachers, dugouts, fencing, and site lights	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Low to moderate site slopes throughout along east boundary	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED	Fair

Historical Summary

The school was established in 1926 as a small two-story, 14-room facility on Wilson Lan in Bethesda. In 1935 a new building opened on East-West Highway, which remains the school's primary site today. From 1999-2002, the school undergone a renovation to its historic building, including outdated structures, and updated academic spaces. Subsequently, improvements included new classrooms, and facility upgrades in the late 2000s. Lastly, in 2018, a new addition was built.

Architectural

The school's construction is made up of masonry bearing walls with metal roof decks throughout and was observed to be in fair condition. The roof is mostly flat construction and features multiple levels of built-up roofing with a stone finish. Secondary pitched roofing system is asphalt shingles. Roof leaks were observed throughout the building. The exterior façade is mostly of brick veneer with aluminum windows. The interior finishes vary in type and condition throughout but are mostly aged in the older side of the building. Although a large majority of the interior finishes have been replaced, including renovated restrooms, carpet, bathroom fixtures, and interior paint. However, there are a few areas of aging interior finishes. Budgets for deficient interior finishes have been budgeted accordingly, with all others budgeted for long-term replacement.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building utilizes a central cooling and heating system for most of the spaces. The system runs off water and air-cooled chillers, cooling tower, and gas fired boilers. Some of the boilers are aged and will need replacement in the short term. The air-cooled chiller was recently replaced in 2017; however, the water-cooled chillers are aged and will require replacement in the short-term. The Roof Top Units were observed to be in fair condition; however, they will require replacement during the evaluation period. The chilled and hot water is distributed by pumps to Fan coils, Energy recovery units, and air handler units that are in fair condition; located in different mechanical spaces, roofs, and common areas throughout the school. Individual systems, such as split-systems VRFs and ductless split system, most of these assets are in fair condition. The heating and cooling system overall is in fair condition. However, the Building Service Manager did statute that VAVs constantly require repair and service. Therefore, replacement of the unit will be required in the short term. Exhaust ventilation is provided by roof mounted exhaust fans that will require partial lifecycle replacement within the study period.

Hot water is provided by gas-fired boilers located in the mechanical rooms and are in fair condition. Plumbing systems generally consist of copper supply piping and cast-iron waste pipe. The property has undergone renovations over the years, and some piping replacements have been necessary. Based on this history and the age of piping, the plumbing systems require full replacement.

The electrical system is composed of main switchboards. Step-down transformers and panel boards. The electrical branch wiring and components are approaching their useful life and will require replacement in the short term. The lighting system currently utilizes linear fluorescent fixtures and LEDs. The elevator is utilizing outdated controls and equipment. Full modernization is recommended.

The fire alarm system is currently in a fair condition and operating sufficiently. The building utilizes wet and dry fire suppression systems that were observed to be in fair condition. The commercial kitchen equipment is generally in fair condition and will require replacement within the study period. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Site

The school occupies a 16.68-acre site, featuring typical amenities for a high school campus. The property includes asphalt parking areas and concrete sidewalks connecting various building entrances and site locations. The parking lots are in fair overall condition with no deficiencies observed or reported. Outdoor facilities include athletic fields, a running track, and tennis courts. Sport fields and courts are in fair condition. Site lighting is provided by pole-mounted that appears to have been recently upgraded and building-mounted fixtures. Chain-link fencing surrounds most of the property perimeter for security and were in fair 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 0.379959.