



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Winston Churchill High School
11300 Gainsborough Road
Potomac, MD 20854

PREPARED BY:

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DATE OF REPORT:

May 15, 2026

ON SITE DATE:

January 12 -15, 2026

Bureau Veritas



Building: Systems Summary

Address	11300 Gainsborough Road, Potomac, MD 20854	
GPS Coordinates	39.0423992, -77.1761673	
Constructed/Renovated	1964/ 2001	
Building Area	322,078 SF	
Number of Stories	2 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 Metal	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	Passenger: 1 hydraulic car serving 2 floors Freight: Wheelchair lift	Fair
Plumbing	Distribution: Copper supply and cast iron, PVC waste & venting Hot Water: Gas and electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary

HVAC	Central System: Boilers, air handlers, ERUs, cooling tower, water /air cooled chillers feeding fan coil units and Unit ventilators Non-Central System: Packaged units (RTUs) Supplemental components: Ductless split-systems, Split systems	Fair
Fire Suppression	Wet-pipe 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	Fair
Equipment/Special	Commercial kitchen equipment	Fair

Site Information

Site Area	31.11 acres (estimated)	
Parking Spaces	315 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 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, HPS	Good

Historical Summary

Winston Churchill is a two-story masonry load bearing structure with brick facade originally constructed in 1964. The name was Potomac High School and was renamed in 1965 to Winston Churchill high. The school was significantly modernized from 1999-2001, consisting of a large auditorium, dance studio, and wrestling room.

Architectural

The school's construction is made up of masonry bearing walls with metal roof decks throughout and was observed to be in good condition. The roof is mostly flat construction and features multiple levels of built-up roofing with a stone finish. Metal roofing was also observed above the vestibule connecting the original and renovated areas of the building. No roof leaks were observed or reported during the assessment with replacements budgeted accordingly. Partial roof replacement was completed seven years ago; however, the majority of the roof is aged and has blisters, surface cracking, and gravel loss evident. The exterior façade is mostly of brick veneer with aluminum windows. The interior finishes vary in type and condition throughout but are mostly aged. 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. Upgrades for deficient interior finishes have been budgeted accordingly.

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-cooled chillers, air cooled chiller, cooling towers, and gas fired boilers. The boilers are aged and will need replacement in the short-term. The air-cooled chiller was recently replaced in 2023; however, the water-cooled chillers are aged and recommended for replacement in the short-term. The chilled and hot water are distributed by pumps to fan coil units, energy recovery units, and air handler units that are in fair condition and located in different mechanical spaces, roofs, and common areas throughout the school. Individual systems include package units and ductless split system, mostly in fair condition. The heating and cooling system overall is in fair condition. Exhaust ventilation is provided by roof mounted exhaust fans that will require lifecycle replacement within the study period.

Hot water is provided by electric and gas-fired water heaters located in the mechanical rooms and are in fair condition. Some water heaters will need replacement in the short term. 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 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 31.11-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. Some portion of the Parking lot pavement has signs of alligator cracking and separation. The parking lots are in fair overall condition. Outdoor facilities include athletic fields, a running track, and tennis courts. Sport fields and courts are in good-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 good 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 0.551747.