FACILITY CONDITION ASSESSMENT

prepared for

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

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

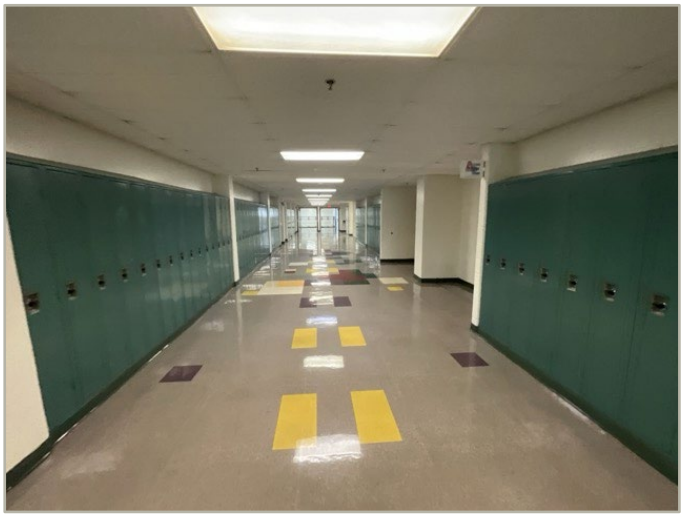
BV CONTACT:
Bill Champion
Senior Program Manager
443.622.5067
Bill.Champion@bureauveritas.com

BV PROJECT #:
172559.25R000-184.354

DATE OF REPORT:
January 5, 2026

ON SITE DATE:
October 20, 2025

Albert Einstein High School
11135 Newport Mill Road
Kensington, MD 20895



Building: Systems Summary

Address	11135 Newport Mill Road; MD 20895
GPS Coordinates	39.0397, 77.0668
Constructed/Renovated	1962 / 1997
Building Area	276,462 SF
Number of Stories	3 above grade with 1 below-grade basement levels

System	*Description*	*Condition*
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 Secondary Wall Finish: CMU veneer Windows: Doubled Paned Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU and ceramic tile Floors: Carpet, VCT, ceramic tile, wood strip and coated concrete Ceilings: Painted gypsum board, ACT and Unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving 2 floors and 1 hydraulic car serving 3 floors	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting 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 tower feeding cabinet terminal units Non-Central System: Packaged units and Split-system heat pumps Supplemental components: Ductless split systems and Make-up air units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers and kitchen hood system.	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent and CFL Exterior Building-Mounted Lighting: HPS and halogen 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	26.67 acres (estimated)	
Parking Spaces	200 total spaces all in open lots; 5 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link fencing; Playgrounds and sports fields and courts with bleachers, dugouts, press box, fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete and Brick/Stone retaining walls Severe site slopes throughout along northwest boundary	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS	Fair

Historical Summary

The site, initially developed in 1962, has undergone significant transformations throughout its operational history. An expansion phase in 1997 marked the first major modification to the original infrastructure. Since then, the facility has consistently evolved through strategic renovation projects, demonstrating a proactive approach to infrastructure maintenance and improvement. Notable upgrades include stadium renovations in 2015, restroom door installations in 2024, wellness room additions to the library, and a new auditorium stage in 2025.

Architectural

Due to good maintenance practices, the facilities appear structurally sound, with no structural-related deficiencies reported or observed. However, a crack was observed on the CMU veneer exterior wall located near the cafeteria and the rear of the building above a window which possibly indicates signs of movement or another underlying issue. A cost for a comprehensive study has been included to further investigate this potential structural concern.
The exterior finishes consist of brick and CMU veneer with double-paned aluminum windows. Most of the roof comprises a built-up finish coupled with modified bituminous material and a small area of metal finish. It was reported that the roof leaks periodically in isolated areas such as classrooms, storage closets, and the auditorium, and repairs are recommended to address these localized water intrusion issues. The interior has generally been replaced as needed, with recent additions of doors and walls demonstrating ongoing maintenance efforts. The VCT flooring shows signs of wear in corridor areas, and the epoxy flooring in the kitchen exhibits small areas of deterioration. Repairs are recommended to address these flooring conditions. The roof, interior, and exterior finishes replacements are budgeted and anticipated based on their useful life and normal wear and tear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components demonstrate adequate maintenance, though with notable age-related considerations. The HVAC infrastructure, primarily dating back to 1996, is considered antiquated, with comprehensive replacements recommended. The system comprises a diverse array of components including a cooling tower, boilers, chillers, air handlers, and periodically added ductless split systems providing heating and cooling capabilities.
The plumbing system is reported as functionally adequate, with equipment and fixtures updated incrementally as operational needs dictate. Hot water distribution is efficiently managed through gas water heaters, which underwent a replacement between 2020-2024.
Electrical systems generally provide satisfactory service with no significant deficiencies identified. However, the switchboard located in the main electrical room, originating from 1996, is approaching the conclusion of its anticipated lifecycle. Notably, the site generator and Automatic Transfer Switches received recent upgrades in 2023.
The facility-wide fire suppression and fire alarm systems adequately serve the infrastructure, meeting current safety standards. Ongoing routine maintenance of all MEPF equipment is recommended.

Site

In general, the sites have been well maintained, featuring moderate to heavy landscaping. The north asphalt-paved parking area exhibits significant deterioration with alligator cracking and potholes, while the concrete sidewalk in the front of the property shows isolated areas of deterioration.

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 0.474282.