



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Wheaton High School
12401 Dalewood Drive
Silver Spring, MD 20906

PREPARED BY:

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ON SITE DATE:

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Bureau Veritas

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Building: Systems Summary

Address	12401 Dalewood Drive, Silver Spring, MD 20906	
GPS Coordinates	39.0603329, -77.0658004	
Constructed/Renovated	1954, 2016	
Building Area	373,825 SF	
Number of Stories	3 above grade	
<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	Wall Finish: Brick Windows: Aluminum	Good
Roof	Flat construction with green and modified bituminous finishes	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: Three traction cars serving all three floors	Fair
Plumbing	Distribution: Copper supply and cast iron, PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, cooling towers and chillers feeding air handlers and fan coil units Supplemental components: Ductless split systems	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Good

Building: Systems Summary

Electrical	Source & Distribution: Main switchboard, transformer, panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, CFL Emergency Power: Two natural gas generators with automatic transfer switches	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

Football Concessions: Systems Summary

Address	12401 Dalewood Drive, Silver Spring, MD 20906	
GPS Coordinates	39.0603329, -77.0658004	
Constructed/Renovated	2018	
Building Area	1,700 SF	
Number of Stories	2 above grade	
<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	Wall Finish: Brick	Good
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: VCT, ceramic tile, quarry tile, unfinished concrete Ceilings: Painted gypsum board, ACT, unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply & PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Ductless split system, suspended unit heaters	Fair
Fire Suppression	Fire extinguishers only	Good

Football Concessions: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: None	Fair
Fire Alarm	Exit signs and back up emergency lights	Good
Equipment/Special	Commercial kitchen equipment	Fair

Site Information

Site Area	18.82 acres (estimated)	
Parking Spaces	280 total spaces all in open lots; 6 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	Good

Historical Summary

Wheaton High School is part of the Montgomery County public school system. The original building was built in 1954. Over the decades, Wheaton High has evolved both academically and physically. In January 2016, the school moved into its current new building and the former building was demolished.

Architectural

The school building is constructed with a combination of steel frame and masonry bearing walls on concrete slab foundation, featuring durable concrete and masonry exteriors. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. The exterior envelope and components were observed to be performing adequately.

Flat roofs top the structure, typical of educational facilities in the region. Aluminum windows and steel doors, while functional, require ongoing upkeep. Interiors are in good-fair overall condition, having undergone periodic updates. Walls are primarily painted gypsum board, with ceramic tile in restrooms for added durability. Flooring consists mainly of vinyl composition tile (VCT), quarry tile, and ceramic tile, appropriate for high-traffic school environments. Ceilings alternate between acoustical ceiling tiles (ACT) and painted gypsum board. While generally functional, some interior elements may be approaching the end of their lifecycle, suggesting the need for planned replacements and upgrades to maintain the quality of the learning environment. Structural floor cracking was observed in the cafeteria and an engineering study is recommended.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Primary heating and cooling consist of a central system of cooling towers, boilers, chillers, air handlers and fan coil units in mechanical rooms throughout the building. Non central systems include split systems heat and supplemental conditioned air. Supplemental components and ductless split systems are used for other spaces. The building's main heating and cooling system was observed to be in fair condition overall. Replacement of some HVAC components are anticipated during the evaluation period.

Hot water is provided by two natural gas water heaters located in the main boiler room. Both units are in fair condition. Plumbing piping throughout the building was observed to be copper piping and is in good condition. The plumbing fixtures, including toilets, sinks, and urinals were observed to be in fair condition.

The building is controlled by a main switchboard with supplemental panels and step-down transformers located throughout the building in various Electrical rooms. The switchboard, along with a number of panels and transformers are original to 2016 construction and are in fair condition. The light fixtures throughout most of the facility utilize LEDs. Emergency power is provided by two natural gas generators that appear to be from 2016 and are in fair condition.

The building is protected by a wet pipe sprinkler system with exhaust hoods for the commercial kitchen and fire extinguishers throughout. The fire alarm system and main control panel were reported to be functioning adequately. All these systems were originally constructed in 2016. A budget for replacements is included for the long term.

The commercial kitchen appears to be functioning adequately and is in fair condition.

Site

The school occupies a 28-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 condition. The campus includes sport fields and courts were in fair condition. Site lighting and walkway lighting is provided by pole-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 0.307899