



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

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



Thomas Edison High School of Technology  
12501 Dalewood Drive  
Silver Spring, MD 20906

**PREPARED BY:**

*Bureau Veritas*  
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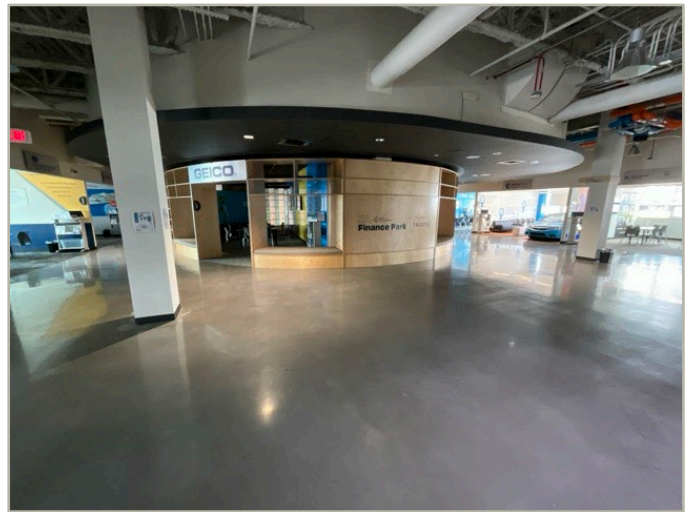
*May 15, 2026*

**ON SITE DATE:**

*February 11, 2026*

**Bureau Veritas**

6021 University Boulevard, Suite 200 | Ellicott City, MD 21043 | [www.bvna.com](http://www.bvna.com) | p 800.733.0660



### Building: Systems Summary

<b>Address</b>	12501 Dalewood Drive, Silver Spring, MD 20906	
<b>GPS Coordinates</b>	39°03'42.31"N; 77°03'56.69" W	
<b>Constructed/Renovated</b>	2018	
<b>Building Area</b>	171,527 SF	
<b>Number of Stories</b>	3 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel columns and beams, with masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
<b>Façade</b>	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Good
<b>Roof</b>	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with green roof	Fair
<b>Interiors</b>	Walls: Painted gypsum board, painted CMU Floors: Carpet, VCT, quarry tile, painted/sealed concrete Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	Passenger: 1 hydraulic car serving all 3 floors	Good
<b>Plumbing</b>	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good

## Building: Systems Summary

<b>HVAC</b>	Central System: Boilers, chillers, and cooling tower feeding fan coil units and terminal units	Good
<b>Fire Suppression</b>	Sprinkler system	Good
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: assumed LED Emergency Power: Diesel generator with automatic transfer switches	Good
<b>Fire Alarm</b>	Alarm panel with alarms and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair

## Site Information

<b>Site Area</b>	28.2 acres	
<b>Parking Spaces</b>	Around 180 total spaces all in open lots; 2 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, and ramps	Fair
<b>Site Development</b>	Metal tube fencing Limited picnic tables	Good
<b>Landscaping &amp; Topography</b>	Limited landscaping features including lawns and trees Irrigation not present CMU retaining walls Low to moderate site slopes throughout	Good
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: LED	Fair

## Historical Summary

The facility was constructed in 2018 and has not had any major renovations since construction. The school features unique trade teaching such as automotive work, construction, HVAC, plumbing, hair cutting, and others.

## Architectural

The facility has steel columns and beams with masonry construction. The roof is modified bitumen with large portions of green roof. No leaks with the roof are reported. The windows are double-paned throughout. Doors are in good condition. VCT is present throughout the majority of the building, with areas of sealed concrete and carpet. ACT is common throughout with some open areas with painted or unfinished ceilings. Walls are painted. No major issues with any architectural details were observed.

## Mechanical, Electrical, Plumbing and Fire (MEPF)

The building's HVAC is all generally original. Boilers and chillers supply tempered water throughout the building for heating and cooling. Fan coil units are present in closets throughout. Rooftop units, mini-split units, and exhaust fans are present throughout the roof. No major issues were observed or reported with any units seen. The HVAC systems and BMS controls were reported to generally provide adequate heating, cooling, and ventilation throughout the facility.

The plumbing systems are also generally original. Two gas water heaters supply domestic hot water throughout.

Electrical service equipment and systems appear generally adequate. A primary switchboard provides power throughout. A generator and automatic transfer switches are present in case of a power outage.

Fire alarm and suppression sprinkler systems are present throughout the facility.

## Site

The facility's site includes asphalt paved parking and drive areas, as well as areas of concrete sidewalk. There is metal tube fencing around many areas. Pole lights are present throughout the site. One outbuilding structure provides additional storage space.

## 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 0.233916.**