



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Grosvenor Center
5701 Grosvenor Lane
Bethesda, MD 20814

PREPARED BY:

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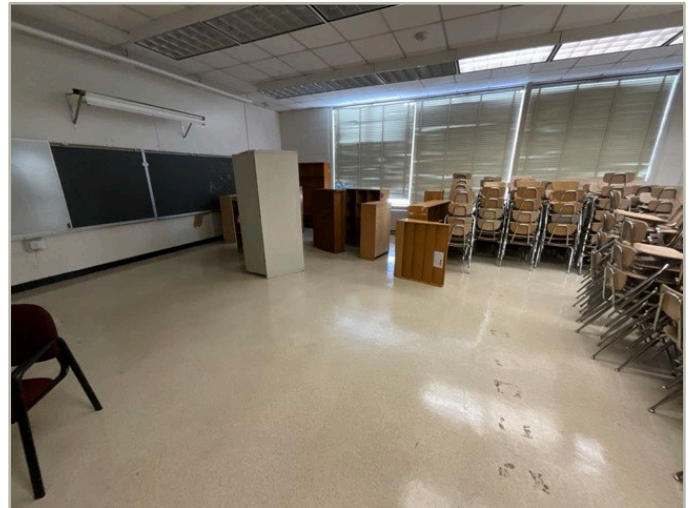
DATE OF REPORT:

May 15, 2026

ON SITE DATE:

*February 6, 2026
March 17, 2026 revisit*

Bureau Veritas



Building: Systems Summary

Address	5701 Grosvenor Lane; Bethesda, MD 20814	
GPS Coordinates	39°01'24.51"N ; 77°06'50.32"W	
Constructed/Renovated	Unknown, predates 1988	
Building Area	36,770 SF	
Number of Stories	1 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	Fair
Façade	Wall Finish: Brick Windows: Wood	Fair
Roof	Flat construction with built-up finish	Fair
Interiors	Walls: Painted CMU and gypsum board, glazed CMU Floors: Carpet, VCT, painted concrete Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and waste & ventilation piping Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary		
HVAC	Boilers, RTUs, split system condensing units, packaged units, unit ventilators	Fair
Fire Suppression	None	--
Electrical	Source & Distribution: Main panels with copper wiring Interior Lighting: LED, linear fluorescent, CFL Exterior Building-Mounted Lighting: LED, HPS, CFL Emergency Power: Diesel generator with automatic transfer switches	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair

Site Information		
Site Area	10.21 acres	
Parking Spaces	Around 60 total spaces all in open lots; 2 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of pavement and adjacent concrete sidewalks, curbs, and ramps	Fair
Site Development	Chain link fencing Playgrounds and sports fields and courts Limited park benches	Fair
Landscaping & Topography	Limited landscaping features including lawns and trees Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED, HPS	Fair

Historical Summary

The building's year of construction is unknown, but predates 1988 according to aerial research. The property serves as a holding school which can be used when another school's students need a temporary location. It can also be used for community events.

Architectural

The masonry load bearing structure has single-pane wood windows that are significantly aged and likely causing great energy loss. Near term replacement is recommended for the windows. The built-up roof is performing well with no current leaks reported. Interior finishes are somewhat worn and are anticipated for lifecycle replacement based on useful life and normal wear. The painted concrete flooring in the boiler room has significant wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC equipment has received as-needed upgrades since the building's initial construction, resulting in a range of equipment ages. The building's HVAC is provided by boilers, package units, radiators, and split system condensing units, and ductless split systems on roof and exterior. Scattered exhaust fans are present. A majority of HVAC equipment on the roof is very aged with corrosion evident. These are recommended for replacement in the short term.

The plumbing systems are also a mix of original and replacement, and plumbing appears adequate for the facility, with equipment and fixtures generally updated as needed. No significant leaks or pressure issues were reported.

Electrical service equipment and systems appear generally adequate. The lights are generally aged and recommended to be retrofitted to LED in the coming years. A main panel provides power throughout. A generator and automatic transfer switches provide emergency electrical service.

A fire alarm system is present throughout. No fire suppression system was observed.

Site

The facility's site includes asphalt paved parking and drive areas, as well as areas of concrete sidewalk. The playground area is ringed by chain link fencing. Pole lights provide parking lot lighting.

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 0.548911.