



# FACILITY CONDITION ASSESSMENT

*prepared for*

## Montgomery County Public Schools

45 West Gude Drive, Suite 4000  
Rockville, MD 20850



### PREPARED BY:

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### BV PROJECT #:

172559.25R000-214.354

### DATE OF REPORT:

January 20, 2026

### ON SITE DATE:

November 21 and 24, 2025

North Lake Center  
15101 Bauer Road  
Rockville, MD 20853

**Bureau Veritas**

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## Building: Systems Summary

<b>Address</b>	15101 Bauer Road, Bethesda, MD 20853	
<b>GPS Coordinates</b>	39.1027923, -77.103919	
<b>Constructed/Renovated</b>	1968 / 2023	
<b>Building Area</b>	40,378 SF	
<b>Number of Stories</b>	1 above grade	
System	Description	Condition
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists <i>and concrete strip/wall footing foundation system</i>	Fair
<b>Facade</b>	Wall Finish: Brick Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with single-ply membrane with stone ballast roofing	Fair
<b>Interiors</b>	Walls: Painted gypsum board // lath & plaster, painted CMU Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, sealed concrete Ceilings: Painted gypsum board and ACT. Unfinished/exposed	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas domestic boilers with storage tanks Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

## Building: Systems Summary

<b>HVAC</b>	Central System: Boilers, air handlers, feeding fan coil cabinet terminal units  Non-Central System: Packaged units, Split-system heat pumps Supplemental components: Ductless split-systems, window / thru wall air conditioner units, Make-up air unit	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system limited to about 2000sf or 5% of building and fire extinguishers, and kitchen hood system	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, metal halide Emergency Power: Natural gas generator with automatic transfer switch and UPS	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair

## Site Information

<b>System</b>	<i>Description</i>	<i>Condition</i>
<b>Site Area</b>	9.66 acres (estimated)	
<b>Parking Spaces</b>	89 total spaces all in open lots; 4 of which are accessible	
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs	Fair
<b>Site Development</b>	Chain link, wrought iron fencing; Playgrounds and sports fields and courts fencing, and site lights Limited park benches, trash receptacles	Fair
<b>Landscaping &amp; Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED, metal halide Pedestrian walkway accent lighting	Fair

## Historical Summary

The North Lake Center is a 40,3078 square foot facility that functions as a temporary or holding school / special-use center by Montgomery County Public Schools. The facility was originally constructed in 1968 and received limited renovation in 2023. The facility consists of the main classroom building and 20 modular classrooms constructed in 2007.

## Architectural

The building is constructed of CMU with brick facing and load bearing wall construction. The building appears structurally sound with no significant areas of settlement or structural-related deficiencies reported or observed. Roof membrane was replaced in 2023 with no deficiencies reported or observed. Overall, the exterior envelope system was observed to be performing adequately. The interior finishes have been regularly replaced over the years as needed. Typical lifecycle interior and exterior finish are budgeted and anticipated based on useful life and normal wear. No major issues were reported or observed.

## 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. Some roof mounted units are nearing or past the end of their expected useful life, and while generally still functional, will likely benefit from replacement in the near term. The HVAC systems and BMS controls were reported to generally provide adequate heating, cooling and ventilation throughout the facility. Thru-window units provide cooling in all classrooms and exterior facing rooms. These units are past their useful life and replacement is recommended in the near term.

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

The electrical system is a mix of original and replacement and appears adequate for powering the systems.

The switchboards are a mix of original and replacements and some are past their useful lifecycle. Replacement is recommended in the near term. Interior lighting systems have recently updated and are in good condition.

Fire protection system consists of a hard-wired fire alarm system with a wet pipe fire sprinkler system limited to the Media Center, Media Center Offices and the hallway in front of the Media Center. The alarm system consists of strobes, pull-stations, illuminated exit signs, emergency lighting and other modern fire safety devices.

## Site

The site includes asphalt paved parking and drive areas, as well as areas of concrete sidewalks. The parking lots are in fair condition. The sidewalks have large areas of cracking and heaving and replacement is recommended in the near term. Pole mounted lights are present, however the POC reports that several of the fixtures are not working. Replacement is recommended in the near term. The play structures are in good condition; however, the playgrounds surfaces are overgrown, and replacement is recommended in the near term. The site has 16 modular classrooms buildings and 2 storage buildings that are no longer in use.

## 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 0.586398.**