

# FACILITY CONDITION ASSESSMENT



*prepared for*

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



Radnor Center  
7000 Radnor Road  
Bethesda, MD 20817

**PREPARED BY:**

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**BV PROJECT #:**

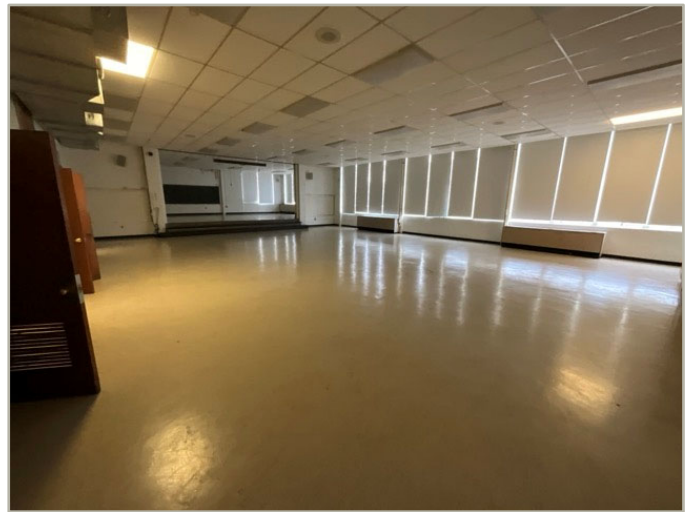
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**DATE OF REPORT:**

*March 28, 2026*

**ON SITE DATE:**

*January 15, 2026*



**Building: Systems Summary**

<b>Address</b>	7000 Radnor Road, Bethesda, MD 20817	
<b>GPS Coordinates</b>	38°58'41.99"N ; 77°06'52.03"W	
<b>Constructed/Renovated</b>	Unknown – estimate 1950s-1960s	
<b>Building Area</b>	36,663 SF	
<b>Number of Stories</b>	1 floor above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Fair
<b>Façade</b>	Primary Wall Finish: Brick Windows: Wood	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, painted CMU Floors: VCT Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair

## Building: Systems Summary

<b>HVAC</b>	Central System: Boilers feeding radiators Non-Central System: Packaged unit, split system units, thru-window units	Fair
<b>Fire Suppression</b>	No central suppression system	--
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, HPS, CFL Emergency Power: Diesel generator with automatic transfer switches	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair

## Site Information

<b>Site Area</b>	6.5 acres (estimated)	
<b>Parking Spaces</b>	Around 60 total spaces all in open lots; 1 of which is accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete sidewalks and curbs	Fair
<b>Site Development</b>	Building-mounted signage; chain link and tube metal fencing Playgrounds Park bench and picnic tables	Fair
<b>Landscaping &amp; Topography</b>	Limited landscaping features including lawns and trees 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	Fair

## Historical Summary

The building's year of construction is unknown, but it is estimated to have been built in around the 1950s or 1960s. It is used as a holding school. It holds the students from other schools while their buildings are unavailable for use.

## Architectural

The building's architecture is generally aged. Clustered single-pane windows are outdated, inefficient, and recommended for replacement in the short term. The doors are generally functional. The flat built-up roof system is nearing the end of its estimated useful life and recommended for replacement in the near term.

## 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 is heated by 3 boilers supplying hot water throughout. Central cooling is not present throughout. There are individual thru-wall units and mini-split units for cooling. The systems are generally aged but functional. The building was warm during the winter visit.

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. A 2007 water heater supplies hot water throughout. No significant leaks or pressure issues were reported.

Electrical service equipment and systems appear generally adequate; however, the main distribution panel is significantly aged and is a safety concern due to missing parts of the front shield. A generator and ATS's are in place for backup power.

A fire alarm system is in place. 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 site perimeter is ringed by chain link and metal tube fencing. A pole light provides lighting for the parking area.

## 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 0.737716.**