



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Concord Center
7210 Hidden Creek Road
Bethesda, MD 20817

PREPARED BY:

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DATE OF REPORT:

May 28, 2026

ON SITE DATE:

February 26, 2026

Bureau Veritas



Building: Systems Summary

Address	7210 Hidden Creek Road, Bethesda, MD 20817	
Constructed	1988	
Building Area	26,444 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat with built-up finish Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, glazed CMU, ceramic wall tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units, split system Supplemental components: Unit ventilators	Fair

Building: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, metal halide Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--

Site Information

Site Area	3.4 acres (estimated)	
Parking Spaces	60 total spaces all in open lots; 5 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	Property entrance signage; chain link fencing Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Stone retaining wall Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Pole-mounted: HPS	Fair

Historical Summary

The Concord Center in Bethesda was originally constructed in 1988. The Concord Center is a former operating school predominately occupied by the Montgomery County Public Schools (MCPS) Records Unit (Central Records). Central Records occupies 18,194 square feet of space out of a total of 26,444 square feet. Since 2007, the remaining space at Concord Center has been leased.

Architectural

In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. The field of the roof has isolated areas of topping degradation. The roof membrane requires replacement. The windows are in fair condition with no window leaks reported. The interior finishes were observed to be in fair condition throughout the building. Typical lifecycle replacements of the interior and exterior finishes are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling are provided by split system units and package units. There are unit ventilators throughout the classrooms. The majority of the HVAC components are outdated and in need of replacement. Upgrading HVAC components should improve comfort space and efficiency.

The plumbing infrastructure is original to the 1988 construction of the property. Although there have been no reported chronic problems to date, the plumbing systems may begin to leak and fail due to the age of the piping. A budget for required repairs or partial replacements is included.

The vast majority of electrical components within the building, including the circuit breaker panels, switchboards, and wiring, are original to the 1988 construction. A full modernization/upgrade is recommended to the aging interior electrical infrastructure.

The building is not protected by fire suppression; due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, Bureau Veritas recommends a retrofit be performed.

The central alarm panel appears to be more than 15 years old. Based on its age and because replacement parts and components for this type of equipment may be obsolete, the alarm panel requires replacement.

Site

The parking lot has developed numerous potholes and heavy surface wear and should be milled and overlaid. The playgrounds and sport courts are generally in fair condition. The majority of the site lighting consists of energy inefficient metal halide and high-pressure sodium fixtures and lamps.

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 0.577345.