



FACILITY CONDITION ASSESSMENT

prepared for

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



PREPARED BY:

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DATE OF REPORT:

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ON SITE DATE:

October 2, 2025

English Manor Elementary School
4511 Bestor Drive
Rockville, MD 20853

Bureau Veritas

6021 University Boulevard, Suite 200 | Ellicott City, MD 21043 | www.bvna.com | p 800.733.0660



Building: Systems Summary

| | | |
|------------------------------|--|------------------|
| Address | 4511 Bestor Drive, Rockville, MD 20853 | |
| GPS Coordinates | 39.0917686, -77.0909802 | |
| Constructed/Renovated | Pre-1980 original construction, renovated 2018 | |
| Building Area | 46,542 SF | |
| Number of Stories | 2 above grade with no below-grade basement levels | |
| System | <i>Description</i> | <i>Condition</i> |
| Structure | Masonry bearing walls and steel frame with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system | Good |
| Façade | Primary Wall Finish: Brick Secondary Wall Finish: Fiber Cement Windows: Aluminum | Fair |
| Roof | Primary: Flat construction with built-up finish | Fair |
| Interiors | Walls: Painted gypsum board, glazed CMU. Floors: Carpet, VCT, Ceramic tile, Unfinished Ceilings: Painted gypsum board and ACT | Fair |
| Elevators | Passenger: 1 hydraulic car serving all floors. | Fair |
| Plumbing | Distribution: Copper supply and cast-iron and PVC waste and vent Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms | Fair |

Building: Systems Summary

| | | |
|--------------------------|---|------|
| HVAC | Central System: Hydronic fan coil and cabinet terminal units Non-Central System: Packaged units, heat pumps (VRV) Supplemental components: Ductless split systems, suspended unit heaters | Fair |
| Fire Suppression | Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system. | Fair |
| Electrical | Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: None | Fair |
| Fire Alarm | Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs | Fair |
| Equipment/Special | Commercial kitchen equipment | Fair |

Site Information

| | <i>Description</i> | <i>Condition</i> |
|-------------------------------------|--|------------------|
| Site Area | 6.32 acres | |
| Parking Spaces | 97 total spaces all in open lots; all of which are accessible | |
| System | | |
| Site Pavement | Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, stairs | Fair |
| Site Development | Property entrance signage; chain link fencing Playgrounds and sports fields | Fair |
| Landscaping & Topography | Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick retaining walls 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 Pedestrian walkway and landscape accent lighting | Fair |

Historical Summary

English Manor Elementary School original construction date could not be determined but according to internet research the building dates back to pre-1980 and was leased up to 1998. A major renovation project was completed in 2018, making it a relatively modern educational facility. Since its renovation, the building has served its purpose efficiently with minimal structural or material degradation. The facility features contemporary construction standards, modern finishes, and accessible design elements that align with current educational requirements. The school remains in good condition with only minor maintenance issues observed.

Architectural

The architectural components of the school are in good condition. Interior finishes including flooring, ceilings, and wall surfaces appear well maintained, clean, and free from visible damage. The materials used in these areas reflect the modern design and quality typical of post-2015 construction. No significant cracks, moisture stains, or structural concerns were noted throughout the occupied spaces. Windows, doors, and partitions are intact and functional. Only minor leaks were observed in select break rooms, which should be monitored and sealed to prevent long-term damage. Overall, the building envelope performs adequate with no major deficiencies.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems are functional but exhibit a few recurring operational concerns. The heating and cooling systems have shown ongoing performance issues, with some classrooms lacking adequate airflow and temperature balance. This suggests the need for mechanical evaluation and adjustment potentially involving duct balancing or inspection of HVAC control systems. The telephone panel was observed to beep daily, indicating a potential fault or alert that requires technical review by maintenance staff. Plumbing fixtures and fire protection systems appear operational with no visible signs of leakage or malfunction. Overall, while the MEPF systems are operational, preventive maintenance and system diagnostics are recommended to resolve the HVAC inconsistencies and electrical alerts.

Site

The site and playground areas are generally safe and serviceable, but certain portions require attention. The wood chip surface within the playground area is in poor condition, showing signs of wear and uneven coverage. This presents a potential safety concern for children and should be replaced or upgraded preferably with rubber safety tiles or new wood mulch to ensure compliance with playground safety standards. Driveways, parking lots, and pedestrian walkways are in fair condition with no major hazards identified. The overall site drainage and landscaping appear functional, and there are no indications of erosion or flooding concerns. Regular maintenance of the play area surface and continued site inspections are recommended for long-term safety and performance.

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 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 0.202725.