



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Montrose Center
12301 Academy Way
Rockville, MD 20852

PREPARED BY:

Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, MD 21043
800.733.0660
www.bvna.com

BV CONTACT:

Bill Champion
Senior Program Manager
443.622.5067
Bill.Champion@bureauveritas.com

BV PROJECT #:

172559.25R000-224.354

DATE OF REPORT:

May 28, 2026

ON SITE DATE:

February 12, 2026

Bureau Veritas



Building: Systems Summary

Address	12301 Academy Way; Rockville, MD 20852
GPS Coordinates	39.0580641, -77.1069677
Constructed/Renovated	1960 / 2020
Building Area	34,243 SF
Number of Stories	2 stories above grade with no below-grade basement levels (mechanical mezzanine is present but not included in the count)

<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	Primary Wall Finish: Brick Secondary Wall Finish: EIFS Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Hip construction with standing seam metal finish	Poor
Interiors	Walls: Painted gypsum, painted CMU, ceramic tile, Unfinished Floors: Carpet, VCT, ceramic tile, sealed concrete Ceilings: Painted gypsum board and ACT, exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all 2 floors	Fair
Plumbing	Distribution: Copper supply and cast iron and PVC waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary		
HVAC	Central System: None Non-Central System: Packaged units, Ductless split systems Supplemental components: Unit wall heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers,	Fair
Electrical	Source & Distribution: Main switchboard, panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas 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	7.1 acres (estimated)	
Parking Spaces	144 total spaces all in open lots; 6 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	Building-mounted and Property entrance signage; chain link fencing; Playgrounds and sports fields and courts and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Good

Historical Summary

The Montrose Center is estimated to be originally constructed in 1960. The school building currently functions as a special needs elementary school with associated offices and clinic and had its last major renovation in 2020 which primarily included HVAC equipment replacement. The facility is operated by Adventist Health Care, The Lourie School for Children's Social and Emotional Wellness. The tenant has been occupying the facility since 1998 when the building had an interior tenant fit-out renovation.

Architectural

The two-story building generally appears structurally sound with no major structural defects observed or reported. The structure is primarily open web steel joists supporting metal deck roof structure supported by CMU bearing walls with brick veneer and EIFS. The primary roof covering is a modified bituminous roof and appears to be in poor condition with several active leaks reported at the time of the visit. The sloped standing seam metal roofs were also observed and appeared in fair condition. Short term lifecycle replacement of the modified bituminous roof is recommended .

All exterior walls consist primarily of brick veneer and EIFS with CMU backup. The interior floor finishes are primarily VCT throughout the school building and are in generally good condition having been replaced recently. Ceramic tile in the bathrooms is not expected to require lifecycle replacement in the near term. Carpet in the offices was also recently replaced and near-term lifecycle replacement is not expected. Walls are primarily painted CMU throughout the facility, and it is estimated that repainting was done in 2020. Ceiling finishes throughout the building are primarily suspended acoustic tile systems and near-term lifecycle replacement is not generally anticipated. Isolated areas of ceiling tile damaged by roof leaks will require replacement after roof repair or replacement.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Primary heating and cooling are provided by roof mounted packaged units and ductless split systems. Rooftop units send warm or cool air to VAV units which provide tempered air to the various rooms of the facility. All package units date to 2016 and rated fair; however, the VAV boxes have exceeded EUL and should be replaced in the near term. Lifecycle replacement of equipment is not anticipated until late term.

Hot water for plumbing is provided by an electric water heater which is in the main mechanical room. The water heater appears to have been installed in 2025 and is in very good condition. The plumbing infrastructure is estimated to be from the 1983 renovation and functioning adequately.

The electrical service is controlled by a switchboard and distribution panels in the main electrical room on the first floor. In addition, there are several distribution panels and subpanels in the common hallways throughout the building. A significant portion of the electrical wiring and equipment, in conjunction with the HVAC renovation, was replaced. The building is also equipped with an emergency generator with automatic transfer switches. The generator appears to be in good condition having been recently installed in 2020. Lifecycle replacement within the reserve term is not anticipated.

The building does not have a commercial kitchen; only employee and student breakrooms exist.

A fully addressable fire alarm system is present with the main fire alarm panel in the Main Mechanical Room. The fire alarm panel is estimated to be five years old and lifecycle replacement is anticipated in the mid-term. The building is also protected by an automatic fire suppression system, most of which appears to be original.

Site

The asphalt parking lots are estimated to have been last maintained in 2000 and widespread longitudinal and transverse cracking is visible. Lifecycle replacement is anticipated for the near term. Pavement striping is also in fair condition although some fading is visible. Concrete sidewalk pavement appears in fair condition with some areas of patching evident where underground utilities were run.

Site lighting is with pole-mounted LED for some fixtures and wall packs. The basketball court and paving on the north side were not visible due to snow and ice coverage. Playground equipment on the east side appeared in fair condition and near-term lifecycle replacement is anticipated.

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 0.562784.