

FACILITY CONDITION ASSESSMENT



prepared for

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



Rollingwood Center
3200 Woodbine Street
Chevy Chase, MD 20815

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

June 1, 2026

ON SITE DATE:

March 18, 2026



Building: Systems Summary

Address	3200 Woodbine Street, Chevy Chase, MD 20815	
GPS Coordinates	38°59'13.73"N ; 77°03'49.94"W	
Constructed/Renovated	1951	
Building Area	26,624 SF	
Number of Stories	1 above grade with 1 partially below-grade level	
<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: Glass block Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, painted CMU Floors: VCT, ceramic tile, painted concrete Ceilings: ACT	Poor
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Failed

Building: Systems Summary		
HVAC	Central System: Boiler and chiller feeding unit ventilators Non-Central System: Rooftop packaged units	Poor
Fire Suppression	None	--
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: HPS, CFL Emergency Power: None	Fair
Fire Alarm	Alarm panel with alarms, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--

Site Information		
Site Area	4.07 acres	
Parking Spaces	Around 30 total spaces all in open lots; none of which were observed to be accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete pavement and concrete sidewalks and curbs	Fair
Site Development	Building-mounted signage; chain link fencing Playgrounds and courts Park benches and picnic tables	Fair
Landscaping & Topography	Limited landscaping features including lawns and trees Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	None	--

Historical Summary

According to internet research, Rollingwood Elementary School was built in 1951 and operated as a public school until 1982. The school was later leased by French International School from 1990 to 2022. The facility's year of construction is unknown. It is used as a holding school, meaning it can hold students while other schools are not available. It has not been inhabited for several years and has been broken into, causing extensive damage.

Architectural

The facility's structure is made of masonry with a concrete foundation. It appeared structurally sound, with no significant areas of settlement or structural-related deficiencies reported or observed. The windows are very dated and single-paned. In addition, at least one pane had been broken into. Windows are recommended for replacement in the short term. The roof reportedly leaks over the gym and is recommended for replacement in the short term. The roof could not be investigated closely due to a lack of access. Interior finishes have become very damaged and generally neglected. The VCT has many markings and has faded. The ACT ceilings in many areas have been extensively damaged, largely by an intruder stealing copper piping.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC was reportedly non-functional and was not running at the time of the assessment. The boiler is also reportedly not functioning. It is unknown specifically what equipment was functional or not, because the building has not been inhabited for several years. Although, equipment like air handlers and exhaust fans are very aged and recommended for short-term replacement regardless.

The plumbing is also not functional. There is no running water. Many areas of piping have been stolen and infrastructure destroyed. An electric water heater was present, which had been replaced in 2021.

Electrical service is reportedly generally non-functional, but power to lighting was turned on during the visit. However, it appears power can likely be restored. Panels are not exceedingly aged. A central 800A panel provided power throughout.

A fire alarm system was present, although it was unclear to what extent it was functional.

Site

The facility's site includes asphalt paved parking and drive areas, as well as areas of concrete sidewalk. There are basketball courts and a playground which are partially surrounded by chain-link fencing.

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 0.794225.