



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools
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Rockville, MD 20850



PREPARED BY:

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DATE OF REPORT:

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ON SITE DATE:

February 27, 2026

Tuckerman Center
8224 Lochinver Lane
Potomac, MD 20854

Bureau Veritas



Building: Systems Summary

Address	8224 Lochinver Lane, Potomac, MD 20854	
GPS Coordinates	39.039051, -77.1675556	
Constructed/Renovated	1968/2018	
Building Area	100,000 SF	
Number of Stories	1 to 2 story above grade with 1 below-grade basement 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	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: EIFS, CMU, Metal siding, Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, wood paneling, ceramic tile Floors: Carpet, VCT, faux wood plank LVT, ceramic tile, sealed concrete Ceilings: Painted gypsum board and ACT, exposed	Fair
Elevators	Passenger: 1 hydraulic cars serving all 3 floors	Good
Plumbing	Distribution: Copper supply and cast iron and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary		
HVAC	Central System: Boilers, chiller feeding unit ventilator terminal units Non-Central System: Packaged units , split-system heat pumps ductless split-systems Supplemental components: Suspended unit heaters	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers,	Fair
Electrical	Source & Distribution: Main switchboard and panel 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		
Site Area	8.78 acres (estimated)	
Parking Spaces	120 total spaces all in open lots; 4 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; chain-link fence dumpster enclosures Playgrounds and sports fields and courts with bleachers, dugouts, Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED	Fair

Historical Summary

The Tuckerman Center was originally constructed in 1968. The school building currently functions as a high school and is currently leased to the McLean School of Potomac. The facility has had a number of additions and modifications over the years.

Architectural

The 1 and 2 -story structure with basement generally appears structurally sound. The structure is primarily open web steel joists supporting metal deck roof structure and all supported by CMU bearing walls with a variety of finishes including solid brick, brick veneer, metal and wood siding. The main roof is a PVC/TPO membrane roof while the older roof is covered with built up roofing. Near term lifecycle replacement of the built-up roof is anticipated.

Interior floor finishes are primarily VCT and generally good condition. Ceramic tile in the restrooms and carpet in the main office and library are not expected to require lifecycle replacement in the near term. Interior wall finishes are primarily painted CMU throughout. Ceiling finishes are primarily suspended acoustic tile systems and near-term lifecycle replacement is not anticipated since replacement was estimated to coincide with HVAC renovations in 2000. Walls are primarily painted CMU throughout the original building, and it is estimated that repainting was done in 2018.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Primary heating and cooling are provided by a central system of gas boilers and a roof mounted air-cooled chiller serving roof mounted packaged units and unit ventilators throughout the building. Most mechanical equipment was reportedly replaced in 2018.

Hot water for plumbing is provided by a gas fired condensing water heater which is in the main mechanical room. Water heater appears to be a relatively recent replacement and is in fair condition. The plumbing infrastructure is estimated to have been mostly replaced in the 2000 renovations.

The electrical service is controlled by switchboards and distribution panels in the main electrical room of the 1st floor. In addition, there are main distribution panels and subpanels in the common hallways' closets throughout the building. A significant portion of the electrical wiring and equipment in conjunction with the year 2000 modifications and additions. The building is not equipped with an emergency generator with automatic transfer switch. The building does not have a commercial kitchen.

A fully addressable fire alarm system is present with the main fire alarm panel in the Main Mechanical Room. The panel is estimated to be one year old and lifecycle replacement is not anticipated in the near-term. The building is also protected by an automatic fire suppression system, most of which appears to be about 25 years old.

Site

The asphalt parking lots, installed in 2000, exhibit widespread longitudinal and transverse cracking visible and lifecycle replacement is anticipated for the near term. Pavement striping is also in fair condition although some fading is visible. Visible concrete sidewalk pavement appears in fair condition.

Site lighting is with pole-mounted LED for some fixtures and wall packs. Playground equipment 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 0.511464.