

FACILITY CONDITION ASSESSMENT



prepared for

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



South Lake Elementary School
18201 Contour Road
Gaithersburg, MD 20877

PREPARED BY:

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ON SITE DATE:

June 15-16, 2026

Bureau Veritas

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Building: Systems Summary

Address	18201 Contour Road, Gaithersburg, MD 20877	
GPS Coordinates	39-09-20.61N, 77-11-49.46W	
Constructed/Renovated	1972, renovated 2005, 2023	
Building Area	113,549 SF	
Number of Stories	3 above-grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel columns and beams and masonry bearing walls with metal roof deck supported by open-web steel joists or trusses and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal Siding Windows: Aluminum	Fair
Roof	Primary: Flat roofing with modified-bituminous membrane Secondary: Flat roofing with (Ballasted) Modified-bituminous membrane.	Fair
Interiors	Walls: Painted gypsum board or CMU Floors: Carpet, VCT, ceramic tile, unfinished Ceilings: Painted gypsum board, ACT, exposed	Good
Elevators	Passenger/Freight: One hydraulic unit (not in service) Passenger/Freight: One machine room-less unit (not in service)	Poor

Building: Systems Summary

Plumbing	Distribution: Copper supply and cast iron DWV Hot Water: Gas-fired domestic boilers Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Central System: Gas-fired hot water boilers, cooling tower, water-source heat pumps Non-Central System: Packaged units, Split-system heat pumps, VRF heat pump systems Supplemental components: Ductless split-systems, Suspended electric unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED 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	Commercial kitchen equipment	Fair

Site Information

Site Area	10.2 acres	
Parking Spaces	101 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	Fair
Site Development	Property entrance signage; chain link fencing Playgrounds, basketball court, play structures Limited, park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Site slopes downward towards rear of property	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED	Fair

Historical Summary

The original school building was constructed circa 1972. A significant addition and renovation was completed around 2005 and the most recent addition dates from 2023. The 2023 renovation included construction of a significant building addition, and it also involved partial demolition of the older structure.

Architectural

The building was constructed (c.1972) as a two-story, brick structure with a flat roof. The latest (2023) addition was constructed as a three-story brick and metal siding structure with a flat roof surface. The older and newer structures have been integrated into a single structure. There is a small, detached brick building adjacent to the 2022/2023 addition which functions as a shelter for the trash compactor and the lawn mowers, etc. The building structure and envelope of the older building appeared to be in mostly fair condition. The older section roof appeared to be perhaps from the 2005 addition/renovation. The new (2023) building structure and envelope appeared to be in good condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building has two separate HVAC systems. The older (1972/2005) building is heated and cooled by a combination of boilers, rooftop unit, cooling tower and water-source heat pumps. The newer (2023) building is heated and cooled by a combination of rooftop units and a Variable-Refrigerant Flow (VRF) system. Domestic hot water is provided by gas-fired domestic boilers. Emergency power is provided by a gas-fired generator. The older (1972/2005) part of the building is provided with a conventional hydraulic passenger/freight elevator, and the newer (2023) part of the building is furnished with a machine room-less passenger/freight elevator. The building is provided with a comprehensive fire alarm system and a complete wet-pipe sprinkler system. The older HVAC system was installed as part of the 2004/2005 renovation. Most of the equipment dates from 2004/2005 and replacement may be required within the near term. The 2023 building equipment appeared to be in good condition, but some problems were reported. In particular, one of the rooftop units is not controlled by the Building Automation System (BAS). This problem has yet to be overcome. Most of the electrical components appear to have been installed or replaced as part of the 2023 renovation project. At the time of the site visit, both elevators were not serviceable.

Site

The site is occupied by the school building, playgrounds and parking lots. The playgrounds include a basketball court and pre-school play structures. Some of the concrete sidewalks appear older but most of them appear to have been constructed in 2023.

The older pavements appeared to be in fair condition, and the newer pavements appeared to be in good condition. The concrete retaining wall at the north side of the property appears to have developed a large crack at the bottom. This crack should be patched, and the structure should be kept under observation. The pole lights appeared to have been installed in 2023, and they appeared to be in good condition.

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 0.145687.