FACILITY CONDITION ASSESSMENT

prepared for

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

Wayside Elementary School
10011 Glen Road
Potomac, MD 20854

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 #:
172559.25R000-127.354

DATE OF REPORT:
November 10, 2025

ON SITE DATE:
September 15, 2025

Building: Systems Summary

Address	10011 Glen Road, Potomac, MD 20854	
GPS Coordinates	39°02’51.45” N ; 77°12’22.86” W	
Constructed/Renovated	1969	
Building Area	93,453 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
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: Masonry facade Windows: Aluminum	Good
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Wood, VCT, Carpet Ceilings: ACT	Fair
Elevators	Passenger: 1 hydraulic car serving both floors	Fair
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Central System: Boilers, cooling tower, air handlers feeding ductwork Non-Central System: Rooftop units, split systems, exhaust fans	Fair

Building: Systems Summary		
Fire Suppression	Sprinkler system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED, CFL Emergency Power: Diesel	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	7.8 acres (estimated)	
Parking Spaces	Approximately 80 total spaces all in open lots; 4 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with adjacent concrete sidewalks, curbs, and ramps	Fair
Site Development	Chain link fencing Playgrounds and courts Limited park benches	Fair
Landscaping & Topography	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	Pole-mounted: LED, HPS	Fair

Historical Summary

The facility was built in 1969, and additional space was added in 2007. The original building was demolished and rebuilt in 2015-2017 with the exception of the 2007 addition left in place.

Architectural

The facility appears structurally sound, with no significant areas of settlement or structural-related deficiencies reported or observed. The roof membranes do not show any pressing issues. Overall, the exterior envelope systems and components are performing adequately. Interior finishes have generally been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear. The gym floor appears to have been refinished in recent years, and the other finishes of the building are holding up adequately.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most of the HVAC equipment is original to the reconstruction date of 2017 and the prior addition date of 2007. Component replacements for split systems will be the first to reach lifecycle replacements in the next five-to-seven-year range. The roof has scattered exhaust fans, package units, and VRV units. These are generally functioning well, and no significant replacements are anticipated within the next eight to ten years and beyond. Boilers from 2016, a cooling tower, and an air handler supply treated air in other areas.
The plumbing systems are also a mix of original and replacement, and plumbing appears adequate for the facility, with equipment and fixtures generally updated as needed. A gas water heater supplies hot water throughout. No significant leaks or pressure issues were reported.
Electrical service equipment and systems appear generally adequate. A 2000A and 800A switchboard supply power throughout. There is a generator on the exterior for emergency power outages.
Fire alarm and suppression sprinkler systems are present throughout the facility.

Site

The facility's site includes asphalt paved parking and drive areas, as well as areas of concrete sidewalk. Part of the site perimeter is ringed by chain link fencing. Pole lights are present throughout the site.

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 0.288223.