FACILITY CONDITION ASSESSMENT

prepared for

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

Bells Mill Elementary School
8225 Bells Mill Road
Potomac, MD 20854

PREPARED BY:
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DATE OF REPORT:
April 10, 2026

ON SITE DATE:
December 17-18, 2025

Building: Systems Summary

Address	10311 Bells Mill Road, Potomac, MD 20854
GPS Coordinates	39-01-55N, 77-10-09W
Constructed/Renovated	2019-2020
Building Area	77,244 SF
Number of Stories	2 above-grade

System	*Description*	*Condition*
Structure	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	Good
Roof	Primary: Flat roofing with modified-bituminous membrane Secondary: Pitched with asphalt shingles	Good
Interiors	Walls: Painted CMU, ceramic tile, unfinished Floors: Carpet, VCT, ceramic tile, unfinished Ceilings: Painted gypsum board, ACT, exposed	Good
Elevators	Hydraulic, serving both floors	Good
Plumbing	Distribution: Copper supply and cast iron DWV Hot Water: Electric domestic boiler, gas-fired instantaneous units Fixtures: Toilets, urinals, and sinks in restrooms	Good
HVAC	Central System: Packaged units, Split-system heat pumps, water-source heat pump system Supplemental components: Ductless split-systems, Suspended electric unit heaters	Good

Building: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system, and fire extinguishers	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent or LED Exterior Building-Mounted Lighting: Metal-halide, HPS Emergency Power: Diesel generator with automatic transfer switch	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Commercial kitchen equipment	Good

Site Information		
Site Area	9.59 acres	
Parking Spaces	total spaces, all in open lots; 4 of which are accessible	
System	*Description*	*Condition*
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, baseball diamond, play structures Limited, park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Moderate site slopes	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 was constructed around 1968. The old school building was completely demolished and replaced with the existing structure. The existing school building was completed in 2009. No significant renovations have been reported.

Architectural

The building has a masonry foundation and superstructure. The building is clad with a combination of brick veneer and metal siding. The roof surfaces are supported by steel trusses. The pitched roof surfaces are covered with asphalt shingles and the flat surfaces are covered with modified-bituminous membranes.
The building structure appeared to be in fair condition, overall. The roof surfaces appeared to be original and may require replacement within the near future. Large deposits of sand granules were observed in the roof gutters which is an indication of wear. The windows appeared to be in good condition. The interior finishes appeared to be in fair condition, overall.
During the site visit, two conditions were mentioned by site personnel. The first problem to be mentioned was the fact that the front office doors do not lock properly. Another problem is that the security cameras mounted at the main building entrance do not show the identity of persons who ring the buzzer at the main building entrance. Both of these problems involve security and they should be resolved as soon as possible.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling throughout the building is provided by a combination of water-source heat pumps and rooftop air handling units. Other areas are heated and cooled by dedicated ductless split systems. The HVAC systems are controlled by a digital BAS system. Domestic hot water is provided by a gas-fired domestic boiler. The main switchboard is rated at 2000 amps. Emergency power is provided by a gas-powered generator. The building is provided with a hydraulic elevator, serving both floors. The building is provided with a comprehensive fire alarm system and a complete sprinkler protection.
Most of the MEP equipment was manufactured around 2008-2009 and it appeared to be in fair condition. No significant problems were observed.

Site

The site is occupied by the school building, playgrounds, ballfields, parking lot and open fields. The sidewalks, parking lots and other site components appeared to be in fair condition. The staff parking lot showed signs of wear. The parking lot surfaces are cracked and the seal coat has deteriorated.

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 0.459385.