

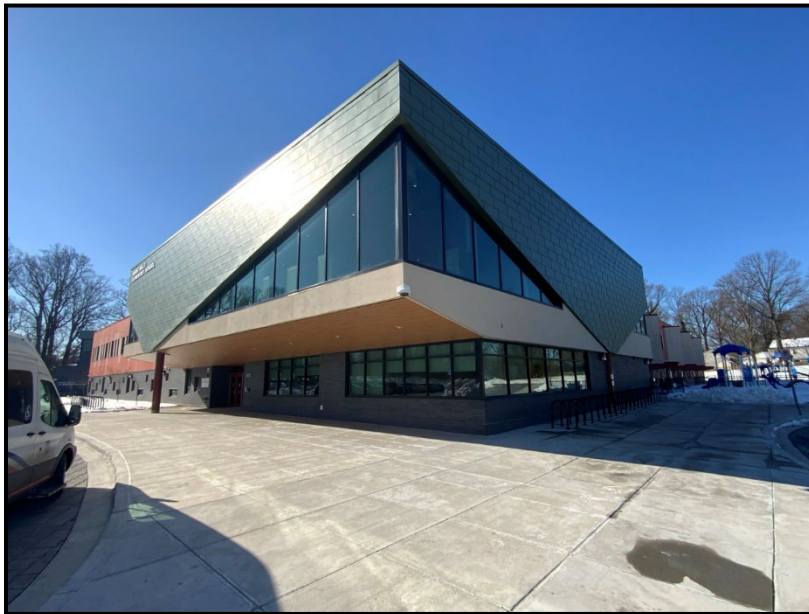
# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

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



Burnt Mills Elementary School  
415 Prelude Drive  
Silver Spring, MD 20901

**PREPARED BY:**

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**BV PROJECT #:**

172559.25R000-016.354

**DATE OF REPORT:**

May 1, 2026

**ON SITE DATE:**

February 5-6, 2026

**Bureau Veritas**



**Building: Systems Summary**

<b>Address</b>	415 Prelude Drive, Silver Spring, MD 20901	
<b>GPS Coordinates</b>	39.0391267, -76.9997362	
<b>Constructed/Renovated</b>	2023	
<b>Building Area</b>	94,398 SF	
<b>Number of Stories</b>	2 stories above grade with no below-grade basement levels	
<i>System</i>	<i>Description</i> <span style="float: right;"><i>Condition</i></span>	
<b>Structure</b>	Steel frame with concrete-topped metal decks over concrete pad column footings Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
<b>Façade</b>	Primary Wall Finish: Brick, Wood siding Secondary Wall Finish: EIFS, Metal siding Windows: Aluminum	Good
<b>Roof</b>	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with modified bituminous finish	Good
<b>Interiors</b>	Walls: Painted gypsum board, painted CMU, wood paneling, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, sealed concrete Ceilings: Painted gypsum board and ACT	Good
<b>Elevators</b>	Passenger: 1 traction car serving all 2 floors	Good
<b>Plumbing</b>	Distribution: Copper supply and cast iron and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	--

## Building: Systems Summary

<b>HVAC</b>	Central System: None Non-Central System: Packaged units, split-system VRV heat pumps Supplemental components: Ductless split-systems, suspended unit heaters	Good
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers,	Good
<b>Electrical</b>	Source and Distribution: Main switchboard, panel with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	Good
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
<b>Equipment/Special</b>	Commercial kitchen equipment	Good

## Site Information

<b>Site Area</b>	15.6 acres (estimated)	
<b>Parking Spaces</b>	98 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt driveways with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps. Concrete paver lots with adjacent concrete sidewalks, curbs, ramps, and stairs	Good
<b>Site Development</b>	Building-mounted and Property entrance signage; chain link fencing; Brick wall dumpster enclosures Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Good
<b>Landscaping and Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete and Brick retaining walls Low to moderate site slopes throughout	Good
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: LED	Good

## Historical Summary

Burnt Mills Elementary School was recently constructed in 2023 and has not since been renovated. The school building replaces an older structure that was originally constructed in 1964.

## Architectural

The two-story building generally appears structurally sound, with no visible evidence of cracking or settlement. The structure is primarily open web steel joist supporting metal deck roof structure and all supported by structural steel framing and CMU bearing walls with brick and stone veneer. The roof coverings appear to be modified bitumen membrane for upper and lower sections. Lifecycle replacement of the roof coverings is not anticipated until very late in the reserve term.

All exterior walls consist of a combination of brick veneer, metal siding, wood siding and EIFS. The interior floor finishes are primarily VCT throughout the main building and is in good condition. Ceramic tile in the bathrooms and quarry tile in the kitchen are not expected to require lifecycle replacement within the reserve 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. Smaller areas of painted gypsum drywall will require repainting after five years.

## Mechanical, Electrical, Plumbing and Fire (MEPF)

Primary heating and cooling are provided by several VRF split systems each comprised of multiple ceiling mounted interior fan coil unit cassettes serving classrooms and common halls. Rooftop packaged units provide heating and cooling to larger spaces such as the cafeteria and gymnasium.

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 in good condition.

The electrical service is controlled by switchboards, transformers and distribution panels in the main electrical room on the 1st Floor. In addition, there are distribution panels, subpanels and transformers in several electrical rooms throughout the building. The building is also equipped with an emergency generator with an automatic transfer switch. The generator appears to be in good condition having been recently installed in 2023. Lifecycle replacement within the reserve term is not anticipated.

The building has a small commercial kitchen. The equipment appears to be original. Lifecycle replacement for equipment is not anticipated in the near term.

A fully addressable fire alarm system is present with the main fire alarm panel in the Main Mechanical Room. The panel is original and lifecycle replacement is not anticipated until late term. The building is also protected by an automatic fire suppression system. Lifecycle replacement within the reserve term is not anticipated.

## Site

The new concrete paver parking lots are verified to be a 2023 installation and are in good condition as are the asphalt paved driveways. Pavement striping is beginning to fade and will require reinstallation within three years. Concrete sidewalk pavement is generally in good condition throughout the site. Site lighting is with pole-mounted LED for some fixtures and wall packs on the building exterior. Lifecycle replacement for site components including athletic courts and playground equipment is not anticipated within the reserve term.

## 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 0.078965.**