



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

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



Kemp Mill Elementary School  
411 Sisson Street  
Silver Spring, MD 20902

**PREPARED BY:**

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**BV PROJECT #:**

172559.25R000-065.354

**DATE OF REPORT:**

April 13, 2026

**ON SITE DATE:**

December 15, 2025



**Main Building: Systems Summary**

<b>Address</b>	411 Sisson Street, Silver Spring, MD 20902
<b>GPS Coordinates</b>	39.0437512, -77.0169112
<b>Constructed/Renovated</b>	1960/1996
<b>Building Area</b>	68,222 SF
<b>Number of Stories</b>	2 above grade

<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
<b>Façade</b>	Primary Wall Finish: Stucco, Brick, Metal siding Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: ACT, Unfinished/exposed	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

## Main Building: Systems Summary

<b>HVAC</b>	Central System: Boilers, chiller, air handlers, and unit ventilator terminal units Non-Central System: Split-system heat pumps, ductless split-systems	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Exterior Building-Mounted Lighting: Fluorescent Emergency Power: Diesel generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair

## Site Information

<b>Site Area</b>	8.0 acres (estimated)	
<b>Parking Spaces</b>	80 total spaces all in open lots; four of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage; chain link and wrought iron fencing; Playgrounds and sports fields and courts Limited park benches, picnic tables	Fair
<b>Landscaping &amp; Topography</b>	Significant landscaping features including lawns, trees, and bushes Irrigation not present Concrete retaining walls Severe site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: HPS	Fair

## Historical Summary

Kemp Mill Elementary School, originally constructed in 1960, consists of one permanent main building on its campus and three modular building classrooms. The building was extensively renovated and added to in 1996. The campus received roofing and siding replacement in 2021 and pavement refreshers in 2018.

## Architectural

The campus structures are masonry framed and feature brick and stucco exteriors with a built-up roofing system. An aluminum siding wall system was observed at roof level at the perimeter. The building sits upon a concrete slab foundation and was observed to be structurally sound, showing no signs of settlement or deficiencies. Moisture intrusion was reported and observed at some of the second-floor windows. Interior finishes have been well-maintained and are in fair condition. The gym floor was observed to be in poor condition and will require replacement in the short term. Lifecycle replacements for finishes, including wall coverings, flooring, and ceiling materials, are likely based on their useful life and normal wear.

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

The building utilizes a central cooling and heating system for most of the spaces. The system runs off an air-cooled chiller and two gas fired boilers. The chilled and hot water are distributed by pumps to hydronic unit ventilators and air handlers located in different mechanical spaces and common areas throughout the school. The heating and cooling system was observed to be in fair condition and will require replacement in the near term due to age and outdated refrigerant. Exhaust ventilation is provided by roof mounted exhaust fans that will require lifecycle replacement in the near term due to excessive age. Domestic hot water is provided by gas-fired water heaters located in the mechanical room. The plumbing fixtures were observed to be in good condition and are assumed to be part of recent replacements. Plumbing system replacements are anticipated in the near term. The electrical system is composed of main switchboards, panel boards and transformers and were observed to be in fair condition and are currently in the middle of their useful life. The lighting system currently utilizes linear fluorescent fixtures. The fire alarm system is currently in fair condition and operating sufficiently. The building utilizes a fire suppression system that was observed to be in fair condition. The commercial kitchen equipment is generally in fair condition and will require replacement within the study period. The limited access control and security equipment was observed to function well. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

## Site

The site parking lot and driveway asphalt pavement are currently in good condition and part of a recent replacement. Seal and striping are anticipated within the study period. The schools play surfaces and play components are in fair to good condition. Overall, the site features good landscaping. The landscaping and concrete pedestrian walkways were observed to be generally in fair 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 0.622476.**