

# FACILITY CONDITION ASSESSMENT



*prepared for*

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



Spark M. Matsunaga Elementary School  
13902 Bromfield Road  
Germantown, MD 20874

**PREPARED BY:**

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**BV PROJECT #:**

*172559.25R000-075.354*

**DATE OF REPORT:**

*June 3, 2026*

**ON SITE DATE:**

*March 3, 2026*



### Building: Systems Summary

<b>Address</b>	13902 Bromfield Road, Germantown, MD 20874	
<b>GPS Coordinates</b>	39°09'3.76" N ; 77°17'33.38" W	
<b>Constructed/Renovated</b>	2001	
<b>Building Area</b>	90,718 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	Good
<b>Façade</b>	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish	Poor
<b>Interiors</b>	Walls: Painted gypsum board, CMU Floors: Carpet, VCT, wood strip Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	Passenger: 1 hydraulic car serving both floors	Fair
<b>Plumbing</b>	Distribution: Copper supply pipping and waste and ventilation piping Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

## Building: Systems Summary

<b>HVAC</b>	Central System: Boilers, air handlers, and cooling tower feeding air handlers shared with Longview School Secondary: Rooftop units and exhaust fans	Fair
<b>Fire Suppression</b>	Sprinkler System	Fair
<b>Electrical</b>	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, HPS, CFL Emergency Power: Diesel generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair

## Site Information

<b>Site Area</b>	8.11 acres	
<b>Parking Spaces</b>	Around 70 total spaces all in open lots	
<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 and curbs	Fair
<b>Site Development</b>	Chain link fencing Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Fair
<b>Landscaping and Topography</b>	Landscaping features including lawns, trees, and bushes Irrigation not present CMU retaining walls Low to moderate 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: LED, HPS	Fair

## Historical Summary

The facility was constructed in 2001 and has not since had major renovations. It is connected to the Longview school and is used as an elementary school for local children.

## Architectural

The facility is masonry construction with a concrete foundation, and appears structurally sound, with no significant areas of settlement or structural-related deficiencies reported or observed. The roof is reaching the end of its expected life and is recommended for replacement in the short term. Overall, the exterior envelope systems and components were observed to be performing adequately. Interior finishes have generally been maintained as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

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

The HVAC equipment has received as-needed upgrades since the building's initial construction, resulting in a range of equipment ages. A majority of equipment is original, while some units were replaced in 2021. A boiler and cooling tower provide tempered water throughout and are shared equipment located in the adjacent Longview School. The HVAC system is planned to be fully replaced in summer of 2026.

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 2020 installed water heater provides domestic hot water throughout. No leaks or pressure issues were reported.

Electrical service equipment and systems appear generally adequate. A 2500A switchboard provides power throughout.

Fire alarm and fire suppression systems are present.

## Site

The site includes asphalt paved parking, concrete sidewalks, and playground area. Light poles provide sufficient exterior lighting. Chain-link fencing encloses portions of the sports field.

## 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 0.535523.**