



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Poolesville Elementary School
19565 Fisher Avenue
Poolesville, MD 20837

PREPARED BY:

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Bureau Veritas

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Building: Systems Summary

Address	19565 Fisher Avenue, Poolesville, MD, 20837
GPS Coordinates	39.14394525739192, -77.4073707846564
Constructed/Renovated	1960 / 2025
Building Area	64,803 SF
Number of Stories	1 above grade

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Paint Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up system	Good
Interiors	Walls: Painted gypsum board, ceramic tile, brick, and gym pad Floors: Carpet, VCT, ceramic tile, wood strip, painted concrete Ceilings: ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Fair

Building: Systems Summary		
HVAC	Central System: Boilers, air handlers, feeding fan coil units and cabinet terminal units Non-Central System: Split-system heat pumps Supplemental components: Pumps and exhaust fans	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas 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	Fair

Site Information		
Site Area	12.28 acres	
Parking Spaces	65 total spaces all in open lots; 5 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Building-mounted signage chain link fencing Playgrounds and sports fields and courts fencing, and site lights Limited trash receptacles	Good
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Fair

Historical Summary

Poolesville Elementary School was originally constructed in 1960. The school has gone through several improvements throughout the years. The last major renovation was completed around 1978 and the last substantial improvements in 2025.

Architectural

The masonry load bearing structure with exterior brick finish appears structurally sound with no indications of significant settlement. Roof replacement was accomplished in 2018/2019 and the built-up system should perform well through the next 15-20 years. Most exterior and interior finishes are in fair condition. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building utilizes a central HVAC system for most of the spaces. The central system runs off boilers, chiller, air handlers, and fan coil units. Other systems include packaged units and split systems. TACs, fan coil units, and air handlers. The chiller was replaced in 2023; however, the boilers are much older and beginning to show some corrosion and should be replaced in the near term. Typical lifecycle replacement of remaining equipment is scattered throughout the assessment term. Domestic hot water is provided by a gas water heater at midlife and fair condition. The plumbing fixtures and distribution piping are in the middle of their estimated life with no immediate needs identified. The electrical system is composed of a switchboard, transformers, and distribution panels. The system contains a generator with two ATS that supplies emergency power to emergency lights and exit signs. Most of the electrical infrastructure and components are in fair condition. The lighting system currently utilizes linear fluorescent fixtures and LED. The fire alarm system is in fair condition. The commercial kitchen equipment is generally in fair condition. 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 school occupies a 12.28-acre site, featuring typical amenities for a school campus. The property includes asphalt parking areas and concrete sidewalks connecting various building entrances and site locations. The parking lot asphalt paving and striping are in good condition. The campus includes playground, sport fields, and courts in good and fair conditions. Site lighting is provided by pole-mounted and building-mounted fixtures. Chain-link fencing surrounds most of the property perimeter for security and is in good 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 0.557385.