



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Potomac Elementary School
10311 River Road
Potomac, MD 20854

PREPARED BY:

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DATE OF REPORT:

April 10, 2026

ON SITE DATE:

December 15-16, 2025

Bureau Veritas



Building: Systems Summary

Address	10311 River Road, Potomac, Maryland 20854
GPS Coordinates	39-01-17N, 77-12-48W
Constructed/Renovated	2019-2020
Building Area	86,550 SF
Number of Stories	2 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 or trusses and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: None Windows: Aluminum	Good
Roof	Primary: Flat roofing with modified-bituminous membrane Secondary: None	Good
Interiors	Walls: Painted CMU, ceramic tile, unfinished Floors: Carpet, VCT, ceramic tile, unfinished Ceilings: Painted gypsum board, ACT, exposed	Good
Elevators	Machine room-less system serving both levels.	Good

Building: Systems Summary		
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 rooftop units, dedicated water-source system heat pumps, VRF Supplemental components: Ductless split-systems, Suspended electric unit heaters	Good
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	9.02 acres	
Parking Spaces	87 total spaces, all in open lots; 4 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	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: HPS, metal halide	Fair

Historical Summary

The original school was constructed around 1949. This school building was completely demolished and replaced with the existing structure. The existing school building was completed in 2020. No significant renovations have been reported since.

Architectural

The building has a masonry foundation and superstructure. The building is clad with brick veneer. The roof surfaces are flat and they are supported by steel trusses. The roof covering is a modified bituminous membrane which is mostly covered with vegetation (green roof).

The building structure appeared to be in good condition, overall. According to the Building Engineer and the PSQ, the building has developed cracks in the CMU masonry walls. The cracks were observed during the site visit. One of the cracks was observed in the CMU wall of the music classroom. Another was observed in the VCT floor covering of the same room. This appeared to be the result of differential settlement and it should be kept under observation. Other cracks were mainly observed in corner joints and vertical control joints as would be expected in such structures. These cracks were actually cracks in the masonry caulking and not the actual CMU. However, any cracks should be kept under observation throughout the life of the building. According to the information included in the PSQ and provided by the Building Engineer, the roof has experienced very few problems thus far. The windows appeared to be in good condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling throughout the building is provided by 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 boilers. The main switchboard is rated at 2000 amps. Emergency power is provided by a gas-powered generator. The building is provided with a machine room-less elevator, serving both floors. The building is provided with a comprehensive fire alarm system and complete sprinkler protection. Most of the HVAC equipment was manufactured around 2019 and appears to be in good condition.

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.

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 0.224927