



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Snowden Farm Elementary School
22500 Sweetspire Drive
Clarksburg, Maryland 20871

PREPARED BY:

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BV PROJECT #:

172559.25R000-110.354

DATE OF REPORT:

May 1, 2026

ON SITE DATE:

January 12-13, 2026

Bureau Veritas

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Building: Systems Summary

Address	22500 Sweetspire Drive, Clarksburg, MD 20871	
GPS Coordinates	39.22677, -77.250505	
Constructed/Renovated	2019	
Building Area	92,366 SF	
Number of Stories	2 above grade with no below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete tilt-up bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding , Stone veneer, Concrete integral to superstructure Windows: Aluminum	Good
Roof	Primary: Flat construction with vegetated roof and modified bituminous finish Secondary: Gable and Hip construction with standing seam metal finish	Good
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile, Unfinished Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, sealed concrete Ceilings: Painted gypsum board and ACT, exposed	Good
Elevators	Passenger: 1 traction cars serving all 2 floors	Good
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Good

Building: Systems Summary

HVAC	Central System: Geothermal heat pump loop and pumps, water source heat pumps, DOAS units, ERUs Non-Central System: Ductless split systems Supplemental components: Ductless split-systems, suspended unit heaters	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers,	Good
Electrical	Source & Distribution: Main switchboard and panel 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	Good

Site Information

Site Area	10.0 acres (estimated)	
Parking Spaces	83 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, and stairs Concrete lots with adjacent concrete sidewalks,	Good
Site Development	Building-mounted and Property entrance signage; chain link fencing; CMU wall dumpster enclosures Playgrounds and sports fields and courts with fencing Limited park benches, picnic tables, trash receptacles	Good
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU retaining walls 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	Good

Historical Summary

The original school was constructed in 2019 and has not since been renovated. The main school building currently functions as an elementary school.

Architectural

The two-story structure 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 CMU bearing walls with brick and stone veneer. The upper and lower roofs are primarily vegetated roofs. There are small areas of modified bitumen roofing while sloping roof sections are covered with standing seam metal. Near term lifecycle replacement of the roof coverings is not anticipated.

All exterior walls consist primarily of brick or stone veneer with CMU backup. The interior floor finishes are primarily VCT throughout the main building and is in fair condition. Ceramic tile in the restrooms and quarry tile in the kitchen are not expected to require lifecycle replacement in the near 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 a central geothermal system of ground source heat pump piping. Geothermal heat pump loops are located below the south side playfield. Geothermal piping enters the building through the main mechanical room where the tempered water is pumped. Heat pumps primarily serve the classrooms and DOAS units on the roof and in mechanical penthouses serve the larger spaces. Non central heating and cooling provided by ductless split systems for certain rooms throughout the building. Service areas have pendant unit heaters.

Hot water for plumbing is provided by a gas condensing water heater located in the main mechanical room. Water heater appears to be in good condition. The plumbing infrastructure is original and lifecycle replacement within the reserve term is not anticipated.

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. System replacement is not expected within the reserve term. The building is also equipped with an emergency generator with two automatic transfer switches. The generator appears to be in good condition having been recently installed in 2019. Lifecycle replacement within the reserve term is not anticipated.

The building has a small commercial kitchen. There is no exhaust hood system. The equipment appears to be original and lifecycle replacement of 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 Electrical 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. Sprinkler heads are also original and lifecycle replacement within the reserve term is not anticipated.

Site

The asphalt parking lots are reported to be original installations from 2019 and are in good condition.

Pavement striping is beginning to fade and will require reinstallation within three years. Concrete 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 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 0.220022.