

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

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



Stedwick Elementary School
10631 Stedwick Road
Montgomery Village, MD 20886

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

February 9, 2026

ON SITE DATE:

October 20-22, 2025



Building: Systems Summary

Address	10631 Stedwick Road, Montgomery Village, MD 20886	
GPS Coordinates	39.1742298, -77.2108637	
Constructed/Renovated	1974 / 2007	
Building Area	109,677 SF	
Number of Stories	Two above grade with one below-grade basement level	
<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	Good
Facade	Primary Wall Finish: CMU Secondary Wall Finish: Metal siding Windows: Steel	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, terrazzo Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: One hydraulic car serving all three floors	Fair
Plumbing	Distribution: Copper supply, PVC waste and vent Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary

HVAC	Central System: Boilers, chillers, closed-loop cooling tower feeding air handlers, water-source heat pumps, hydronic baseboard radiators and cabinet terminal units Supplemental components: Ductless split systems, Split heat pump systems, Suspended unit heaters, Make-up air units	Fair
Fire Suppression	Wet-pipe sprinkler system portion and fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair

Site Information

Site Area	10.75 acres (estimated)	
Parking Spaces	93 total spaces all in open lots, four 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	Fair
Site Development	Building-mounted signage; chain link fencing Playgrounds and sports fields and courts with fencing, and site lights Limited park benches, picnic tables, trash receptacles	Good
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU retaining walls Severe site slopes along south boundary	Good
Utilities	Municipal water and sewer Local utility-provided electricity and natural gas	Good
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Good

Historical Summary

Stedwick Elementary School is a three-story structure that was originally built in 1974. There have been various updates throughout the years. A new wing and secondary boiler room were added, and HVAC systems were overhauled in 2007.

Architectural

The interior finishes throughout the building are in fair condition and have been periodically replaced as needed. There are some older finishes on the bottom floor, including ceilings that need replacement in the short term. There were no major structural issues observed during the assessment.

Mechanical, Electrical, Plumbing and Fire (MEPF)

All air handlers and fan coil units were replaced during the 2007 renovation. The POC reported chronic issues with the HVAC system being unable to properly heat and cool the lower level. There are two boilers from 1994 that remain in the old boiler room along with two newer boilers in the new boiler room. There are two main air-cooled chillers, a closed-loop cooling tower feeding water-source heat pumps, rooftop packaged units, and a large ERV that serves the upper floors. The old boiler room appears to still have pneumatic controls that should be converted to DDC.

The electrical system is largely outdated but a system overhaul is planned for summer 2026.

The plumbing in the building is in fair condition with no major issues from the fixtures or equipment. Both water heaters have been replaced within the last 10 years. Some of the drinking fountains are quite old and should be replaced to match the other newer ones throughout the building.

The building has full sprinkler coverage and a fully addressable alarm system.

Site

The parking lots and curbs are in fair condition and have few cracks. Two playground areas and a baseball diamond that are in good condition. The rest of the site is covered with grass, trees, and other vegetation.

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 0.560047.