



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

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



Stone Mill Elementary School  
14323 Stonebridge View Drive  
North Potomac, MD 20878

**PREPARED BY:**

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**BV PROJECT #:**

172559.25R000-114.354

**DATE OF REPORT:**

*February 26, 2026*

**ON SITE DATE:**

*December 4-5, 2025*

**Bureau Veritas**



## Building: Systems Summary

<b>Address</b>	14323 Stonebridge View Drive, North Potomac, MD 20878	
<b>GPS Coordinates</b>	39-04-56N, 77-14-56W	
<b>Constructed/Renovated</b>	1988	
<b>Building Area</b>	78,216 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 or trusses and concrete strip/wall footing foundation system	Good
<b>Façade</b>	Primary Wall Finish: Brick Secondary Wall Finish: Metal Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat roofing with modified-bituminous membrane Secondary: EPDM, asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board or CMU Floors: Carpet, VCT, ceramic tile, unfinished Ceilings: Painted gypsum board, ACT, exposed	Good
<b>Elevators</b>	1 provided, serving both levels (hydraulic system)	Fair
<b>Plumbing</b>	Distribution: Copper supply and cast-iron DWV Hot Water: Electric domestic boiler, gas-fired instantaneous units Fixtures: Toilets, urinals, and sinks in restrooms	Fair

## Building: Systems Summary

<b>HVAC</b>	Non-Central System: Packaged units, Split-system heat pumps, VRF heat pump systems Supplemental components: Ductless split-systems, Suspended electric unit heaters	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system, kitchen hood system and fire extinguishers	Fair
<b>Electrical</b>	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	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair

## Site Information

<b>Site Area</b>	11.76 acres	
<b>Parking Spaces</b>	85 total spaces, all in open lots; 4 of which are accessible	
<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, curbs, ramps	Fair
<b>Site Development</b>	Property entrance signage; chain link fencing Playgrounds, basketball court, baseball diamond, play structures Limited, park benches, picnic tables, trash receptacles	Fair
<b>Landscaping and Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout, dry detention pond	Good
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: HPS, metal halide	Fair

## Historical Summary

There are two buildings located at the site. The larger building is the elementary school which is the subject of this report. The smaller building houses a daycare, and it is not covered under this report. The school building was constructed circa 1988. No significant renovations have been reported.

## Architectural

The building has a masonry foundation and superstructure. One section has an upper level but most of the building has only a single level. The roof surfaces are flat, and they are supported by steel trusses or open-web joists. A large section of the building was constructed as a modular addition. It is integral to the remainder of the structure, but it has an EPDM membrane roof while the remainder of the structure has a built-up membrane.

The porch structures at the front of the building are covered with pitched roofs, finished with asphalt shingles. According to the information included in the PSQ, the roof membranes were replaced in 2010, and they appeared to be in fair condition. According to information included in the PSQ, some of the courtyard windows have a history of leaking. The remainder of the windows appeared to be in fair condition.

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

The classrooms of the modular addition are heated and cooled by individual unit ventilators. The remainder of the building appeared to be heated and cooled by a variable-volume system with digital controls. Domestic hot water is provided by a gas-fired domestic boiler. The main switchboard is rated at 2000 amps. Emergency power is provided by a gas-powered generator. The building is provided with a hydraulic elevator, serving both floors. The building is provided with a comprehensive fire alarm system and complete sprinkler protection. Most of the rooftop HVAC equipment was manufactured around 2018-2019 and it appeared to be in fair condition. According to information provided on PSQ, the underground drain lines have a history of problems. The problem has reportedly been caused by tree roots. It may be prudent to engage the services of a civil engineer for the purpose of reviewing this problem.

## Site

The site is occupied by the school building, day care, 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 0.696486.**