

FACILITY CONDITION ASSESSMENT



prepared for

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



Stonegate Elementary School
14811 Notley Road
Silver Spring, MD 20905

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

February 26, 2026

ON SITE DATE:

October 15-16, 2025



Building: Systems Summary

Address	14811 Notley Road, Silver Spring, MD 20905	
GPS Coordinates	39.09958, -77.01564	
Constructed	2023	
Building Area	84,094 SF	
Number of Stories	Three 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	Good
Facade	Brick Windows: Aluminum	Good
Roof	Flat construction with modified bituminous finish	Good
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile, unfinished Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, unfinished concrete Ceilings: Painted gypsum board, suspended ACT, painted exposed roof framing	Good
Elevators	Passenger: 1 hydraulic car serving all 3 floors	Good
Plumbing	Distribution: Copper supply, cast iron and PVC waste and vent Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Good

Building: Systems Summary

HVAC	Central System: VRV heat pump units coupled with interior cassette units, dedicated outdoor air system units Non-Central System: Packaged units Supplemental components: Ductless split systems, individual electric unit heaters	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switches	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	10.27 acres (estimated)	
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 adjacent concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Property entrance signage: chain link, wrought iron fencing; CMU wall dumpster enclosures Playgrounds, sports fields, and courts Heavily furnished with park benches, picnic tables, trash receptacles	Good
Landscaping & Topography	Significant landscaping features include lawns, trees, bushes, and planters Irrigation not present Concrete retaining walls Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electricity and natural gas	Good
Site Lighting	Pole-mounted: LED	Good

Historical Summary

Stonegate Elementary School building was opened just prior to the 2023 school year. The current building replaced an older elementary school building that was originally developed in 1971 and was demolished for construction of the new building. No additions or renovations have been completed since the 2023 construction.

Architectural

The building consists of a multi-story masonry and steel structure. To accommodate the sloping topography of the site, the front section of the building was constructed with two above-grade floors, and the rear portion of the building includes a smaller ground floor level below the two main educational floors. Secure access is through the main entrance located at the southwest corner. The building contains classrooms, restrooms, a media center, storage and mechanical spaces, offices, a gymnasium, a multi-purpose room/cafeteria, and kitchen spaces to support the needs of the students and the staff. Movement through the building is facilitated by interior stairways and a single hydraulic elevator.

Interior and exterior finishes are in good overall condition, appear to be well maintained, and only typical lifecycle replacements or refurbishment should be anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is connected to the local municipal water and sewer systems and the local natural gas utility. Domestic hot water is supplied by commercial electric water heaters. The plumbing system and fixtures appear to be well maintained.

The campus is connected to the local electric utility. Electric power is supplied through a main switchboard feeding distribution panels throughout the building. A gas-powered generator and automatic transfer switch provides emergency power.

Heating and cooling for the building is primarily provided by variable refrigerant volume (VRV) heat pumps with interior VRV cassette units throughout the building. Roof mounted package units, ductless split systems, and individual electric unit heaters provide supplemental heating and cooling in select areas. A dedicated outdoor air system (DOAS) is present to regulate air quality and provide fresh air throughout.

Fire protection consists of a central fire alarm system with smoke and heat detectors, alarm pull stations, and audible alarms. Emergency exit signage and emergency lighting are located in key areas. A fire suppression system protects the entire building.

Site

Access is provided by paved driveways that connect the parking and drop-off areas with the adjoining public roads. Concrete sidewalks and open air covered and uncovered walkways and courtyards provide access to most of the site. Sports fields, athletic courts, and playgrounds are located throughout the property, and landscaped areas adjoin the educational building. Asphalt parking areas and driveways appear to be well maintained, and only typical lifecycle refurbishment and replacement of the asphalt surfaces and pavement markings should be anticipated.

Currently, the playground surfaces are covered with several layers of wood mulch. At the time of the assessment, surface water movement through the playground areas has caused some of the wood mulch to migrate to adjoining sidewalks and landscaped areas. During the assessment, on site personnel also reported that students frequently throw the mulch outside the playground areas. In order to maximize student safety in the areas in and around the playgrounds, and to provide better accessibility to the playgrounds, short term replacement of the wood mulch with a poured rubber surface is recommended.

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 0.089762.