



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Travilah Elementary School
13801 DuFief Mill Road
North Potomac, MD 20878

PREPARED BY:

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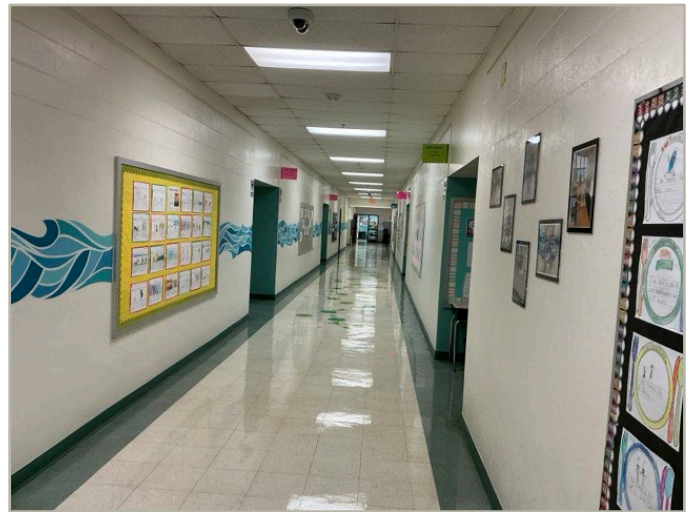
DATE OF REPORT:

May 4, 2026

ON SITE DATE:

December 2-3, 2025

Bureau Veritas



Building: Systems Summary

Address	13801 DuFief Mill Road, North Potomac, MD 20878	
GPS Coordinates	39-04-56N, 77-14-56W	
Constructed/Renovated	1960, renovated 2008	
Building Area	65,378 SF	
Number of Stories	1 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: EIFS Windows: Aluminum	Fair
Roof	Primary: Pitched roofing with modified-bituminous membrane Secondary: built-up	Fair
Interiors	Walls: Painted gypsum board or CMU Floors: Carpet, VCT, ceramic tile, unfinished Ceilings: Painted gypsum board, ACT, exposed	Fair
Elevators	NA	--
Plumbing	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

HVAC	Non-Central System: Packaged units, split-system heat pumps, VRF heat pump systems Supplemental components: Ductless split-systems, suspended electric unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system, kitchen hood system and fire extinguishers	Fair
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	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	9.3 acres	
Parking Spaces	70 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 Low to moderate site slopes throughout, dry detention pond	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 building was constructed circa 1960. Another significant addition was completed around 1992 and the most recent addition dates from around 2008 adding eight classrooms.

Architectural

The building was constructed (c.1960) as a single-story, brick and stucco structure with a pitched roof. The latest addition was constructed as a single-story brick structure with a flat roof surface. The building structure and envelope appeared to be in mostly fair condition. However, some moisture stains were observed on the west side of the building façade. The exterior wall system in this area may have developed leaks. Also, some of the brick veneer in front of the building should be repaired.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building appears to have two separate HVAC systems. The building is equipped with two boiler rooms and two chillers. In addition, there are rooftop units and ductless split systems. Domestic hot water is provided by a gas-fired water heater. The main switchboard is rated at 1600 amps. Emergency power is provided by a gas-fired generator. The building is provided with a comprehensive fire alarm system and complete sprinkler protection.

The boilers and pumps of the older part of the building were manufactured in 2008. The boilers and pumps serving the 2008 addition were manufactured in 2024. According to the gym teacher, the gymnasium air handler has not been functioning for several weeks. HVAC controls in the older part of the building appeared to be pneumatic. The controls in the 2008 addition appeared to be digital.

Most electric power panels date from 1992.

Site

The site is occupied by the school building, playgrounds, ballfields and parking lots. There is a small retention pond at the rear of the building.

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 0.549495.