FACILITY CONDITION ASSESSMENT

prepared for

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

Stephen Knolls School
10731 St. Margaret's Way
Kensington, MD 20895

PREPARED BY:
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DATE OF REPORT:
May 19, 2025 (original)
September 24, 2025 (revised)

ON SITE DATE:
April 29, 2025 (original)
September 4, 2025 (additional)

Building: Systems Summary

Address	10731 St. Margaret's Way, Kensington, MD 20902	
GPS Coordinates	39.03385363969189, -77.05208004973342	
Constructed/Renovated	1958	
Building Area	48,872 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Wood Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted CMU, vinyl, ceramic tile, padded gym wall Floors: VCT, ceramic tile, unfinished concrete Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in the restrooms	Fair

Building: Systems Summary		
HVAC	Central System: Boilers and chiller feeding unit ventilators, hydronic baseboard radiators, and cabinet terminal units Non-Central System: Packaged units and split-system heat pumps Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Fire extinguishers and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Diesel 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	Fair

Site Information		
Site Area	4.35 acres (estimated)	
Parking Spaces	75 total spaces all in open lots; 3 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link fencing Playgrounds and sports fields 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	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED, Pedestrian walkway and landscape accent lighting	Fair

Historical Summary

Stephen Knolls School was originally constructed in 1958. The school has gone through several renovations throughout the years. The last major renovation was around 2024.

Architectural

The main building, constructed in 1958, has been well-maintained over its six decades of service. Good maintenance practices have preserved the overall condition of the structure, but signs of age are becoming evident in various components. Exterior finishes are in fair condition, with windows in average condition for their age. Interior finishes have been maintained and updated as needed, also presenting a generally fair condition. Walls are primarily painted gypsum board, with ceramic tile in restrooms for durability. Flooring consists mainly of vinyl composition tile (VCT) and ceramic tile, appropriate for high-traffic school environments. Ceilings alternate between acoustic ceiling tiles (ACT) and painted gypsum board. Typical lifecycle-based replacements for both interior and exterior finishes are budgeted and anticipated. This proactive approach will be crucial in maintaining the quality of the learning environment and preserving the functionality of the building.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The school employs a central HVAC system with heating provided by gas-fired boilers and rooftop units (RTUs), while cooling is managed by RTUs and a chiller. Hydronic baseboard and unit ventilators distributed throughout the school are in fair condition, as are the roof-mounted exhaust fans. Hot water is supplied by electric water heaters in the boiler room. Plumbing fixtures and distribution piping are midway through their estimated life with no immediate needs identified. The electrical system includes a switchboard, distribution panels, generator, and two automatic transfer switches for emergency power. The project site had a major upgrade of the electrical system, including installation of new Siemens panelboards and a switchboard. According to the POC, the electrical work upgrade started in 2024 and was completed in August 2025. A punch-out list is reportedly being prepared now, with plans to complete within the month. The electrical components are in good overall condition. Lighting combines linear fluorescent fixtures and LEDs. The fire alarm system and commercial kitchen equipment are in fair condition. Typical lifecycle replacements and ongoing maintenance for all MEPF equipment are budgeted and anticipated, ensuring continued efficiency and safety compliance.

Site

The school occupies a 4.35-acre site with typical campus amenities, including asphalt parking areas, concrete sidewalks, and chain-link perimeter fencing, all in fair condition. Parking lots are midway through their expected useful life, with minor asphalt cracking and fair paint striping. Site lighting combines pole-mounted and building-mounted fixtures. Landscaping is well-maintained. Overall, site maintenance is consistently fair across all elements, with no immediate major issues apparent. However, continued regular upkeep will be essential to maintain functionality and safety, with future planning needed for eventual resurfacing of paved areas and updates to site amenities as they age.

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 0.474748.