FACILITY CONDITION ASSESSMENT

prepared for

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

Spring Mill Center
11721 Kemp Mill Road
Silver Spring, MD 20902

PREPARED BY:
Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, MD 21043
800.733.0660
www.bvna.com

BV CONTACT:
Bill Champion
Senior Program Manager
443.622.5067
Bill.Champion@bureauveritas.com

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DATE OF REPORT:
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ON SITE DATE:
October 15, 2025

Building: Systems Summary

Address	11721 Kemp Mill Road, Silver Spring, MD 20902	
GPS Coordinates	39.0471551, -77.0267259	
Constructed/Renovated	1963 / 1998	
Building Area	29.300 SF	
Number of Stories	Two above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Fair
Facade	Primary Wall Finish: Brick Secondary Wall Finish: Wood siding Windows: Aluminum and Vinyl	Fair
Roof	Primary: Gable / construction with asphalt shingles Secondary: Flat construction with single-ply membrane	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, unfinished Floors: VCT, ceramic tile, carpet, unfinished concrete Ceilings: Painted gypsum board, ACT, exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply, cast iron 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, feeding fan coil units Non-Central System: Packaged units, split heat pump systems Supplemental components: Ductless split systems, electric unit heaters	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Exterior Building-Mounted Lighting: Fluorescent and metal halide Emergency Power: Natural gas generator with automatic transfer switches	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--

Site Information		
Site Area	7.7 acres (estimated)	
Parking Spaces	72 total spaces all in open lots; five of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and adjacent concrete sidewalks, curbs, ramps, and stairs.	Fair
Site Development	Building-mounted and property entrance signage, chain link fencing Site lights	Fair
Landscaping and Topography	Limited No 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 electricity and natural gas	Fair
Site Lighting	Pole-mounted: metal halide	Fair

Historical Summary

Spring Mill center was originally constructed in 1963. The most recent major renovation took place in 1998 and included most interior finishes and MEPF equipment. Since then, equipment has been maintained and replaced as needed. Its occupants have changed over time; during the time of assessment the facility was occupied by MCPS staff, MCCPTA, and an area is leased to a private school.

Architectural

Overall, the architectural components are in fair condition. However, it should be noted that many of the architectural systems are aging and reaching the end of their expected useful life. The flat roof has significant water intrusion, causing damage to the interior finishes and areas of suspected microbial growth. Most of the finishes are dated and typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated

Mechanical, Electrical, Plumbing and Fire (MEPF)

MEPF components were largely replaced during the 1998 renovation. These components have been well maintained but are reaching the end of their expected useful life. Three of the rooftop package units have failed, and staff report that they're unable to source repair parts. Another two are in poor condition and face the same parts sourcing issues. Window units have been installed to supplement the lost cooling capacity. The domestic water heater was replaced in 2014. There is currently no fire suppression system.

Site

Limited areas of asphalt pavement have been damaged due to soil erosion in a high traffic area. Areas of pavement are settling and cracking. The sidewalks are in fair condition overall.

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 0.712792.