



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Galway Elementary School
12612 Galway Drive
Silver Spring, MD 20904

PREPARED BY:

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DATE OF REPORT:

May 1, 2026

ON SITE DATE:

November 10-11, 2025

Bureau Veritas



Building: Systems Summary

Address	12612 Galway Drive, Silver Spring, MD 20904	
GPS Coordinates	39.0639858, -76.9459716	
Constructed/Renovated	1967 / 2009	
Building Area	103,170 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: VCT, Carpet, ceramic tile, wood strip Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 2 hydraulic cars serving all floors	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heaters with integral tanks / tankless water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary

HVAC	Central System: Boilers, cooling tower, water source heat pumps, and cabinet terminal units Non-Central System: Packaged units and ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED, incandescent Emergency Power: Not assessed due to no access	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	8.7 acres (estimated)	
Parking Spaces	84 total spaces all in open lots; 6 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, and stairs	Fair
Site Development	Property entrance signage; chain link fencing; Playgrounds and sports fields and courts with fencing and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU retaining walls 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	Fair

Historical Summary

Galway Elementary School is located in Silver Spring, Maryland and was originally constructed in 1967. There was a major renovation in 2009 that covered almost all aspects of the building including the roof, façade, and MEPF equipment.

Architectural

The majority of interior and exterior finishes were fully renovated or refurbished in the 2009 renovation. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated. There are multiple areas in the building that present concerning leak issues that should be further addressed with follow-up studies.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most of the MEPF equipment was replaced in the 2009 renovation. Each classroom has its own dedicated water source heat pump and the rest of the HVAC equipment outside of the mechanical room is located on the roof. This includes multiple energy recovery air handlers and a large cooling tower. One ERU unit is not functioning properly especially during summer hours when it is most necessary for cooling. The water heater was recently replaced in 2021. The electrical needs are met by a main switchboard with smaller panels and transformers throughout the building. There is a fully addressable alarm system, and the building has full fire suppression sprinkler coverage.

Site

The parking lots are in fair condition with a few scattered cracks. There are multiple areas of concrete sidewalk that are broken or have trip hazards due to settlement. A large amount of the sealant between the building and the surrounding sidewalk is in poor condition or has been removed and not replaced.

There are multiple asphalt play areas along with a playground area on either side of the school for lower and higher grade levels. There are two portable classroom units and there is a small gap at the end of the fence between the side of the portable.

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 0.448617.