



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Germantown Elementary School
19110 Liberty Mill Road
Germantown, MD 20874

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*

BV PROJECT #:

172559.25R000-052.354

DATE OF REPORT:

October 3, 2025

ON SITE DATE:

September 2, 2025

Bureau Veritas

6021 University Boulevard, Suite 200 | Ellicott City, MD 21043 | www.bvna.com | p 800.733.0660



Building: Systems Summary

Address	19110 Liberty Mill Road, Germantown, MD 20874	
Constructed/Renovated	1935	
Building Area	57,668 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 and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding, EIFS Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Gable construction with modified bituminous finish Tertiary: Single-ply TPO/PVC	Good
Interiors	Walls: Painted gypsum board, painted CMU and brick, ceramic tile, gym wall pads, unfinished Floors: Carpet, VCT, ceramic tile, wood strip, unfinished concrete Ceilings: Painted gypsum board, ACT, unfinished/exposed	Fair
Elevators	Wheelchair lift serving gymnasium and stage area	Good
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Good

Building: Systems Summary

HVAC	Central System: Boilers, chiller, air handlers, and cooling tower feeding fan coil and unit ventilator terminal units Non-Central System: Split-system heat pumps, ductless split-systems, packaged unit Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Exterior Building-Mounted Lighting: HPS Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial and residential kitchen equipment	Fair

Site Information

Site Area	7.9 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 limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Building-mounted and property entrance signage; chain link fencing; CMU wall/chain-link fence cooling tower enclosure Playgrounds, sports fields and courts 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 Severe site slopes along playground/sports courts boundary	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: HPS	Fair

Historical Summary

Established in 1935, the Germantown Elementary School building has evolved through strategic architectural expansions over the decades. The original structure has been systematically enhanced with additional spaces to accommodate growing educational needs. The school's comprehensive facilities include administrative offices, general purpose classrooms, specialized subject classrooms, instructional media center, full-sized elementary gymnasium, multi-functional cafetorium, and commercial kitchen. Throughout the academic year, the facility remains actively utilized, serving as a dynamic learning environment for students and staff. Its phased construction approach reflects the school's commitment to adapting and improving educational infrastructure to support student learning and development.

Architectural

The school's architectural structure features masonry bearing walls with metal roof decks, presenting a robust and well-maintained facility. Its roofing system, predominantly flat and installed in 2019, incorporates multiple layers of built-up roofing with stone finish, complemented by a gable-style modified bituminous roof above the gymnasium. The exterior façade consists of brick veneer walls and metal windows, with minor mortar joint deterioration planned for short-term repointing. Interior finishes have been systematically updated over time, with a notable restroom renovation completed in 2022, reflecting the school's commitment to maintaining a modern and functional educational environment. The building's overall condition is fair, with strategic maintenance budgets in place to address ongoing infrastructure needs and preserve the quality of the school's physical spaces.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The heating and cooling infrastructure is a multi-component system designed for comprehensive environmental control. The central mechanical system featuring boilers, chiller, cooling tower, and air handlers. This central system distributes conditioned air through fan coil units in common areas and unit ventilators in classrooms. The facility supplements its primary system with ductless split systems, variable refrigerant heat pumps, and a dedicated packaged unit serving specific building zones. Last renovated in 2012, the HVAC infrastructure remains in fair condition, with no significant systemic issues reported. This layered approach to temperature management ensures consistent comfort and energy efficiency throughout the school's diverse spaces, demonstrating a strategic approach to mechanical system design and maintenance.

The school's domestic hot water system is centralized, powered by a commercial natural gas water heater located in the main boiler room. This single unit efficiently supplies hot water to all plumbing fixtures throughout the facility. Recently replaced within the past few years, the water heater is in good condition and demonstrates the school's commitment to maintaining modern, reliable infrastructure. The associated plumbing fixtures and distribution piping are currently mid-lifecycle, presenting no immediate replacement or significant maintenance requirements.

The school's electrical infrastructure is anchored by a main switchboard located in the boiler room, complemented by supplemental distribution panels strategically positioned throughout the facility. While the electrical system's primary components have reached the end of their expected operational lifecycle, they continue to function without reported significant issues. Recognizing the system's age, replacements have been budgeted for the near term. The current lighting system relies on linear fluorescent fixtures, with a recommended transition to energy-efficient LED technology during the next retrofit project, which could yield substantial energy savings. To ensure continuous power during emergencies, the school is equipped with an on-site natural gas generator paired with an automatic transfer switch, providing reliable backup power and maintaining operational continuity during potential electrical disruptions.

The school's safety infrastructure encompasses a comprehensive suite of protective technologies. The fire alarm system, last upgraded in 2009, remains in fair operational condition, providing essential emergency notification capabilities. A full building fire suppression sprinkler system has been implemented, observed to be in good condition and ready to respond to potential fire emergencies. Limited access control and security equipment are functioning effectively, ensuring controlled entry and enhanced campus safety. Typical lifecycle replacement and ongoing maintenance of the MEPF equipment is budgeted and anticipated.

Site

The school's eight-acre campus presents a comprehensive landscape integrating functional and recreational spaces. Featuring asphalt parking lots, concrete walkways, multiple playgrounds, sports fields, and courts, the site reflects a multifaceted educational environment. Current infrastructure shows signs of age, with significant surface deterioration observed across parking areas and pedestrian pathways. Associated replacement and repair costs for all flatwork on site have been included in the short term. Existing site lighting, currently provided by older building-mounted and pole-mounted fixtures, is recommended for LED upgrades to improve energy efficiency. Weed growth was observed throughout the two wood chip playground surfaces and has been budgeted for replacement in the short term. An eroded lawn area by the main sports field backstop is apparent and has been budgeted for sodding accordingly. Otherwise, typical lifecycle replacement costs for the remaining site assets have been included in the analysis.

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 0.530944.