FACILITY CONDITION ASSESSMENT

prepared for

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

Viers Mill Elementary School
11711 Joseph Mill Road
Silver Spring, MD 20906

PREPARED BY:
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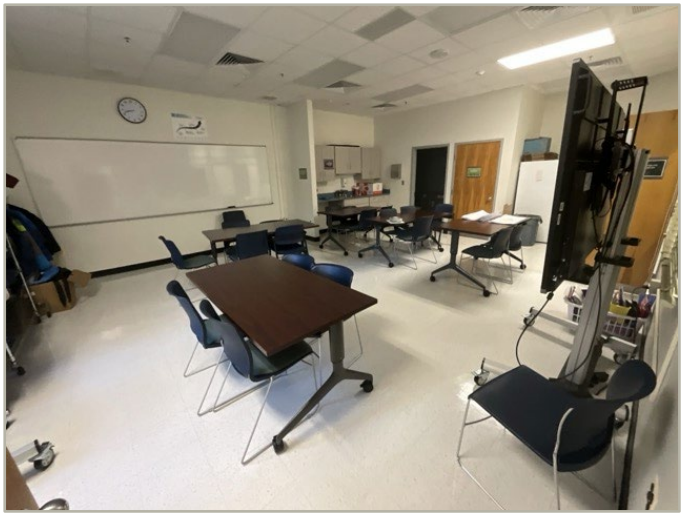
BV PROJECT #:
172559.25R000-123.354

DATE OF REPORT:
December 2, 2025

ON SITE DATE:
October 15, 2025



Building Information: Systems Summary

Address	11711 Joseph Mill Road, Silver Springs, MD 20906
GPS Coordinates	39.03323, 76.9649
Constructed/Renovated	1950, renovation 1991, new addition 2013
Building Area	120,572 SF
Number of Stories	1 above grade with 1 below-grade basement levels

System	*Description*	*Condition*
Structure	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: Stucco Secondary Wall Finish: Brick Windows: Double Pane Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU and ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, terrazzo, coated concrete Ceilings: Painted gypsum board ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building Information: Systems Summary		
HVAC	Central System: Boilers, chiller, and cooling tower feeding unit ventilators and water source heat pumps Non-Central System: Packaged units Supplemental components: Split-system heat pumps and suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with aluminum wiring Interior Lighting: linear fluorescent and CFL Exterior Building-Mounted Lighting: Halogen and metal halide Emergency Power: Natural gas 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

Site Information		
Site Area	10.52 acres	
Parking Spaces	100 total spaces all in open lots; 4 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	Building-mounted and property entrance signage, chain link fencing Playgrounds and sports courts Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation: not present Stone and Timber 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: HPS	Fair

Historical Summary

The facility, originally constructed in 1950, has undergone a variety of improvement projects throughout its operational lifespan. Significant modifications include renovation in 1991. A large addition opened in 2013 for additional classrooms and a new main office. Most recently, the facility has continued its modernization efforts with the installation of a gender-neutral restroom in 2024 and new library flooring in 2025.

Architectural

Due to good maintenance practices, the elementary school campus was observed to be well-maintained. The facility appeared structurally sound; however, there is cracking on the floor located in the cafeteria, which could be evidence of settlement or another underlying structural issue.

The exterior finishes consist of stucco and brick with double-paned aluminum windows. Along the bottom edge of the stucco walls, there is damage in isolated areas, and a cost for repairs is included. The roof consists of a built-up finish coupled with a modified bituminous finish. Throughout the modified bituminous portion, there are blisters, which could potentially indicate an underlying issue.

The interior finishes have generally been updated as needed. However, there are areas where the flooring is nearing the end of its lifecycle, such as the cafeteria and isolated areas along the corridors. The interior, exterior finishes, and roof replacements are budgeted and anticipated based on their useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems demonstrate a mixed state of maintenance, with varied equipment ages and conditions across the infrastructure. The HVAC system comprises a comprehensive array of components, including a cooling tower, chiller, boilers, package units, split systems, and unit ventilators for heating and cooling. Several HVAC components are antiquated and will require replacement in the near term, specifically unit ventilators, two boilers in the old boiler room, exhaust fans, and select roof-mounted package units. The plumbing system remains functionally adequate, with periodic equipment and fixture updates. Domestic hot water distribution is supported by gas water heaters located in the boiler rooms. The electrical infrastructure generally provides sufficient service, featuring a main switchgear in the primary electrical room and an on-site gas generator ensuring emergency power capabilities. A facility-wide fire suppression and fire alarm system adequately serves the facility. Ongoing routine maintenance of the MEPF equipment is recommended.

Site

Site maintenance appears to be well maintained, and site improvements and landscaping are generally in good condition. The asphalt parking lots and concrete sidewalks have been periodically repaved and replaced as needed over the years.

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 0.447999.