



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



William H. Farquhar Middle School
17017 Batchellors Forest Road
Olney, MD 20832

PREPARED BY:

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DATE OF REPORT:

May 8, 2026

ON SITE DATE:

February 17-18, 2025



Building: Systems Summary

Address	17017 Batchellors Forest Road; Olney, MD 20832	
Constructed/Renovated	2016	
Building Area	135,626 SF	
Number of Stories	2 above grade with 1 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel columns and beams framed, with masonry walls and concrete-topped metal decks over concrete foundation	Good
Façade	Primary Wall Finish: CMU Secondary Wall Finish: Metal siding Windows: Aluminum	Good
Roof	Primary: Flat construction with modified bituminous green roof finish Secondary: Hip construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: Carpet, LVT, ceramic tile, quarry tile, wood strip, unfinished concrete Ceilings: Painted gypsum board, ACT, Unfinished/exposed	Good
Elevators	Passenger: 1 traction car serving all 3 floors	Good
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good

Building: Systems Summary

HVAC	Geothermal System: Geothermal system with water sourced heat pumps and hydronic cabinet radiators, air handlers Non-Central System: Packaged units, ductless split-systems Supplemental components: Suspended unit heaters, Make-up air unit	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED 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
Equipment/Special	Commercial kitchen equipment	Fair

Site Information

Site Area	20 acres (estimated)	
Parking Spaces	116 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; Sports fields and courts with bleachers and fencing Heavily furnished with park benches, picnic tables, trash receptacles	Good
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU and Concrete retaining walls Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED	Good

Historical Summary

William Farquhar Middle School was originally built in 1968. The original building was demolished, and the new building was constructed in 2016. The facility is comprised of a three-story wing and a two-story wing connected by a courtyard and two breezeways. The campus includes athletic playing fields and courts, vehicle access roads, staff and visitor parking, a storm water management system, and poured in place concrete retaining walls. The facility has a total square footage of 135,626.

Architectural

The facility has steel frame construction. In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. The roof was observed to be in fair condition with no roof leaks reported. There is a vegetated roof in place. It is recommended to maintain annual inspections. This should be accomplished to maintain healthy vegetation. Window leaks were reported in some locations throughout building. New window sealants are recommended in those locations. No other significant problems were observed. The interior finishes were observed to be in fair to good condition throughout the building. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The majority of the MEPF systems and components are original to the 2016 construction. Heating and cooling are provided by geothermal system with water sourced heat pumps throughout building. Rooftop package units and air handlers provide distribution.

In general, the plumbing system is adequate to serve the facility, with equipment and fixtures updated as needed. No plumbing leaks reported. The electrical system is in fair condition. There is a main switchboard located in the electrical room. The building also has an emergency generator on site. The interior lighting is LED.

The fire alarm and suppression systems appear to be in fair condition. Inspection tags are current. Typical lifecycle replacements and ongoing maintenance will be required.

Site

Site maintenance appears to be good, and site improvements and landscaping are generally in good condition. Sidewalks are free of cracks and heaving, and asphalt pavement has been regularly maintained with seal coating and striping. Site lighting has been upgraded to LED. The sport courts are generally in fair condition.

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 0.264949.