

# FACILITY CONDITION ASSESSMENT



*prepared for*

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



Kingsview Middle School  
18909 Kingsview Road  
Germantown, MD 20874

**PREPARED BY:**

*Bureau Veritas*  
6021 University Boulevard, Suite 200  
Ellicott City, MD 21043  
800.733.0660  
[www.bvna.com](http://www.bvna.com)

**BV CONTACT:**

*Bill Champion*  
Senior Program Manager  
443.622.5067  
[Bill.Champion@bureauveritas.com](mailto:Bill.Champion@bureauveritas.com)

**BV PROJECT #:**

*172559.25R000-152.354*

**DATE OF REPORT:**

*May 8, 2026*

**ON SITE DATE:**

*January 12, 2026*

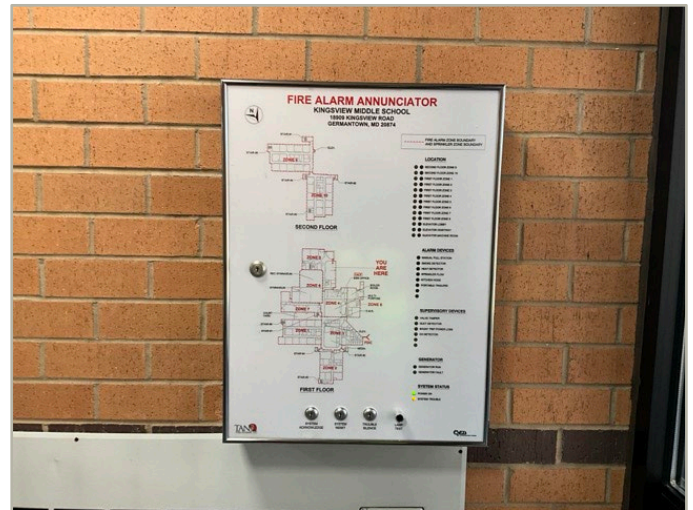


### Main Building: Systems Summary

<b>Address</b>	18909 Kingsview Road, Germantown, MD 20874	
<b>GPS Coordinates</b>	39.1661716, -77.2847854	
<b>Constructed/Renovated</b>	1997	
<b>Building Area</b>	140,398 SF	
<b>Number of Stories</b>	2 above grade level	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
<b>Façade</b>	Primary Wall Finish: Brick Windows: Aluminum	Good
<b>Roof</b>	Primary: Flat construction with Built up roofing Secondary: Hip construction with asphalt shingles roofing	Fair
<b>Interiors</b>	Walls: Painted gypsum board and CMU Floors: Carpet, VCT, faux wood plank LVT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	Passenger: 1 hydraulic car serving all 2 floors	Fair
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Central System: Boilers, chillers, air handlers, and cooling tower feeding VAV Non-Central System: Packaged units Supplemental components: Ductless split-systems and make-up air units	--

## Main Building: Systems Summary

<b>Fire Suppression</b>	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: LED, linear fluorescent, CFL, halogen, incandescent Exterior Building-Mounted Lighting: LED, metal halide Emergency Power: Fuel generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair



## Community Center: Systems Summary

<b>Address</b>	18909 Kingsview Road, Germantown, MD 20874	
<b>GPS Coordinates</b>	39.1661716, -77.2847854	
<b>Constructed/Renovated</b>	1997	
<b>Building Area</b>	16,000 SF	
<b>Number of Stories</b>	1 above grade level	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
<b>Façade</b>	Primary Wall Finish: Brick Windows: Aluminum	Good

## Community Center: Systems Summary

<b>Roof</b>	Primary: Flat construction with Built up roofing	Fair
<b>Interiors</b>	Walls: Painted gypsum board and CMU Floors: Carpet, VCT, ceramic tile, wood strip Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste & venting Hot Water: Provided from main building Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Central System: Air handlers fed from main building hot and chill water supply Non-Central System: Suspended electric unit heater	--
<b>Fire Suppression</b>	Wet-pipe sprinkler system, fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard and distribution panels with copper wiring Interior Lighting: LED, linear fluorescent, CFL Exterior Building-Mounted Lighting: LED, metal halide Emergency Power: Fed from main building	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--

## Site Information

<b>Site Area</b>	37.8 acres	
<b>Parking Spaces</b>	260 total spaces all in open lots; 12 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage; chain link fencing Playgrounds, sports fields and courts with dugouts, fencing and site lights Limited park benches, picnic tables, trash receptacles	Fair

Site Information		
<b>Landscaping &amp; Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED	Fair



## Historical Summary

Kingsview Middle School was constructed in 1997. Most of the building systems and infrastructure remain original to the initial construction. Select upgrades have been completed, including restroom renovations in 2021 and a full roof replacement in 2023. A portion of the facility is currently shared with the Kingsview Community Center, with several building systems serving both occupancies.

## Architectural

Interior architectural components are generally intact and serviceable. Interior walls and finishes are in good condition, with localized cracking observed in select classrooms, consistent with age-related wear. Acoustic ceiling tiles are aged but functional and nearing the end of their useful life. VCT flooring throughout the building is also aged and approaching the end of its service life. Restrooms renovated in 2021 are in good condition. Exterior envelope components appear well maintained.

## Mechanical, Electrical, Plumbing and Fire (MEPF)

Most HVAC equipment is original to 1997 and is at or near the end of its estimated useful life. Recurring HVAC performance issues and reports of poor indoor air quality were noted in portions of the building, including the main entrances, main office, and select classrooms. Air handlers, chillers, and cooling tower remain operational but are aged. Mechanical room pumps show localized surface corrosion but were observed to be functional. Electrical distribution equipment, transformers, switchgear, and generator are original and performing adequately. Fire alarm and life safety systems that serve both the school and community center areas appear functional.

## Site

The site includes parking areas, sidewalks, and athletic facilities, including tennis courts, outdoor basketball courts, and a baseball field. Parking areas are generally in fair condition, with localized cut-and-patch repairs required. Portions of the sidewalks exhibit deterioration and will require selective replacement. The outdoor basketball court asphalt is in poor condition and recommended for replacement. Other site elements appear generally serviceable.

## 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 0.621373.**