



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

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



Montgomery Village Middle School  
19300 Watkins Mill Road  
Montgomery Village, MD 20886

**PREPARED BY:**

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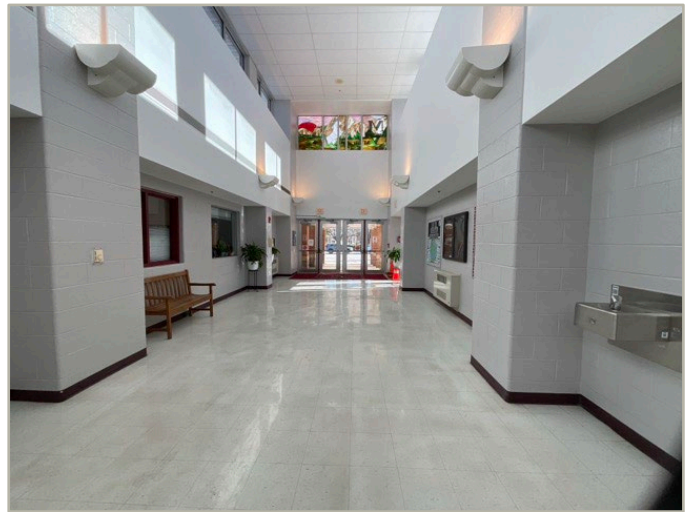
**DATE OF REPORT:**

*May 8, 2026*

**ON SITE DATE:**

*December 15, 2025*

**Bureau Veritas**



### Main Building: Systems Summary

<b>Address</b>	19300 Watkins Mill Road, Montgomery Village, MD 20886	
<b>GPS Coordinates</b>	39.172677559785086, -77.20921526978123	
<b>Constructed/Renovated</b>	1968 / 2003	
<b>Building Area</b>	141,615 SF	
<b>Number of Stories</b>	2 above grade	
<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 Secondary Wall Finish: Split face CMU Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, painted CMU Floors: Carpet, VCT, ceramic tile, wood strip Ceilings: Painted gypsum board and ACT or Unfinished/exposed	Fair
<b>Elevators</b>	Passenger: 1 hydraulic car serving both floors Wheelchair lift (currently not working)	Fair
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

## Main Building: Systems Summary

<b>HVAC</b>	Central System: Boilers, chillers, energy recovery units, and cooling tower feeding VAV and fan coil and cabinet unit ventilators. Supplemental components: Ductless split-systems	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard panel with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas 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

## Site Information

<b>Site Area</b>	15.1 acres	
<b>Parking Spaces</b>	96 total spaces all in open lots; 4 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>	Building-mounted and Property entrance signage; chain link fencing; Playgrounds and sports fields and courts with fencing	Fair
<b>Landscaping and Topography</b>	Limited 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	Good
<b>Site Lighting</b>	Pole-mounted: LED	Good

## Historical Summary

Montgomery Village Middle School (MVMS) was founded in 1968 as part of the initial development of the planned community of Montgomery Village. The school originally opened its doors as Montgomery Village Junior High School. It was one of the first educational institutions in the "new town" of Montgomery Village, opening the same year as Whetstone Elementary School. Following a district-wide shift in the late 1970s and early 1980s, the school transitioned from the junior high model (grades 7–9) to the middle school model (grades 6–8). The physical facility underwent a significant addition and renovation in 2003, adding approximately 20,750 square feet to the existing structure.

## Architectural

The facility appears structurally sound, with no significant areas of settlement or structural-related deficiencies reported or observed. The roof membranes (that were observable) do not appear to have any significant deficiencies and overall, the exterior envelope systems and components were observed to be performing adequately. The windows were observed to be of modern aluminum dual pane construction and were free of leaks. Interior finishes have generally been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

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

Most of the building's HVAC systems are from the 2003 renovation timeframe with the exception of the chiller that was installed this year. The building is conditioned via central boilers and chiller, and HVAC is distributed via hydronic systems to fan coil units, energy recovery units, air handlers and unit ventilators.

The plumbing system is also from the renovation timeframe with no substantial deterioration. Central gas water heaters are located in the mechanical room and provide service throughout the building. Plumbing fixtures were updated in 2003 and remain in acceptable condition.

The electric system was updated in 2003 and is adequate for current usage. Interior lighting systems have all been updated to LED fixtures.

The building is outfitted with the original wet-pipe fire suppression system throughout. The system is considered to be sufficient for the current building needs.

A commercial kitchen is located within the building. The kitchen equipment is aging, recommendations for upgrades and modernizations must be considered for the near future.

## Site

The parking lots and drive aisles consist of asphalt pavement serving most of the school property, with limited areas of concrete pavement at the perimeter of the school. The pedestrian walkways are poured-in-place concrete and are in good condition overall. The site is illuminated by pole lights and building exterior wall lights all of which have been upgraded to LED fixtures. The school property is equipped with play areas, including asphalt paved basketball courts, tennis courts, and grass-surfaced sports fields. Mill & overlay of the asphalt parking areas are included in the budget.

## 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 0.562768.**