

FACILITY CONDITION ASSESSMENT



prepared for

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



John Poole Middle School
17014 Tom Fox Avenue
Poolesville, MD 20837

PREPARED BY:

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DATE OF REPORT:

June 3, 2026

ON SITE DATE:

February 4-5, 2026



Building: Systems Summary

Address	17014 Tom Fox Avenue, Poolesville, MD, 20837	
GPS Coordinates	39.12602560662014, -77.41036705767179	
Constructed/Renovated	1997 / 2024	
Building Area	85,669 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 <i>and concrete foundation system</i>	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board, Acoustical Tile, Gym Wall Pads Floors: VCT, ceramic tile, wood strip, coated concrete Ceilings: ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Good

Building: Systems Summary

HVAC	Central System: Boilers, chiller, and cooling tower feeding and cabinet terminal units Non-Central System: PTAC units and Suspended unit heaters Supplemental components: Pumps and Exhaust Hoods	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Commercial kitchen equipment	Fair

Site Information

Site Area	20.50 acres (estimated)	
Parking Spaces	70 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	Good
Site Development	Building-mounted signage chain link fencing Playgrounds and sports fields and courts fencing, and site lights Limited trash receptacles	Good
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present 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 Pedestrian walkway and landscape accent lighting	Good

Historical Summary

John Poole Middle School was originally constructed in 1997. The school has gone through several renovations throughout the years. There was annex gym added on in 2001. The last major renovations were completed around 2023 for the interior and 2024 for the roof.

Architectural

The school building was constructed in 1997, with brick exterior finishes walls on concrete slab foundation. Good maintenance practices have kept the buildings in good condition, but some components are beginning to show wear and are approaching the end of their expected lifespan. Most exterior and interior finishes are in fair condition. The windows appear to be in average condition. No other significant problems were observed. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building utilizes a central cooling system for most of the spaces. The system runs off a cooling tower, chiller, and RTUs. The chilled water is distributed by pumps to hydronic fan coil units located in different mechanical spaces throughout the school. The fan coil units and RTUs are all in fair condition. Exhaust ventilation is provided by roof mounted exhaust fans that are in good condition. Hot water is provided by gas water heaters and storage tanks located in the boiler room of the school. The plumbing fixtures and distribution piping are in the middle of their estimated life with no immediate needs identified. The electrical system is composed of switchboards, transformers, and distribution panels. The system contains a generator with an ATS that supplies emergency power to emergency lights and exit signs. Most of the electricity and components are in good and fair condition. The lighting system currently utilizes linear fluorescent fixtures and LED. The fire alarm system is in fair condition. The commercial kitchen equipment is generally in fair condition. Some commercial kitchen equipment is in failed condition. The limited access control and security equipment was observed to function well. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Site

The school occupies a 20.50 acre site, featuring typical amenities for a school campus. The property includes asphalt parking areas and concrete sidewalks connecting various building entrances and site locations. The parking lots are in good condition. The paint striping is in good condition. The campus includes playground, sport fields, and courts in good and fair conditions. Site lighting is provided by pole-mounted and building-mounted fixtures. Chain-link fencing surrounds most of the property perimeter for security and is in good 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 0.315863.