



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Ridgeview Middle School
16600 Raven Rock Drive
Gaithersburg, MD 20878

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

June 2, 2026

ON SITE DATE:

March 9-11, 2026



Building : Systems Summary

Address	16600 Raven Rock Drive, Gaithersburg, MD 20878	
GPS Coordinates	39.1276734, -77.2493415	
Constructed/Renovated	1975	
Building Area	145,168 SF	
Number of Stories	1 above grade with 1 below-grade basement levels (mechanical mezzanines are present but not included in the count)	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Good
Façade	Primary Wall Finish: Brick Windows: Steel	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board and ACT, Unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic cars serving all floors Wheelchair lifts serving gymnasium area and music classrooms	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building : Systems Summary

HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding air handlers and fan coil and cabinet terminal units Supplemental components: Ductless split-systems, Split-system heat pumps, Suspended unit heaters, Computer room AC (CRAC) units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	Poor
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	149 total spaces all in open lots; 5 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	Building-mounted signage; chain link fencing; Sports fields and courts with fencing and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited 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	Fair

Historical Summary

Ridgeview Middle School is a two-story structure that was originally constructed in 1975. There have not been any major renovations, but the HVAC has been redone, and other small interior renovations have been made such as remodeling the restrooms and adding a new main office.

Architectural

The building is generally in fair condition with interior finishes being updated and painted as the building has aged. The main office received an addition and renovation in 2013, and all restrooms were remodeled in 2024. The entire interior of the building was repainted in 2023.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems were largely replaced in a 2011-2012 renovation. This included new air handlers and chillers, along with newly added rooftop packaged units to aid with the heating and cooling capacity of the system.

The electrical system is very outdated with many panels, transformers, and a motor control center that seem to date back to the buildings' construction in 1975. The site point of contact noted that previous contractors have come to inspect and stated that, overall, the system is old and underpowered and that they will continue to have issues overloading the system with laptop carts when they are plugged in. A renovation and replacement of many electrical components is recommended in the near term.

The plumbing system has a fairly new water heater from 2021, and the building has typical restroom features and drinking fountains throughout.

There is a fully addressable fire alarm system and full sprinkler coverage throughout the building.

Site

The site consists of a main parking lot in the front of the school and multiple sports fields in the rear including soccer, tennis, basketball, and baseball. The large field in the rear backs up to the surrounding neighborhood area. There is a small staircase on the left side of the school that has extensive cracks throughout the concrete that should be replaced to avoid further damage.

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 0.484210.