



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

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



Odessa Shannon Middle School  
11800 Monticello Avenue  
Silver Spring, MD 20902

**PREPARED BY:**

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**BV PROJECT #:**

172559.25R000-167.354

**DATE OF REPORT:**

May 12, 2026

**ON SITE DATE:**

December 17, 2025



**Building: Systems Summary**

<b>Address</b>	11800 Monticello Avenue, Silver Spring, MD, 20902
<b>GPS Coordinates</b>	39.0498406, -77.0306142
<b>Constructed/Renovated</b>	2022
<b>Building Area</b>	164,307 SF
<b>Number of Stories</b>	3 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: Metal siding Windows: Aluminum	Good
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Good
<b>Interiors</b>	Walls: Painted gypsum board, wood paneling, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, coated concrete Ceilings: ACT, wood paneling, Unfinished/exposed	Good
<b>Elevators</b>	Passenger: One traction car serving all three floors	Good
<b>Plumbing</b>	Distribution: Copper supply and cast iron and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good

## Building: Systems Summary

<b>HVAC</b>	Central System: Boilers, air handlers, cooling towers, geothermal loop water source heat pumps, fan coil units Non-Central System: Packaged units, ductless split-systems Supplemental components: Suspended unit heaters, make-up air unit	Good
<b>Fire Suppression</b>	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Good
<b>Electrical</b>	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
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
<b>Equipment/Special</b>	Commercial kitchen equipment	Good

## Site Information

<b>Site Area</b>	16.5 acres (estimated)	
<b>Parking Spaces</b>	125 total spaces all in open lots; six of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt and concrete lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Good
<b>Site Development</b>	Building-mounted and Property entrance signage; chain link and metal tube fencing Sports fields and courts with bleachers, fencing Limited park benches, picnic tables, trash receptacles	Good
<b>Landscaping &amp; Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick retaining walls Low to moderate site slopes throughout	Good
<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

Odessa Shannon Middle School consists of one permanent main building on its campus. The campus was constructed in 2022, replacing the former school demolished the same year. The entire site was redesigned with all new playfields, courts and parking lots. No major renovations have taken place since its original construction.

## Architectural

The campus structure is masonry framed and feature brick veneer and aluminum panel exteriors with a modified bitumen roofing system. The building sits upon a concrete slab foundation and was observed to be structurally sound, showing no signs of settlement or deficiencies. No moisture intrusion was reported or observed near the windows and exterior walls. Interior finishes have been well-maintained and are in good condition. Lifecycle replacements for finishes, including wall coverings, flooring, and ceiling materials, are likely based on their useful life and normal wear.

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

The building utilizes a central cooling and heating system for most of the spaces. The system runs off two gas-fired boilers, with roof mounted air handling units and cooling towers, and a ground loop geothermal system featuring water source heat pumps that provide heating and cooling. Supplemental heating and cooling for some common areas and classrooms are provided by rooftop packed units and VRV (Variable Refrigerant Volume) units. Additionally, unit heaters and ductless mini-split units were observed in several areas around the building and roof level for supplemental heating and cooling. Exhaust ventilation is provided by roof mounted exhaust fans. Hot water is provided by gas-fired water heaters located in the mechanical room. The electrical system is composed of main switchboards, panel boards, and transformers. The lighting system utilizes LED fixtures. The fire alarm system is in good condition and operating sufficiently. The building utilizes a fire suppression system that was observed to be in good condition. The commercial kitchen equipment is generally in good condition and original. 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 site parking lot, asphalt, and concrete pavement driveway are in good condition. Sealing and striping are anticipated within the study period. The schools' sports courts and field components are in good condition. Overall, the site features good landscaping. The landscaping and concrete pedestrian walkways were observed to be generally 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 0.112875.**