FACILITY CONDITION ASSESSMENT

prepared for

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

Hallie Wells Middle School
11701 Little Seneca Parkway
Clarksburg, MD 20871

PREPARED BY:
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DATE OF REPORT:
May 12, 2026

ON SITE DATE:
January 14-16, 2026

Building: Systems Summary

Address	11701 Little Seneca Parkway, Clarksburg, MD 20871
GPS Coordinates	39.232425, -77.2394722
Constructed/Renovated	2016
Building Area	150,089 SF
Number of Stories	3 stories above grade with no below-grade basement levels

System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Concrete integral to superstructure Windows: Aluminum	Good
Roof	Primary: Flat construction with modified bitumen roofing finish Secondary: Gable and Hip construction with standing seam metal finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile, Unfinished Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, sealed concrete Ceilings: Painted gypsum board and ACT, wood paneling, exposed	Fair
Elevators	Passenger: 1 traction car serving all 3 floors	Good
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good

Building: Systems Summary		
HVAC	Central System: Geothermal water source heat pump system, DOAS units, ERU, Heat Pump terminal units Non-Central System: Split-system heat pumps, Ductless split-systems Supplemental components: Ceiling Mounted Unit Heaters Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, Fume hoods	Fair
Electrical	Source & Distribution: Main switchboard, panel with copper 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	Fair
Equipment/Special	Commercial kitchen equipment	Fair

Site Information		
Site Area	22.37 acres	
Parking Spaces	120 total spaces all in open lots; 6 of which are accessible 16 bus parking lanes	
System	*Description*	*Condition*
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 and Property entrance signage; chain link, CMU wall fencing; CMU wall dumpster enclosures Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Good
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU retaining walls 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	Fair

Historical Summary

The original school was constructed in 2016 and has not since been renovated. The main school building currently functions as a middle school.

Architectural

The three-story structure generally appears structurally sound, with no visible evidence of cracking or settlement. The structure is primarily open web steel joist supporting metal deck roof structure and all supported by steel columns, beams, and CMU bearing walls with brick and concrete veneer. The flat roof is modified bituminous finish while sloping roof sections are covered with standing seam metal. Near term lifecycle replacement of the roof coverings is not anticipated.
All exterior walls consist primarily of brick and concrete with CMU backup. The interior floor finish is primarily VCT throughout the building and is in fair condition. Ceramic tile in the bathrooms and quarry tile in the kitchen are not expected to require lifecycle replacement in the near term. Interior wall finishes are primarily painted CMU throughout. Ceiling finishes are primarily suspended acoustic tile systems and near-term lifecycle replacement is not anticipated. Smaller areas of painted gypsum drywall will require repainting by midterm.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Primary heating and cooling are provided by a central geothermal system of ground source heat pump piping. Geothermal heat pump loops are located below the west side playfield. Geothermal piping enters the building through the main mechanical room where the tempered water is sent to heat pumps and DOAS units. Non central heating and cooling provided by ductless split systems and VRF split systems for certain rooms throughout the building. Specific rooms have pendant unit heaters.
Hot water for plumbing is provided by two gas condensing water heaters which are in the main mechanical room. Water heaters appear to be in good condition. The plumbing infrastructure in the original building is original to building and lifecycle replacement within the reserve term is not anticipated.
The electrical service is controlled by switchboards, transformers and distribution panels in the main electrical room on the first floor. In addition, there are distribution panels, subpanels and transformers in several electrical rooms throughout the building. System replacement is not expected within the reserve term. The building is also equipped with an emergency generator with two automatic transfer switches . The generator appears to be in good condition having been recently installed in 2016. Lifecycle replacement within the reserve term is not anticipated.
The building has a small commercial kitchen. The equipment appears to be original. Lifecyle replacement for equipment is not anticipated in the near term.
A fully addressable fire alarm system is present with the main fire alarm panel in Mechanical Room 171. The panel is original and lifecycle replacement is not anticipated until late term. The building is also protected by an automatic fire suppression system. Sprinkler heads are also original and lifecycle replacement within the reserve term is not anticipated.

Site

The asphalt parking lots are estimated to be original installations from 2016 and are in good condition. Pavement striping is in good condition and restriping appears to have occurred recently. Concrete pavement is generally in good condition throughout the site. Site lighting is with pole-mounted LED for some fixtures and wall packs on the building exterior. Lifecycle replacement is not anticipated within the reserve term.
There are basketball courts and tennis courts at the rear of the property. Pavement markings are in good condition; however, the tennis court pavement exhibits large cracks throughout.

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 0.314166.