

FACILITY CONDITION ASSESSMENT



prepared for

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



PREPARED BY:

Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, MD 21043
800.733.0660
www.bvna.com

BV CONTACT:

Bill Champion
Senior Program Manager
443.622.5067
Bill.Champion@bureauveritas.com

BV PROJECT #:

172559.25R000-174.354

DATE OF REPORT:

May 12, 2026

ON SITE DATE:

October 27-30, 2025

Julius West Middle School
651 Great Falls Road
Rockville, MD 20850



Building: Systems Summary

Address	651 Great Falls Road, Rockville, MD 20850	
GPS Coordinates	39.07742, -77.1646258	
Constructed/Renovated	1961	
Building Area	182,617 SF	
Number of Stories	2 above grade with 1 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	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 Windows: Steel	Good
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, vinyl, quarry tile, wood strip, terrazzo, unfinished concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 2 hydraulic cars serving the top 2 floors	Fair
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: Boilers, chillers, air handlers, and cooling tower feeding hydronic baseboard radiators and cabinet terminal units Supplemental components: Packaged rooftop units, Split-system heat pumps, Suspended unit heaters, Make-up air units, Computer room AC (CRAC) units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchgear with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, incandescent Emergency Power: Natural gas generator with automatic transfer switch	Fair
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	132 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	Property entrance signage; chain link fencing; Playgrounds and 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	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED	Fair

Historical Summary

Julius West Middle School is located in Rockville, Maryland. It was originally constructed in 1961 and has received occasional updates to the structure over the years. Most recently, a significant quantity of electrical and HVAC equipment was replaced in 2015.

Architectural

The building is constructed using masonry bearing walls with brick exterior performing adequately. The modified bituminous roof is in fair condition but there are portions over the secondary gymnasium that have blisters on the surface that appear to be allowing water in. There is a reported leak from a water pipe in the main gymnasium where there are paint blisters at the top of the wall. The floor of the rooftop mechanical penthouse is cracked and slightly bouncy when walked on. The interior finishes have been replaced periodically as needed and generally in fair condition. Typical lifecycle-based finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system consists of two large boilers in the old boiler room along with two smaller boilers that were added in 2015. There is one chiller in the old boiler room along with another in a newer mechanical room. To support these there are multiple rooftop packaged units and ductless mini split systems. The cooling tower is from 1994 and should be replaced in the near future. Each classroom has a wall mounted ventilator with fresh air intake. The majority of these units were installed in 1994 with a few being installed in 2015.

The electrical system has seen minor renovations in 2015, but the switchgear and a few other panels and transformers are from 1994. There is a full solar array on the roof of the building aiding with supplemental power.

The plumbing is in good condition and one of the water heaters was replaced in 2024 and the older one in 2014.

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

Site

The site has a large field area for sports and physical education along with three tennis courts and a basketball court. There is a courtyard in the middle of the school that has picnic tables and benches.

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 0.526177