FACILITY CONDITION ASSESSMENT

prepared for

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

Northwest High School
13501 Richter Farm Road
Germantown, MD 20874

PREPARED BY:
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DATE OF REPORT:
May 26, 2026

ON SITE DATE:
March 2, 2026

Building: Systems Summary

Address	13501 Richter Farm Road, Germantown, MD 20874	
Constructed	1998	
Building Area	342,101 SF	
Number of Stories	3 above grade with 1 below-grade basement levels	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists *and concrete strip/wall footing foundation system*	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat with built-up finish Secondary: Gable construction with Asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, glazed CMU, ceramic wall tile Floors: Carpet, VCT, ceramic tile, rubber floor Ceilings: Painted gypsum board, ACT	Fair
Elevators	Passenger: 2 hydraulic cars serving all 4 floors	Fair
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding VAV and cabinet terminal units Non-Central System: Packaged units, split system Supplemental components: Unit ventilators	Fair

Building: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: linear fluorescent, LED Exterior Building-Mounted Lighting: LED, metal halide Emergency Power: 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	34.5 acres (estimated)	
Parking Spaces	300 total spaces all in open lots; 12 of which are accessible	
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	Property entrance signage; metal tube fencing Playgrounds and sports fields and courts with bleachers, dugouts, fencing, and site lights Heavily furnished with 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	Fair
Site Lighting	Pole-mounted: HPS	Fair

Historical Summary

Northwest High School was originally constructed in 1998. There were no major renovations reported since original construction date. The building is three stories, with one below basement level and has a total square footage of 342,101.

Architectural

In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. Roof leaks have occurred within the past year, and some of these leaks remain active. All active leaks must be repaired. The windows are in fair condition with no window leaks reported. The finishes in the elevator cabs are worn and require replacement. The interior finishes were observed to be in fair condition overall throughout the building. Typical lifecycle replacements of the interior and exterior finishes are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling are provided by central system with boilers, chillers, air handlers, and cooling tower feeding VAV and cabinet terminal units. There are unit ventilators throughout the classrooms. Majority of the HVAC components are outdated and in need of replacement. Upgrading HVAC components may improve comfort space and efficiency.
The property has had a history of plumbing leaks, and some piping replacements have been necessary. Based on this history and the age of the piping, the plumbing systems require partial replacement.
The vast majority of electrical components within the building, including the circuit breaker panels, switchboards, and wiring, are original to the 1998 construction. A full modernization/upgrade is recommended to the aging interior electrical infrastructure. The elevators utilize outdated controls and equipment. Full modernization is recommended. There is a generator located on the exterior, which was recently replaced in 2025.
The fire alarm and suppression systems appear to be in fair condition. Inspection tags are current. Typical lifecycle replacements and ongoing maintenance will be required. The central alarm panel appears to be more than 15 years old. Based on its age and because replacement parts and components for this type of equipment may be obsolete, the alarm panel requires replacement.

Site

Site maintenance appears to be good, and site improvements and landscaping are generally in good condition. The parking lot has developed numerous potholes and heavy surface wear and should be milled and overlaid. The sidewalk has isolated areas of cracking and uneven pavement. To prevent trip hazards, sidewalk repairs are recommended. The majority of the site lighting consists of energy inefficient metal halide and high-pressure sodium fixtures and lamps. The athletic fields and courts were observed to be in fair 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 0.585780.