



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

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



Paint Branch High School  
14121 Old Columbia Pike  
Burtonsville, MD 20866

**PREPARED BY:**

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**BV PROJECT #:**

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**DATE OF REPORT:**

*June 2, 2026*

**ON SITE DATE:**

*January 26-30, 2022*

**Bureau Veritas**



### Building: Systems Summary

<b>Address</b>	14121 Old Columbia Pike, Burtonsville, MD 20866	
<b>GPS Coordinates</b>	39.0879836, -76.9477422	
<b>Constructed/Renovated</b>	1969, 2012	
<b>Building Area</b>	347,169 SF	
<b>Number of Stories</b>	Three 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 Windows: Aluminum	Fair
<b>Roof</b>	Primary: Unknow	--
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, wood strip, quarry tile Ceilings: Painted gypsum board, ACT, Unfinished/exposed	Fair
<b>Elevators</b>	Passenger: Two Traction cars serving all three floors Freight: None	Fair
<b>Plumbing</b>	Distribution: Copper supply and cast iron, PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Central System: Cooling towers, feeding Fan coils, VAVs, and VRFs Non-Central System: Energy Recovery Units Supplemental components: Ductless split systems	Fair

## Building: Systems Summary

<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard, Transformer, panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, CFL Emergency Power: Two natural gas generator with automatic transfer switches	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair

## Site Information

<b>Site Area</b>	45.75 acres (estimated)	
<b>Parking Spaces</b>	290 total spaces all in open lots; 8 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Building-mounted, Property entrance signage; chain link fencing Sports fields and courts with bleachers, dugouts, fencing, and site lights	Fair
<b>Landscaping &amp; Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Low to moderate site slopes throughout along east boundary	Good
<b>Utilities</b>	Municipal water and sewer	Good
<b>Site Lighting</b>	Pole-mounted: LED	Good

## Historical Summary

The original Paint Branch High School in Burtonsville, MD, was built in 1969 and demolished around 2012. The new replacement building was built in 2012.

## Architectural

The school building is constructed with masonry bearing walls on concrete slab foundation, featuring durable concrete and masonry exteriors. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. The exterior envelope and components were observed to be performing adequately. Flat roof top the structure, typical of educational facilities in the region. Aluminum windows and steel doors, while functional, require ongoing upkeep. Interiors are in fair overall condition, having undergone periodic updates. Walls are primarily painted gypsum board, with ceramic tile in restrooms for added durability. Flooring consists mainly of vinyl composition tile (VCT), quarry tile, and ceramic tile, appropriate for high-traffic school environments. Ceilings alternate between acoustical ceiling tiles (ACT) and painted gypsum board. While generally functional, some interior elements may be approaching the end of their lifecycle, suggesting the need for planned replacements and upgrades to maintain the quality of the learning environment.

Note: The exterior roof was not visible during the assessment, due to snow and ice accumulation.

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

The building utilizes a central cooling and heating system for most of the spaces. The cooling towers, Energy Recovery units, and VRFs are in fair condition. Supplemental units include ductless split systems. Chilled water is distributed by pumps to hydronic unit fan coils, VAVs, water source heat pump units located in different mechanical spaces and common areas throughout the school. The heating and cooling system is in fair condition. Exhaust ventilation is provided by roof mounted exhaust fans that will require lifecycle replacement within the study period. Hot water is provided by gas-fired water heaters located in the boiler room and have an installed date of 2011. The plumbing fixtures were observed to be in fair condition and are currently in the middle of their useful life. The electrical system is composed of main switchboards, panel boards and transformers. The electrical branch wiring and components are approaching their useful life and will require replacement during the evaluation period. The lighting system currently utilizes linear fluorescent fixtures and LEDs. The fire alarm system is currently in fair condition and operating sufficiently. The building utilizes a fire suppression system that was observed to be in fair condition. The commercial kitchen equipment is generally in fair condition and will require replacement within the study period. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Note: The exterior roof mechanical systems was not visible during the assessment, due to snow and ice accumulation.

## Site

The school occupies a 45.75-acre site, featuring typical amenities for a high school campus. The property includes asphalt parking areas and concrete sidewalks connecting various building entrances and site locations. The parking lots are in fair condition. The campus includes sport fields and courts were in fair condition. Site lighting is provided by pole-mounted and building-mounted fixtures. Chain-link fencing surrounds most of the property perimeter for security and were in fair condition.

Note: Some of the site assets were not visible for the assessment, due to snow and ice covering most of the property. Such as sports, track, tennis courts, and other sports ancillary buildings. The assessment covered what was visible at the time of the assessment.

### **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 0.314593.**