



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools
Office of Facilities Management
45 W. Gude Drive
Rockville, MD 20850
Mr. Greg Kellner



PREPARED BY:

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ON SITE DATE:

July 22-23, 2025

Poolesville High School
17501 West Willard Road
Poolesville, MD 20837

Bureau Veritas

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Building: Systems Summary

Address	17501 West Willard Drive, Poolesville, MD 20837	
GPS Coordinates	39.144096, -77.41877	
Constructed/Renovated	2024	
Building Area	165,056 SF	
Number of Stories	2 above grade	
<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 Secondary Wall Finish: Plywood/OSB Windows: Aluminum	Good
Roof	Primary: Flat construction with built-up finish Secondary: Flat construction TPO Tertiary: Metal	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, wood strip, sealed concrete Ceilings: Painted gypsum board, ACT, Unfinished/exposed	Good
Elevators	Passenger: 2 elevators (1) Machine Room Less, (2) Multi System cars serving all 2 floors	Good
Plumbing	Distribution: Copper supply and cast iron, PVC waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good

Building: Systems Summary		
HVAC	Central System: Boilers, air handlers, and feeding Heat Pumps (water source) Non-Central System: Packaged units (RTUs) Supplemental components: Ductless split-systems	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Good
Electrical	Source & Distribution: Main switchboard, Transformer, panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, HPS, CFL, halogen, incandescent, fluorescent, metal halide Emergency Power: Natural gas generator with automatic transfer switch	Good
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Commercial kitchen equipment	Good

Site Information		
Site Area	32 acres (estimated)	
Parking Spaces	260 total spaces all in open lots; 6 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	Good
Site Development	Building-mounted, Property entrance signage; chain link fencing Sports fields and courts with bleachers, dugouts, fencing, and site lights	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Low to moderate site slopes throughout along east boundary	Good
Utilities	Municipal water and sewer	Good
Site Lighting	Pole-mounted: LED	Good

Historical Summary

The original Poolesville High School, constructed in 1953, was demolished. A science building was added around 2008, and the current main building was completed in 2024. Additional construction is currently underway to further expand the campus. The ongoing campus expansion includes the addition of a new gymnasium, cafeteria, and media center to enhance the school's facilities and support future student growth.

Please note: Due to construction of the building, some areas were not accessible.

Architectural

The school buildings are constructed with masonry bearing walls on concrete slab foundations, 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 roofs top the structures, typical of educational facilities in the region. The built-up roof on science side will require replacement in the short-term due age-related wear and the typical remaining useful life (RUL). Aluminum windows, aluminum doors, and steel doors, were observed to be of newly installed. Interiors are in good overall condition, having undergone new construction. Interior walls are primarily painted gypsum board and ceramic tile walls in restrooms. Flooring consists mainly of carpet, vinyl composition tile (VCT), and ceramic tiles, appropriate for high-traffic school environments. Ceilings alternate between acoustical ceiling tiles (ACT), painted gypsum board, and exposed finishes. While the building was observed to be in good overall condition, some components will require replacement during the evaluation period.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building utilizes central air conditioning through water source heat pumps and rooftop air handler. The primary heating system for most of the spaces runs off two gas-fired boilers with hot water supplied to terminal units in different mechanical spaces and common areas throughout the school. Additional heating and cooling are provided by two large rooftop package units (RTUs). The heating and cooling system was observed to be in fair and good condition and was part of the recent new construction of the building. Smaller areas such as offices, storage rooms, and Data rooms utilize ductless split-stems for heating and cooling. Exhaust ventilation is provided by roof mounted exhaust fans, and some that will require lifecycle replacement within the study period. Hot water is provided by Electric water heaters located in the mechanical room. The plumbing fixtures were observed to be in good condition and are currently at the beginning of their useful life. The electrical system is composed of main switchboards, panel boards, and transformers. The electrical branch wiring and components are also at the beginning their useful life. The lighting system currently utilizes linear fluorescent fixtures. The fire alarm system is currently in good condition and operating sufficiently. The building utilizes a fire suppression system that was observed to be in good condition. The few commercial kitchen equipment is generally in good condition and will require replacement within the study period. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Site

The school occupies a 32-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 good condition. The campus includes sport fields and courts. Site lighting is provided by pole-mounted and building-mounted fixtures. Chain-link fencing surrounds some of the property perimeter for security.

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 0.127622.

