



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Seneca Valley High School
19401 Crystal Rock Drive
Germantown, MD 20874

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 #:

172559.25R000-196.354

DATE OF REPORT:

May 28, 2026

ON SITE DATE:

February 16-18, 2026

Bureau Veritas

6021 University Boulevard, Suite 200 | Ellicott City, MD 21043 | www.bvna.com | p 800.733.0660



Building: Systems Summary

Address	19401 Crystal Rock Drive, Germantown, MD 20874	
GPS Coordinates	39.1749271, -77.2650639	
Constructed/Renovated	1974 / 2020	
Building Area	457,600 SF	
Number of Stories	5 story above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
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 and fair faced CMU Secondary Wall Finish: EIFS, Metal siding, Concrete integral to superstructure Windows: Aluminum	Good
Roof	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with vegetated tray roofing on bituminous finish.	Good
Interiors	Walls: Painted gypsum board, painted CMU, wood paneling, ceramic tile Floors: Carpet, VCT, faux wood plank LVT, ceramic tile, quarry tile, wood strip, terrazzo, sealed and coated concrete Ceilings: Painted gypsum board and ACT, wood paneling, exposed	Fair
Elevators	Passenger: Two traction cars serving all five floors Freight: One traction car serving four floors Wheelchair lift serving Auditorium area	Good
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas HVAC boilers with storage tanks 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, feeding fan coil and cabinet terminal units Non-Central System: Packaged units, Split-system heat pumps and Ductless split-systems Supplemental components: Ductless split-systems and Split-system heat pumps, Suspended unit heaters, Make-up air units and Computer room AC (CRAC) units	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system.	Good
Electrical	Source & Distribution: Main switchboard and panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: Diesel 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	Good
Equipment/Special	Commercial kitchen equipment and Commercial laundry equipment	Fair

Site Information

Site Area	29.37 acres (estimated)	
Parking Spaces	421 total spaces all in open lots; 14 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 and Property entrance signage; chain link, wrought iron and CMU wall fencing; CMU wall dumpster enclosures Playgrounds and sports fields and courts with bleachers, dugouts, press box, fencing, and site lights Limited park benches, picnic tables, trash receptacles	Good
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation: Present at vegetated roof Concrete and Brick 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	Good

Historical Summary

The Seneca Valley High School campus was first developed in 1974 and included the original school building which has since been demolished. The current site and school building were constructed in 2019. The school building has five stories including a ground floor and sits on approximately 29.37 acres of developed land.

Architectural

The 2 to 5-story structure generally appears structurally sound, with no visible evidence of cracking or settlement. The structure is primarily steel frame with concrete topped metal decks and concrete pad footings. There are also some areas supported by CMU bearing walls with brick and concrete block veneer. The main roof has a modified bituminous finished roof part of which has vegetated tray roofing on bituminous finish. The sloping standing seam metal roofs also appear in good condition as the secondary roof areas. Near term lifecycle replacement of the roof finishes is not anticipated.

All exterior walls consist primarily of brick or concrete block veneer with CMU backup. The interior floor finishes are primarily VCT throughout the main building and are generally in fair condition for the upper floors but exhibit signs of stress and delamination from substrate on the ground floor. A study to investigate the causes of this widespread VCT defect is recommended. 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. Walls are primarily painted CMU throughout the original building and it is estimated that repainting will be required by 2030.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems are original to the 2020 construction and are in good condition overall. Well-practiced maintenance has resulted in maximum life expectancy from these units. One indoor and one outdoor chiller unit provides adequate cooling, and a boiler system provides necessary heating. A four-pipe system allows for heating and cooling to be accomplished with each air handler. Conditioned air is supplied from air handlers and routed through a duct system to necessary spaces. No majors were reported or observed.

In general, the plumbing systems are adequate to serve the facility, with equipment and fixtures original to 2020 construction to be updated as needed. The domestic water service is well maintained, and no evidence of leaks observed at the domestic piping. The domestic hot water service consists of original equipment, and supply appears adequate. Lifecycle replacement of original domestic and sanitary sewer systems is not anticipated. No major issues were observed or reported.

Electrical service is controlled by switchboards, switchgear and main distribution panels located in the Main Electrical Room on the Ground Floor. There are also numerous electrical rooms around the building responsible for serving each floor. The electrical service equipment and systems appear well maintained and are not expected to be replaced during anticipated lifecycle. The electrical system is adequate to provide necessary power to all systems except the Concessions building where the POC indicates that more electrical service is needed. A budgetary amount for provision of additional circuits is included in the cost tables. Interior lighting consists of mainly LED fixture throughout. No major issues reported or observed.

Fire protection system consists of a hard-wired fire alarm system and wet fire sprinkler systems. The fully addressable alarm system consists of strobes, pull stations, illuminated exit signs, emergency lighting (integrated into the lighting system), and other modern life safety devices. Building wide fire suppression (sprinkler) systems were observed within the facility.

Site

Site maintenance appears to be excellent, and site improvements, sport fields, sports courts and landscaping are in fair condition. The site consists of flatwork, stairs, ramps and landscaping features within immediate proximity to the building footprint. There is on-site parking with ADA parking and access. Flatwork consists of concrete pavement at the service entrances, concrete sidewalks at pedestrian walkways, stadium seating and concrete retaining walls. The concrete sidewalks are free of cracks and heaving. The stadium press box is 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 0.168590.