

FACILITY CONDITION ASSESSMENT



prepared for

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



Watkins Mill High School
10301 Apple Ridge Road
Montgomery Village, MD 20886

PREPARED BY:

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Bureau Veritas

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Building: Systems Summary

Address	10301 Apple Ridge Road, Montgomery Village, MD 20886	
GPS Coordinates	39,18358, -77.21383	
Constructed/Renovated	1989	
Building Area	305,288 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 footings	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum double-pane	Fair
Roof	Primary: Flat construction with built-up finish	Poor
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, unfinished concrete Ceilings: Painted gypsum board, ACT, Unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all 3 floors	Fair
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary

HVAC	Central System: Boilers, chillers, air handlers feeding fan coils hydronic terminal units Non-Central System: Packaged units Supplemental components: Ductless split-systems, suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchgear with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, HPS Emergency Power: Propane 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	56.68 acres (estimated)	
Parking Spaces	440 total spaces all in open lots; 16 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	Building-mounted and property entrance signage; chain link fencing Playground and sports fields and courts Heavily furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant 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, HPS, metal halide	Good

Historical Summary

Watkins Mill High School was originally constructed in 1989, serving the local community for over three decades. The facility appears to have undergone some renovations since the original construction date. In recent years, the school has received upgrades to its HVAC system.

Architectural

The construction features masonry load bearing construction with a brick facade that will need cleaning in the short term. The aluminum windows and metal exterior doors are in fair condition. The built-up roofing system is in poor condition with evidence of active leaks, area of ponding water, and blisters within the membrane. Interior finishes, typical of a school are in fair condition. Regular maintenance and inspection are highly recommended to ensure the facility remains in good condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building's central heating system is supplied by four new natural gas boilers feeding hydronic fan coils in common areas and unit ventilators in classrooms and supporting spaces. Central cooling is provided by fairly new air-cooled chiller and two water-cooled chillers which feed air handlers throughout the building. Additional heating and cooling are provided by exterior VRV heat pumps coupled with interior cassette fan coil units that are in fair condition. Auxiliary systems include packaged units, ductless split-systems, and rooftop exhaust fans that are in fair condition.

The electrical service is 480Y/277V, which results in step-down transformers located throughout the building. The facility's electrical infrastructure has been updated on an as-needed basis. The lighting system consists mostly of linear fluorescent fixtures and LED bulbs.

The plumbing system has not reported supply or sewer issues. Domestic hot water is provided to the restrooms and break rooms by a commercial gas heaters located in the boiler room. Plumbing fixtures, including toilets, Urinals, and restroom sinks, are fair and are in working condition.

Fire protection systems include a fire alarm system, alarms with strobes, pull stations, extinguishers, standpipes, and appropriate egress signage. The sprinkler system protecting the entire building is serviced from the mechanical room. Vertical conveyance in the building is provided by a hydraulic passenger elevator that serves all floors. Issues with the elevator was not observed nor reported and would need updating in the short-term.

Most of the MEFP Components will require replacement during the reserve term, with typical lifecycle replacements and ongoing maintenance budgeted and anticipated.

Site

The school occupies a 56.69-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, currently in the middle of their expected useful life. The campus includes sports courts and fields. Site lighting is provided by pole-mounted and building-mounted fixtures. Chain-link fencing surrounds most 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 0.488795.