

FACILITY CONDITION ASSESSMENT



prepared for

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



Longview School
13900 Bromfield Road
Germantown, MD 20874

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

May 28, 2026

ON SITE DATE:

March 2, 2026



Building: Systems Summary

Address	13900 Bromfield Road, Germantown, MD 20874	
GPS Coordinates	39°09'03.49"N ; 77°17'32.92"W	
Constructed/Renovated	2001	
Building Area	40,362 SF	
Number of Stories	1 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 Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Poor
Interiors	Walls: Painted gypsum board, painted CMU Floors: VCT, ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Central System: Boilers, air handlers, and cooling tower feeding air handler shared with adjacent Matsunaga school	Fair

Building: Systems Summary

Fire Suppression	Sprinkler system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, CFL Exterior Building-Mounted Lighting: LED, HPS, CFL Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, and exit signs	Fair
Equipment/Special	Swimming pool	Fair

Site Information

Site Area	10 acres	
Parking Spaces	Around 100 total spaces all in open lots; ~2 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks and curbs	Fair
Site Development	Building-mounted signage; chain link fencing Playgrounds and sports fields	Fair
Landscaping & Topography	Limited landscaping features including lawns and trees 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: LED, HPS	Fair

Historical Summary

The facility was constructed in 2001 and has not had any major renovations since. It is used as a school for children in need of special education programs.

Architectural

The facility has masonry construction with a modified bitumen roof. The roof reportedly leaks sometimes. It is reaching the end of its expected life and is recommended for replacement in the coming years. Overall, the exterior envelope systems and components were observed to be performing adequately. The VCT throughout the building is becoming aged and discolored. It is recommended for replacement in the near term. Apart from this, interior finishes are anticipated for lifecycle replacement based on useful life and normal wear. There has been a history of mold in the autism hallway but it is currently resolved.

Mechanical, Electrical, Plumbing and Fire (MEPF)

A boiler and cooling tower provide tempered water for cooling and heating throughout the building. Two conference rooms currently do not have functioning HVAC. The whole HVAC system is planned to be replaced in summer of 2026. Numerous roof-mounted units are nearing or past the end of their expected useful life, and while generally still functional, will benefit from replacement in the summer.

The plumbing systems are also a mix of original and replacement, and plumbing appears adequate for the facility, with equipment and fixtures generally updated as needed. A 2020 water heater provides hot water throughout. No significant leaks or pressure issues were reported.

Electrical service equipment and systems appear generally adequate. A 2500A switchboard provides power throughout.

Fire alarm and fire suppression systems are present.

Site

The facility's site includes asphalt paved parking and drive areas, as well as areas of concrete sidewalk. A playground is present at the connected Matsunaga Elementary School.

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 0.555666.