

FACILITY CONDITION ASSESSMENT



prepared for

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



Neelsville Middle School
11700 Neelsville Church Road
Germantown, MD 20876

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

July 14, 2026

ON SITE DATE:

June 16-17, 2026



Building: Systems Summary		
Address	11700 Neelsville Church Road, Germantown, MD 20876	
GPS Coordinates	39°11'39.58"N ; 77°14'29.27"W	
Constructed/Renovated	2024	
Building Area	162,684 SF	
Number of Stories	3 above grade	
System	Description	Condition
Structure	Steel columns and beams mainframe with masonry walls, and metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Wall Finish: Brick Windows: Aluminum	Good
Roof	Flat construction with modified bituminous finish	Good
Interiors	Walls: Painted gypsum board, painted CMU, wood paneling, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, painted concrete Ceilings: Painted gypsum board and ACT	Good
Elevators	Passenger: 1 hydraulic car serving all 3 floors	Good
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Good

Building: Systems Summary		
HVAC	Central System: Boilers, air handler, and cooling tower feeding ductwork Supplemental components: Ductless split-systems	Good
Fire Suppression	Sprinkler system and fire extinguishers	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Diesel generator with automatic transfer switch	Good
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, back-up emergency lights, and exit signs	Good
Equipment/Special	Commercial kitchen equipment	Good

Site Information		
Site Area	22 acres (estimated)	
Parking Spaces	136 total spaces all in open lots; 3 of which are accessible	
System	Description	Condition
Site Pavement	Asphalt lots with pavement and adjacent concrete sidewalks and curbs	Good
Site Development	Building-mounted signage; chain link Sports field, basketball courts, and tennis courts	Good
Landscaping & Topography	Limited landscaping features including lawns and trees Irrigation not present Low to moderate site slopes throughout, with a hill on the left side	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED	Good

Historical Summary

Neelsville Middle School construction began in 2022 and opened its doors for students in 2024. This replaces the former school originally constructed in the early 1980s.

Architectural

The facility appears structurally sound, with no areas of settlement or structural-related deficiencies reported or observed. The exterior envelope systems and components were observed to be performing well. Interior finishes are in good condition throughout.

Mechanical, Electrical, Plumbing and Fire (MEPF)

HVAC is provided by an advanced, energy efficient geothermal heating and cooling system that circulates conditioned water to heat pumps and VRV units throughout the building. The system utilizes a combination of boilers, a cooling tower, and a large air handler. These are assisted by mini-splits on the roof. The HVAC systems and BMS controls were reported to generally provide adequate heating, cooling, and ventilation throughout the facility.

Three commercial grade electric water heaters supply domestic hot water throughout the school. Plumbing appears adequate for the facility with no leaks or pressure issues reported.

A switchboard provides power throughout the building to scattered smaller panels and transformers. There is a generator onsite. No electrical issues were reported.

Fire alarm and suppression sprinkler systems are present throughout the facility.

Site

The site has sports fields, basketball courts, and tennis courts. An asphalt parking lot is present with concrete sidewalks. Lamp poles provide lighting throughout. No issues with the site were observed.

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 0.049032.