

# FACILITY CONDITION ASSESSMENT



*prepared for*

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



Clearspring Elementary School  
9930 Moyer Road  
Damascus, MD 20872

## **PREPARED BY:**

*Bureau Veritas*  
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## **BV PROJECT #:**

*172559.25R000-027.354*

## **DATE OF REPORT:**

*August 13, 2025*

## **ON SITE DATE:**

*April 28, 2025*

**Bureau Veritas**

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### Elementary School Building: Systems Summary

<b>Address</b>	9930 Moyer Road; Damascus, MD 20872	
<b>GPS Coordinates</b>	39°15'57.41"N, 77°12'25.18"W	
<b>Constructed/Renovated</b>	1988	
<b>Building Area</b>	77,535 SF	
<b>Number of Stories</b>	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
<b>Façade</b>	Wall Finish: Brick Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish Secondary: Flat construction with single-ply EPDM membrane	Fair
<b>Interiors</b>	Walls: Painted gypsum board & CMU, ceramic tile Floors: Carpet, VCT, quarry tile, ceramic tile, maple wood flooring Ceilings: ACT	Fair
<b>Elevators</b>	Passenger: 1 hydraulic car serving 2 floors	Fair
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

## Elementary School Building: Systems Summary

<b>HVAC</b>	Central System: Boilers, chiller, and air handlers feeding fan coil units and hydronic terminal units Non-Central System: Packaged units Supplemental components: Ductless split-systems	Good
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: Diesel generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair

## Site Information

<b>Site Area</b>	8.69 acres (estimated)	
<b>Parking Spaces</b>	72 total spaces all in open lots; 5 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, stairs, and ramps	Fair
<b>Site Development</b>	Building-mounted signage; chain link fencing Playgrounds and asphalt play surfaces	Fair
<b>Landscaping &amp; Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick retaining walls Moderate site slopes from north to south	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED	Fair

**Historical Summary**

The facility was originally built in 1988. The property has been used as an elementary school since construction.

**Architectural**

The roof appears to be in overall fair condition. The exterior walls also appear to be adequately maintained with little to no areas of brick veneer cracking observed. No major structural deficiencies were reported or observed during the on-site visit. The interior finishes are replaced on an as needed basis. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated.

**Mechanical, Electrical, Plumbing and Fire (MEPF)**

The heating and cooling system consists of a central boiler and chiller system, and individual rooftop packaged units. The boilers were replaced in 2017, and the chiller was replaced in 2014. The electrical system is controlled by a main switchboard in the electrical room. The switchboard is original and is recommended for replacement during the reserve term. Domestic hot water is supplied by a gas tank water heater that was replaced in 2020. Typical commercial plumbing fixtures are utilized throughout the building. The entire building is protected by a fire alarm and sprinkler system. No major MEPF expenditure is anticipated in the immediate reserve term.

**Site**

The asphalt pavement was observed to have little to no areas of cracking. Site lighting appears to be adequate for the facility's needs.

**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 0.499669.**