



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



PREPARED BY:

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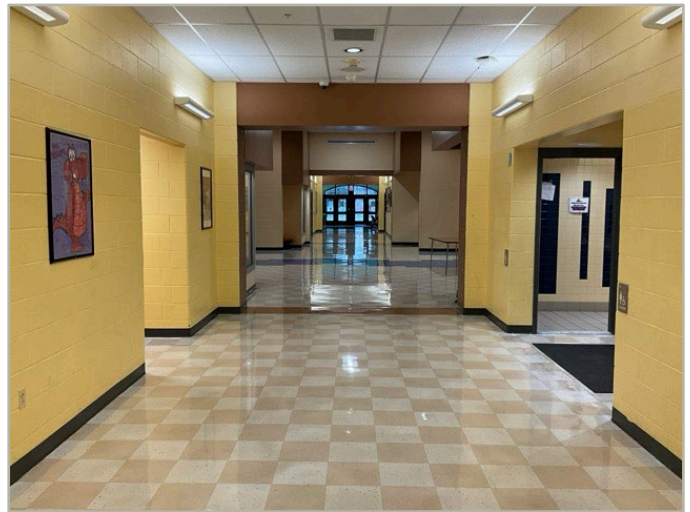
DATE OF REPORT:

April 13, 2026

ON SITE DATE:

January 15, 2026

William B. Gibbs, Jr. Elementary School
12615 Royal Crown Drive
Germantown, MD 20876



Main Building: Systems Summary

Address	12615 Royal Crown Drive, Germantown, MD 20876	
GPS Coordinates	39.2054564, -77.2601815	
Constructed/Renovated	2009	
Building Area	88042 SF	
Number of Stories	2 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 single-ply EPDM membrane roofing Secondary: Hip construction with asphalt shingles roofing	Fair
Interiors	Walls: Painted gypsum board, ceramic tiles Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all AA Floors	Fair
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Main Building: Systems Summary

HVAC	Central System: Geothermal water source heat pumps and air handlers feeding fan coil and cabinet terminal units Supplemental System: Ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, CFL Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas 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	22.1 acres	
Parking Spaces	84 total spaces all in open lots; 4 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	Fair
Site Development	Property entrance signage; chain link fencing; chain-link fence dumpster enclosure Playgrounds and courts with fencing, and site lights Limited park benches and trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout boundary	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED	Fair

Historical Summary

William B. Gibbs Jr. Elementary School was constructed in 2009. The facility reflects modern construction practices and has been well maintained since its original construction. No major renovations or additions were observed at the time of the assessment, and the building continues to function as intended.

Architectural

The foundation, construction mainframe, and exterior façade are in overall good condition with no areas of distress observed. The flat single-ply roofs are approaching their estimated useful life and replacement is forecast in the near term. Sloped asphalt shingle roofs should perform well beyond the next 10 years. There is no evidence of water penetration throughout the schools interior. Interior finishes appear well maintained and typical lifecycle replacements and maintenance will be required during the 20-year term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The mechanical, electrical, plumbing, and fire protection systems are in overall fair condition and are functioning as intended. HVAC components of concern include the geothermal water source heat pumps which are approaching the end of their estimate useful life and are budgeted for replacement in the near term. Kitchen appliances as well, are also approaching end of life in the next five years. Fire protection systems, including fire sprinklers, appear to be well maintained and serviceable. Plumbing systems showed no visible signs of leakage or operational issues, and overall MEPF systems are adequately supporting the building with no immediate concerns identified at the time of assessment.

Site

The site systems are generally in fair condition and well maintained. The basketball court shows significant cracks and will require short term replacement. Asphalt paved drive lanes and parking lots show some premature cracks and surface deterioration and will require short term seal and stripe and long term mill and overlay somewhat ahead of the typical lifecycle. All other site elements appear to be in fair condition with typical lifecycle maintenance and replacements anticipated.

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 0.445167.