



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



S. Christa McAuliffe Elementary School
12500 Wisteria Drive
Germantown, MD, 20874

PREPARED BY:

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ON SITE DATE:

February 12, 2026

Bureau Veritas



Building: Systems Summary

Address	12500 Wisteria Drive, Germantown, MD, 20874	
GPS Coordinates	39.1675537, -77.2609938	
Constructed/Renovated	1987/2019	
Building Area	102,111 SF	
Number of Stories	Two 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	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish, built-up finish, single-ply EPDM membrane Secondary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board, ACT, Unfinished/exposed	Fair
Elevators	Passenger: One traction car serving all two floors	Fair

Main Building: Systems Summary

Plumbing	Distribution: Copper supply and cast-iron and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding fan coil and unit ventilator terminal units Non-Central System: Packaged units, VRV units, Ductless split systems Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: Metal halide 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

Site Information

Site Area	11.2 acres (estimated)	
Parking Spaces	86 total spaces all in open lots; 86 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	Property entrance signage: chain link, wrought iron, CMU wall fencing Playgrounds and sports fields and courts Limited Park benches, picnic tables	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, and bushes Irrigation not present Brick retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS	Fair

Historical Summary

S. Christa McAuliffe Elementary School, originally constructed in 1987, consists of one permanent main building on its campus. The campus received an East wing two-story addition in 2019. In 2015 the campus received an HVAC renovation throughout the original building.

Architectural

The campus structure is masonry framed and feature brick veneer and aluminum panel exteriors with asphalt shingle, EPDM, modified bitumen, and built-up roofing systems. The building sits upon a concrete slab foundation and was observed to be structurally sound, showing no signs of settlement or deficiencies. No moisture intrusion was reported or observed near the windows and exterior walls. Interior finishes have been well-maintained and are in fair condition. Lifecycle replacements for finishes, including wall coverings, flooring, and ceiling materials, are likely based on their useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The original building utilizes a central cooling and heating system for most of the spaces. The system runs off two gas-fired boilers, and one water cooled chiller with unit ventilators, fan coil units, and a cooling tower. Heating and cooling at the 2019 building addition are provided by VRV (Variable Refrigerant Volume) units and roof mounted package units. Supplemental heating and cooling at the original building are provided by roof mounted package units. Additionally, unit heaters and ductless mini-split units were observed in several areas throughout the campus and roof level for supplemental heating and cooling. The heating and cooling system at the 2019 building add-on was observed to be in fair to good condition. Heating and cooling at the original building was observed to be part of the 2015 HVAC renovation. Exhaust ventilation is provided by roof mounted exhaust fans. Hot water is provided by gas-fired water heaters located in the mechanical rooms. Plumbing supply and sanitary at the original building was observed to be inadequate and original to the building's construction. Replacement is anticipated. The electrical system at the original building is composed of main switchboards, panel boards, and transformers and will require updating in the near term. The lighting system currently utilizes LED and fluorescent fixtures. The fire alarm system is currently in fair condition and operating sufficiently. The building utilizes a fire suppression system that was observed to be part of the 2019 renovation. The sprinkler heads at the original building were observed to be dated and will require replacement. The commercial kitchen equipment is generally in fair condition with some items requiring replacement in the short term. The limited access control and security equipment was observed to function well. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Site

The site parking lot and asphalt driveways are currently in fair condition. Seal and striping are anticipated within the study period. The schools' playgrounds, sports courts, and field components are in fair condition. Overall, the site features good landscaping. The landscaping and concrete pedestrian walkways were observed to be generally in fair condition.

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 0.491349037.