



**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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**BV PROJECT #:**

*172559.25R000-077.354*

**DATE OF REPORT:**

*April 13, 2026*

**ON SITE DATE:**

*January 14-15, 2026*

Dr. Ronald E. McNair Elementary School  
13881 Hopkins Road  
Germantown, MD 20874

**Bureau Veritas**

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## Building: Systems Summary

<b>Address</b>	13881 Hopkins Road, Germantown, MD 20874	
<b>GPS Coordinates</b>	39.1699223, -77.2905048	
<b>Constructed/Renovated</b>	1990 / 2023	
<b>Building Area</b>	91,613 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/beams and concrete strip/wall footing foundation system Steel frame with concrete-topped metal decks over concrete pad column footings (addition)	Good
<b>Façade</b>	Primary Wall Finish: Brick Secondary Wall Finish: CMU Tertiary Wall Finish: Metal siding Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish Secondary: Flat construction with modified bituminous finish Tertiary: Pyramid construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board, painted CMU, glazed CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, terrazzo, sports wood floor, rubber tile, wood strip, coated concrete, painted concrete, unfinished concrete Ceilings: Painted gypsum board and ACT, unfinished/exposed	Poor
<b>Elevators</b>	Passenger: 1 hydraulic car serving 2 floors	Fair
<b>Plumbing</b>	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

## Building: Systems Summary

<b>HVAC</b>	Central System: Boilers and chiller feeding fan coils, unit ventilators, baseboard radiators, and cabinet terminal units Non-Central System: Packaged units, VRV heat pumps Supplemental components: Ductless split-systems, suspended unit heaters	Fair
<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: Natural gas 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>	10 acres (estimated)	
<b>Parking Spaces</b>	93 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, ramps, and stairs; asphalt walkways to playgrounds and sports courts	Poor
<b>Site Development</b>	Building-mounted and Property entrance signage; chain link and brick/CMU wall fencing Dumpsters set on asphalt pavement at service drive area Playgrounds and sports fields and courts with fencing Heavily furnished with park benches, trash receptacles, bike racks	Fair
<b>Landscaping &amp; Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters; Irrigation not present Concrete and CMU retaining walls Low to moderate site slopes, with severe site slopes along south and east boundary, and north side of school	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED	Good

## Historical Summary

The building was originally constructed in 1990, with an addition in 2023, and with periodic updates reported over the years. The property is used as an elementary school. The property is located to the north of Hopkins Road, with Steele Road to the east and Eternity Road to the west. The facility is reported to be consistently occupied and in use.

## Architectural

The building shows isolated evidence of deflection and movement. A structural study is recommended as detailed below under the building system summary. The exterior envelope systems and components were observed to be performing adequately; however, there are numerous areas that have missing or deteriorated sealant around the building exterior along the base of the building exterior walls/foundation. Additionally, the original windows have exceeded their EUL and show significant areas of wear, with some windows hard to open and close. Replacement of windows in the short term should be anticipated. Interior finishes have been adequately maintained throughout and have been periodically replaced as needed over the years; however, there are some areas of cracked terrazzo flooring in the hallways on the 1st and 2nd floors with an isolated area of cracked quarry tile floor in commercial kitchen and included with the structural study. Typical lifecycle-based interior and exterior finish replacements are also budgeted and anticipated.

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

The MEPF systems and components appear to have been adequately maintained since the building was first occupied. The property underwent major HVAC upgrades in 2022-2023, including replacement rooftop packaged units, ductless split systems, boilers, VRV's, FCU's, and unit ventilators; however, complaints of inconsistent heating and cooling of various areas in the building were reported. Some of the heating/cooling systems piping were also replaced during the HVAC upgrades, but additional pipe replacements over the reserve term should be anticipated. In general, the plumbing system is reportedly adequate to serve the facility, with equipment and fixtures updated as needed. A domestic water pump station was installed during the addition in 2023.

The electrical systems and components were reported to provide generally adequate service. Based on the age of the original switchboards, panels, and transformers, replacement should be anticipated in the near term. Some electrical upgrades were completed during the addition, as well as in 2019, including installation of a new backup generator, automated transfer switches, panelboards, and transformers.

The elevator machinery and controls appear to be the originally installed system, and utilize outdated controls and equipment. Upgrades of the elevator system and equipment should be anticipated in the short term.

The facility is protected with a complete fire alarm and fire suppression systems throughout the building and appears to be adequate. Regular inspections and maintenance are highly recommended throughout the reserve replacement term. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are also budgeted and anticipated.

## Site

The parking lots and drive aisles consist of asphalt pavement serving most of the school property, with limited areas of concrete pavement at the ADA parking stalls and loading dock areas. The pedestrian walkways are concrete, with asphalt paved sidewalks providing access to the play areas. The site is illuminated by pole lights and building exterior wall lights. The school property is equipped with play areas, including asphalt paved basketball courts, playgrounds, and grass surfaced sports fields. Few site deficiencies were observed, including significant areas of spalling surface of newly installed concrete sidewalks by the building addition and at the ADA parking spaces. In addition, the site basketball hoop nets are torn/deteriorated and should be replaced and included as part of the property's routine maintenance program. Repairs of the site deficiencies are included as short term needs, along with continued routine maintenance and typical lifecycle replacements during the reserve term.

Leaman Park, located west of the school property is not included.

## **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 0.357438.**