

FACILITY CONDITION ASSESSMENT



prepared for

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



Waters Landing Elementary School
13100 Waters Landing Drive
Germantown, MD 20874

PREPARED BY:

Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, MD 21043
800.733.0660
www.bvna.com

BV CONTACT:

Bill Champion
Senior Program Manager
443.622.5067
Bill.Champion@bureauveritas.com

BV PROJECT #:

172559.25R000-125.354

DATE OF REPORT:

May 4, 2026

ON SITE DATE:

January 12 and 13, 2026



Main Building: Systems Summary

Address	13100 Waters Landing Drive, Germantown, MD 20874	
GPS Coordinates	39.1885284, -77.2692585	
Constructed/Renovated	1988 / 2014 addition	
Building Area	101,352 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/steel beams and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: CMU Tertiary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Flat construction with green roof finish Tertiary: Flat construction with single-ply EPDM membrane Quaternary: Asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, painted CMU, glazed CMU, ceramic tile, unfinished Floors: Carpet, VCT, ceramic tile, quarry tile, terrazzo, sports wood floor, rubber tile, wood strip, painted concrete, unfinished concrete Ceilings: Painted gypsum board and ACT, unfinished/exposed	Poor
Elevators	Passenger: 1 hydraulic car serving all 2 floors	Good
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Main Building: Systems Summary

HVAC	Central System: Boilers and chiller feeding hydronic fan coils, unit ventilators, baseboard radiators, and cabinet terminal units Non-Central System: Packaged units Supplemental components: Ductless split-systems, suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, incandescent Exterior Building-Mounted Lighting: LED, incandescent Emergency Power: Natural gas generator with automatic transfer switches	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	--

Site Information

Site Area	10 acres (estimated)	
Parking Spaces	100 total spaces all in open lots; 5 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Building-mounted and Property entrance signage; chain link and brick wall fencing Dumpsters set on asphalt pavement at service drive area Playgrounds and sports fields and courts with player benches and fencing Heavily furnished with park benches, picnic tables, trash receptacles, bike racks	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete and timber retaining walls Low to moderate site slopes, with severe site slopes on the southern side of the school and play area	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS	Fair

Historical Summary

The building was originally constructed in 1988, with addition in 2014, and with periodic updates reported over the years. The property is used as an elementary school. The property is located at the corner of Waters Landing Drive and Locbury Drive. The facility is reported to be consistently occupied and in use. There are two prefabricated modular buildings on the southern side of the large parking lot. The portable buildings were reportedly dropped off in the summer of 2025 but have not been connected and therefore not 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 are either missing caulking or have deteriorated caulking 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. Reportedly, some windows have had glazing panels fall out and temporary fixes made by the maintenance staff. Replacement of windows in the short term should be anticipated. Some roof leaks have reportedly occurred within the past year and have since been repaired. Interior finishes have been adequately maintained throughout and have been periodically replaced as needed over the years; however, isolated areas of suspect mold reported and observed in some classrooms and the adjacent hallway and recommend an environmental study be completed, as detailed below under the building system summary. In addition, there are some areas of cracked terrazzo flooring in the hallways on the 1st & 2nd floors of the building and is also 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 2013-2014, including replacement rooftop packaged units, ductless split systems, boilers, chiller, 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; however, the facility has had a history of sporadic plumbing leaks, and some piping replacements have been necessary. Based on this history and the age of the piping, the plumbing system will require repairs or partial replacement in the near term. Additionally, there were significant plumbing issues reported at the 1st grade wing (southwest side of building) since the sink drainage was not connected during original construction, which was discovered approximately two years ago and repair reportedly completed last year (2025).

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

The elevator was reportedly replaced in the summer of 2023 and was supposed to be ready for the first day of school, but they could not get it working until November and there were several handicapped students and staff in the building. Since then, it has been out of service multiple times and on two occasions the fire alarm system went off because of something wrong with the elevator. During our onsite FCA, no elevator issues occurred, and it is recommended that the property continue with routine maintenance and inspections of the elevator by a qualified elevator contractor over the reserve term.

There was a reported gas-line break that occurred in 2024 by the gas company when they were making a repair on the school property, which resulted in a gas smell throughout the building. There have been no issues since. No gas problems as of 1/5/26.

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. 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, baseball/softball playfield and grass surfaced sports fields. Some site deficiencies were observed, including severe areas of alligator cracking and potholes in the parking areas and drive lanes, isolated areas of spalling and cracking concrete pavement at the loading dock areas, and isolated areas of spalling and cracking concrete sidewalks around the building. In addition, there were two pole lights reported and observed to be non-functional in the parking lot areas. A work order has reportedly been submitted to repair/replace the two pole lights. Repairs of the site deficiencies are included as immediate needs, along with continued routine maintenance and typical lifecycle replacements during the reserve term.

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 0.504600.