FACILITY CONDITION ASSESSMENT

prepared for

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

Wilson Wims Elementary School
12520 Blue Sky Drive
Clarksburg, MD 20871

PREPARED BY:
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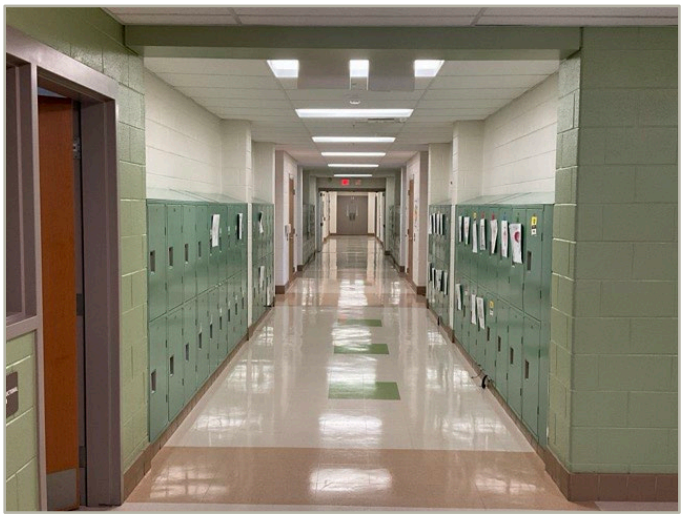
May 4, 2026

ON SITE DATE:
October 29, 2025



Building: Systems Summary

Address	12520 Blue Sky Drive, Clarksburg, MD20871	
GPS Coordinates	39.237336, -77.261235	
Constructed/Renovated	2014	
Building Area	91,931 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Steel frame with masonry bearing walls with brick veneer, and metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall: Brick Windows: Aluminum	Good
Roof	Primary: Flat construction with green vegetation system Secondary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Glazed CMU, Ceramic Tiles, Painted walls Floors: Carpet, VCT, Quarry Tiles Ceilings: ACT	Fair
Elevators	Passenger: 1 hydraulic car serving 2 floors	Fair
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary		
HVAC	Central System: Geothermal water source heat pumps and energy recovery AHUs Supplemental components: Ductless split-systems, electric unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system.	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: linear fluorescent Exterior Building-Mounted Lighting: CFL 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	6.46 acres	
Parking Spaces	87 total spaces all in open lots; all of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps and stairs	--
Site Development	Building-mounted signage; chain link fencing; chain-link fence dumpster enclosures Playgrounds and courts with fencing, and site lights Limited Park benches, picnic tables, trash receptacles	--
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick retaining walls Low to moderate site slopes throughout	--
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	--
Site Lighting	Pole-mounted: LED	--

Historical Summary

Wilson Wim School was constructed in 2014 and remains a relatively modern educational facility. Since its opening, the building has been well-maintained with no major renovations or system replacements required. All original mechanical and electrical equipment from the build year remain in service and continue to operate efficiently. The school's overall condition reflects consistent maintenance and proper upkeep. Currently, only routine inspections and standard preventive maintenance are recommended.

Architectural

The building's architectural elements, including VCT flooring, ACT ceilings, interior finishes, and wall systems, are all in good condition. No visible signs of deterioration, moisture damage, or significant wear were observed throughout the interior areas. The building is equipped with an extensive green roof system that appears to be functioning as intended. Vegetation coverage is generally consistent across the roof surface, though several areas show thinning, dry patches, and minor organic debris accumulation. Drainage pathways should be monitored, as vegetation and debris near the drains may restrict proper water flow. No major structural concerns or signs of membrane failure were observed, but one area near rooftop equipment shows localized moisture staining that should be further evaluated. Overall, the green roof is in good condition with normal wear, and routine maintenance is recommended to preserve drainage performance and vegetation health. Doors, windows, casework, and overall spatial layout remain functional with no major concerns. Overall, the architectural components present a clean, well-preserved environment with only typical aging expected for a 2014 facility.

Mechanical, Electrical, Plumbing and Fire (MEPF)

All mechanical, electrical, plumbing, and fire protection (MEPF) systems are original from 2014 and continue to operate smoothly. The building uses heat pumps and heating units that are functioning efficiently with no current performance issues. Water heaters, pumps, and distribution piping also appear to be in good working condition. The fire sprinkler system is fully active and shows no signs of deficiencies. Overall, the MEPF systems require only routine maintenance to maintain their strong operational performance.

Site

The exterior site is generally in good condition with well-maintained landscaping and pedestrian circulation areas. Pavement surfaces show minor wear and tear in a few sections, but nothing that requires immediate replacement. Parking areas, sidewalks, drainage features, and site lighting all appear to be in functional and acceptable condition. No major safety hazards or site-related concerns were identified. Only normal upkeep and spot-repairs on pavement are recommended going forward.

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 0.356706.