



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Roberto W. Clemente Middle School
18808 Waring Station Road
Germantown, MD 20874

PREPARED BY:

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Bureau Veritas

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Building: Systems Summary

Address	18808 Waring Station Road, Germantown, MD 20874	
GPS Coordinates	39.1665918, -77.2475064	
Constructed/Renovated	1992	
Building Area	148,246 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: Stucco, Metal siding Windows: Steel	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Pyramid construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, coated concrete Ceilings: ACT, Unfinished/exposed	Fair
Elevators	Passenger: One hydraulic car serving all two floors	Fair
Plumbing	Distribution: Copper supply and cast iron/PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary

HVAC	Central System: Boilers, chillers, air handlers, and cooling towers feeding fan coil terminal units Non-Central System: Packaged units, Split-system heat pumps Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & 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
Equipment/Special	Commercial kitchen equipment	Fair

Site Information

Site Area	19.57 acres	
Parking Spaces	225 total spaces all in open lots; five 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	Building-mounted and Property entrance signage; chain link, wrought iron, and CMU wall fencing Sports fields and courts with bleachers Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features include lawns, trees, 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

Roberto W. Clemente Middle School, originally constructed in 1992, consists of one permanent main building on its campus. The campus received a roof replacement in 2016, ADA restrooms at the special education classrooms 2021, and chiller upgrades in 2008.

Architectural

The main building structure is masonry framed and feature brick veneer and stucco exteriors with a built-up roofing system. Porticos are present at the main and secondary entrances and feature asphalt shingle roofing systems. Skylights are present at multiple locations to provide natural light to the common areas. The main building sits on a concrete slab foundation. Floor cracks and settlement issues were observed at the main entrance, cafeteria restroom, and room 235. An engineering study is recommended to verify the extent of the damage. Moisture intrusion was reported and observed at the exterior windows. 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 building utilizes a central cooling and heating system for most of the spaces. The system runs off two water-cooled chillers and two gas fired boilers with air handling units and cooling towers. Supplemental heating and cooling are provided by rooftop package units. Additionally, unit heaters and split system heat pumps units were observed in several areas throughout the campus and roof level for supplemental heating and cooling. Most of the heating and cooling system was observed to be in poor condition or very near and will require replacement in the short to near term. Exhaust ventilation is provided by roof mounted exhaust fans and will require replacement in the short term.

Domestic hot water is provided by gas-fired water heaters located in the mechanical room. The plumbing fixtures were observed to be in fair condition with restroom fixtures believed to be original to the building's construction. Restrooms were recently added to the special education section of the building.

The electrical system is composed of main switchboards, panel boards, and transformers and will require replacement in the study period. The lighting system currently utilizes linear fluorescent fixtures and LED. The fire alarm system is currently in fair condition and operating sufficiently. The building utilizes a fire suppression system that was observed to be in fair condition and will require renovation. The commercial kitchen equipment is generally in good to fair condition with some of the equipment replaced in recent years. The limited access and security equipment was observed to be aged and will require replacement. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Site

The site parking lot and driveway asphalt pavement are currently in fair condition. Seal and striping are anticipated within the study period. The schools' sports fields, and courts and their components are in fair condition. Site drainage was observed and reported to be in poor condition with moisture intrusion at the buildings lower level. An engineering study is recommended to verify the extent of the issue. Overall, the site features good landscaping. Concrete pedestrian walkways and site stairs were observed to be deteriorated. Repairs are recommended.

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 0.595368.