FACILITY CONDITION ASSESSMENT

prepared for

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

Herbert Hoover Middle School
8810 Postoak Road
Potomac, MD 20854

PREPARED BY:
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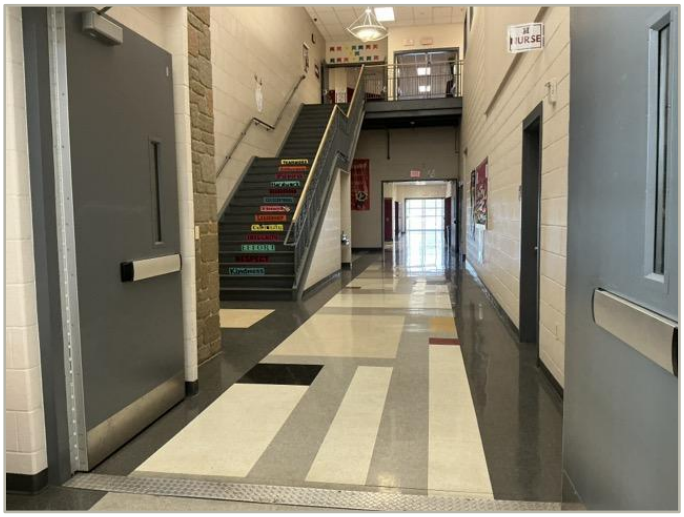
ON SITE DATE:
February 24, 2026



Building: Systems Summary

Address	8810 Postoak Road, Potomac, MD 20854
GPS Coordinates	39 02 41.78”, 77 10 43.54”
Constructed/Renovated	1966 / 2013
Building Area	165,367 SF
Number of Stories	2 above grade

System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stone veneer Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Built-up	Fair
Interiors	Walls: Painted gypsum board, painted CMU, Brick Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 1 hydraulic cars serving all 2 floors	Fair
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

Building: Systems Summary		
HVAC	Central System: Boilers and chillers feeding air handlers; water source heat pumps Non-Central System: Packaged units Supplemental components: Ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: linear fluorescent Exterior Building-Mounted Lighting: fluorescent Emergency Power: Diesel 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	14.6 acres (estimated)	
Parking Spaces	140 total spaces all in open lots; 6 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	Fair
Site Development	Property entrance signage; chain link fencing Sports fields and courts with bleachers, and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete 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: LED Pedestrian walkway and landscape accent lighting	Fair

Historical Summary

Herbert Hoover Middle school was developed in 1966 and served the surrounding Potomac area until 2012 when it was temporarily closed while a full rebuild of the facilities occurred. The surrounding grounds were also substantially reworked, expanding athletics and recreational fields/courts in the back of the property. Since 2013, there have not been any major renovations to occur. There are no outside occupants leasing any part of the facility, although a communal trail does run through the site, tying the middle school with the other surrounding educational facilities.

Architectural

The building's exterior façade is made up of a mix of brick, metal paneling, and faux stone veneer which all were found to be good-fair condition. The primary roof modified bitumen supporting green roof trays. The roof is at half-life in fair condition. A portion of the roof was also a built-up roofing system which was observed to be in fair condition. Interior finishes were observed to be within their expected useful life and maintained or replaced on an as needed basis. The buildings structure shows limited signs of differential settlement which will need further attention.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The mechanical system is comprised of a central system with chillers, water source heat pumps, air handler and various packaged units. As this system was installed during the 2013 renovation, the units are currently in the middle of their expected useful life.
The main electrical switchboard located in the main mechanical room acts as the main distribution to the secondary electrical panels and transformers located throughout. This system was totally replaced in the 2013 renovations and are currently well within their expected useful life. A back-up generator was also observed on-site and its condition was similar to the aforementioned electrical equipment.
Water is distributed using copper supply and PVC waste, with gas water heaters supplying hot water throughout. End user fixtures can be comprised of toilets, sinks, urinals, and showers along with janitors floor sinks. The system was observed to be in fair condition with one water heater showing evidence of ongoing leaks.
A wet sprinkler system was observed on-site with standpipes in the mechanical room. Fire extinguishers are located in crucial areas such as science classrooms, along with a commercial kitchen hood system.

Site

Redeveloped in 2013, the surrounding site was expanded with tennis courts and added recreational areas such as outdoor basketball courts. Site parking lots are located at the front and side of the facility and were observed to have early stages of cracking but still functional. Site walkways made of concrete wrapped the perimeter of the building and parking along with portions of a community trail weaving between athletic fields. The walking surfaces were all observed to be 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 0.325740.