

FACILITY CONDITION ASSESSMENT



prepared for

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



Clarksburg High School
22500 Wims Road
Clarksburg, MD 20871

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 #:

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DATE OF REPORT:

June 2, 2026

ON SITE DATE:

February 23, 2026



Building: Systems Summary

Address	22500 Wims Road, Clarksburg, MD, 20871	
GPS Coordinates	39.236888, -77.2813846	
Constructed/Renovated	2006 / 2014	
Building Area	344,574 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 Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish and built-up finish Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, brick, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board, ACT, Unfinished/exposed	Fair
Elevators	Passenger: Two hydraulic cars serving all two floors	Fair
Plumbing	Distribution: Copper supply and cast iron 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, chillers, air handlers, and cooling tower feeding fan coil terminal units Non-Central System: Packaged units Supplemental components: Ductless split systems, Suspended unit heaters, Make-up air units	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: Linear fluorescent Exterior Building-Mounted Lighting: LED 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	39.48 acres (estimated)	
Parking Spaces	770 total spaces all in open lots; 16 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, CMU wall fencing Sports fields and courts with bleachers, dugouts, press box, fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features include lawns, trees, bushes, and planters Irrigation present Brick retaining walls Severe site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED	Fair

Historical Summary

Clarksburg High School consists of one permanent main building and twelve portable classroom buildings on its campus. The campus was originally constructed in 2006 with a two-story addition built in 2014.

Architectural

The campus structure is masonry framed and feature brick veneer exteriors with modified bitumen, standing seam metal, and built-up roofing systems. A gravel ballast barrier is present to assist with insulation and stormwater management. The building sits upon a concrete slab foundation and was observed to be structurally sound, showing no signs of settlement or deficiencies. No moisture intrusion was reported or observed near the windows and exterior walls. 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 three water-cooled chillers, one air-cooled chiller, and three gas fired boilers with air handler units and two cooling towers. Supplemental heating and cooling are provided by rooftop package units. Additionally, unit heaters and ductless mini-split units were observed in several areas throughout the campus and roof level for supplemental heating and cooling. The heating and cooling system was observed to be in fair condition and are original to the buildings' construction. Exhaust ventilation is provided by roof mounted exhaust fans. Hot water is provided by gas-fired and electric water heaters located in the mechanical rooms. The plumbing fixtures were determined to be part of the school's original construction and are in fair condition. The electrical system is composed of main switchboards, panel boards, and transformers. The lighting system currently utilizes linear fluorescent fixtures. 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. The commercial kitchen equipment is generally in fair condition and will require replacement within the study period. The limited access control and security equipment was observed to function well. 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. Overall, the site features good landscaping serviced by in-ground irrigation systems. The landscaping and concrete pedestrian walkways were observed to be generally 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 0.525372.