

FACILITY CONDITION ASSESSMENT

prepared for

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



**BUREAU
VERITAS**



Brown Station Elementary School
851 Quince Orchard Boulevard
Gaithersburg, MD 20878

PREPARED BY:

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DATE OF REPORT:

May 1, 2026

ON SITE DATE:

February 2, 2026

Bureau Veritas



Building: Systems Summary

Address	851 Quince Orchard Boulevard, Gaithersburg, MD 20878	
Constructed/Renovated	1969/2017	
Building Area	113,998 SF	
Number of Stories	3 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel columns and beams with masonry bearing walls and metal roof decks supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum	Good
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, glazed CMU, ceramic tile Floors: Carpet, VCT, sports wood flooring Ceilings: ACT, Unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all 3 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 system feeding water source heat pumps and hydraulic cabinets. Non-Central System: Packaged units, Ductless split-systems Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED 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	7.5 acres (estimated)	
Parking Spaces	95 total spaces all in open lots; 4 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	Property entrance signage; chain link fencing; Brick wall dumpster enclosures Playgrounds and sports fields and courts Heavily furnished park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant 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	Good

Historical Summary

Brown Station Elementary in Gaithersburg was originally constructed in 1969 and demolished in 2015/2016 to make way for construction of the new school which opened in 2017. The building is three stories and has a total of 113,998 square footage.

Architectural

In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. The roof was observed to be in fair condition with no roof leaks reported. The windows were observed to be in fair condition with no window leaks reported, glazing is budgeted and anticipated. The interior finishes throughout the building were observed to be in fair condition. There are a few areas of floor tiles that are damaged and recommended to be replaced throughout the building. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The majority of the MEPF systems and components are original to the 2017 renovation. Heating and cooling are provided by geothermal system with water sourced heat pumps throughout building. There are rooftop package units and air handlers for distribution. The HVAC unit serving Zone 8 daycare has been reported to be problematic with multiple repair attempts. Replacing the unit is recommended to improve efficiency and indoor quality to the space.

In general, the plumbing system is adequate to serve the facility, with equipment and fixtures updated as needed. No plumbing leaks reported. The electrical system is in fair condition. There is a main switchboard located in the electrical room. The building also has an emergency generator on site. The interior lighting has been upgraded to LED.

The fire alarm and suppression systems appear to be in fair condition. Inspection tags are current. Typical lifecycle replacements and ongoing maintenance will be required.

Site

Site maintenance appears to be good, and site improvements and landscaping are generally in good condition. Sidewalks are free of cracks and heaving, and asphalt pavement has been regularly maintained with seal coating and striping. Site lighting has been upgraded to LED. There is an ancillary classroom building on site, which was observed to be in fair condition. The playgrounds and sport courts are 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 0.257284.