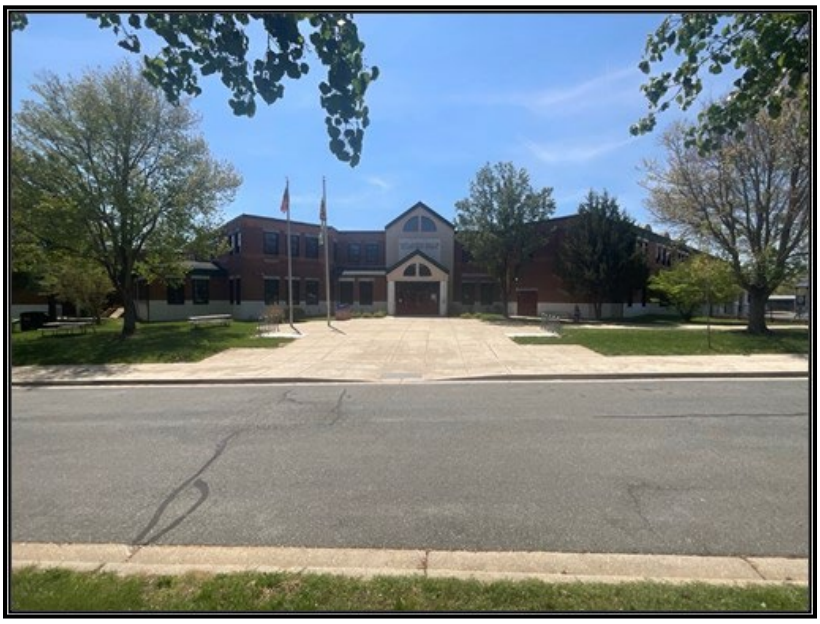
FACILITY CONDITION ASSESSMENT

prepared for

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



Capt. James E. Daly Jr. Elementary School
20301 Brandermill Drive
Germantown, MD 20876

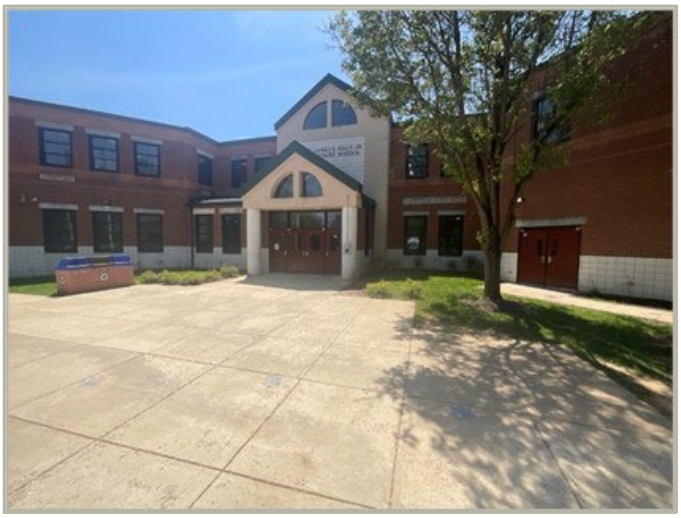
PREPARED BY:
Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, MD 21043
800.733.0660
www.bvna.com

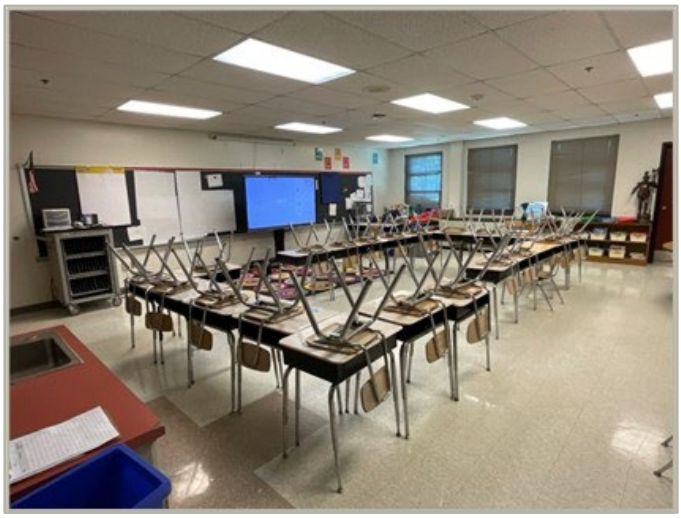
BV CONTACT:
Bill Champion
Senior Program Manager
443.622.5067
Bill.Champion@bureauveritas.com

BV PROJECT #:
172559.25R000-033.354

DATE OF REPORT:
August 14, 2025

ON SITE DATE:
April 29, 2025





Elementary School Building: Systems Summary		
Address	20301 Brandermill Drive, Gaithersburg, MD 20876	
GPS Coordinates	39.1894072, -77.2329397	
Constructed/Renovated	1989	
Building Area	78,386 SF	
Number of Stories	2 above grade with no below-grade basement levels	
System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks *over concrete pad column footings*	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Terracotta Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, painted CMU, fabric, quarry tile, ceramic tile Floors: Carpet, VCT, faux wood plank, ceramic tile, quarry tile, wood strip, coated concrete Ceilings: Painted gypsum board and ACT, Unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all 2 floors	Fair

Elementary School Building: Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chiller, air handlers feeding VAV terminal units Non-Central System: Packaged units Supplemental components: Ductless split-systems, suspended unit heaters	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, HPS 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	10 acres (estimated)	
Parking Spaces	91 total spaces all in open lots; 4 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	Building-mounted signage; chain link fencing Playgrounds and sports fields and courts Heavily furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present 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	Fair

Historical Summary

The building was constructed in 1989. The building is currently used as an elementary school.

Architectural

The school building features a diverse exterior cladding of brick, terra cotta, and concrete. The roof primarily consists of modified bituminous material, with some sections covered in asphalt shingles. Windows are aluminum-framed, and exterior doors are painted steel.

Interior finishes show a mix of materials typical of educational facilities. Flooring is predominantly vinyl composition tile (VCT), with areas of carpet, ceramic tile, wood strip, and painted concrete. Walls are mainly painted gypsum board and concrete masonry units (CMU), with ceramic tile in some areas. Ceilings alternate between acoustical ceiling tiles (ACT), painted gypsum board, and exposed metal. Interior doors are a combination of wood and steel.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The school's HVAC system combines heating and cooling elements. Heating is provided by three gas-fired boilers that feed air handling units throughout the building. Cooling is primarily supplied by a large roof-mounted chiller. The HVAC system is supplemented by RTUs and ductless split systems.

The electrical system is centered around a large switchboard, with smaller panels and transformers distributed throughout the building. Emergency power is provided by a natural gas generator, ensuring critical systems remain operational during outages.

Plumbing needs are met by a gas-fired water heater for hot water supply. Plumbing fixtures have been updated and replaced as needed over time, indicating ongoing maintenance.

Fire safety is addressed by an addressable fire alarm system installed throughout the building, providing comprehensive coverage for early detection and warning.

Site

The school occupies a 10-acre site, featuring typical amenities for an elementary school campus. The property includes asphalt parking areas and concrete sidewalks. The parking lots are in poor overall condition, with potholes and cracks throughout sections. The campus includes playgrounds and sports courts. Site lighting is provided by pole-mounted and building-mounted fixtures.

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 0.543057.