

FACILITY CONDITION ASSESSMENT



prepared for

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



Damascus Elementary School
10201 Bethesda Church Road
Damascus, MD 20872

PREPARED BY:

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DATE OF REPORT:

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ON SITE DATE:

April 14, 2025



Elementary School Building: Systems Summary

Address	10201 Bethesda Church Road; Damascus MD 20872	
GPS Coordinates	39°17'08.98" N ; 77°12'42.00" W	
Constructed/Renovated	1934 / 1979	
Building Area	53,239 SF	
Number of Stories	1 above grade with 1 partially below-grade level	
<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 foundation	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Brick coating with stucco look Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Good
Interiors	Walls: Painted gypsum board, brick, and CMU Floors: Ceramic tile, VCT, carpet, wood sports floor Ceilings: Painted gypsum board, ACT	Fair
Elevators	Passenger: 1 hydraulic car serving both floors	Fair
Plumbing	Distribution: Copper supply with waste & ventilation piping Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Elementary School Building: Systems Summary

HVAC	Central System: Boilers feeding radiators with RTU's Non-Central System: Split system condensing units providing cooling and exhaust fans providing exhaust	Fair
Fire Suppression	Sprinkler system in small area and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: assumed HPS Emergency Power: None	Fair
Fire Alarm	Alarm panel with alarms, strobes, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair

Site Information		
Site Area	9.5 acres (estimated)	
Parking Spaces	Around 105 total spaces all in open lots; 5 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	Wrought iron fencing Playgrounds and sports fields and courts Limited park benches and picnic tables	Fair
Landscaping & Topography	Limited landscaping features including lawns and trees 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 facility was originally built in 1934 and was expanded over time. The last major expansion was around 1979. It also had significant work done around 2010 and 2021. It is used as an elementary school for the local community.

Architectural

The building has masonry construction with bricks in some areas and CMU in others. The roof was reportedly replaced a few years ago, although it was reported to have had some issues. It is recommended to review if the roof is still under warranty for those repairs. Overall, the exterior envelope systems and components were observed to be performing adequately, although many windows are reaching the end of their expected life. Interior finishes have generally been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear; however, some VCT is very dated and will need replacement in the near term. Also, cracking was reported and observed on the exterior stair/walkway structure. That should be evaluated and repaired.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building's HVAC is provided by a combination of boilers, RTU's, and scattered condensing units primarily on the roof. These condensing units are collectively from 2012. They are reaching the end of their expected lifecycle, and will begin to need replacement soon. The two standard boilers are from 1998 and the gas pulse combustion boiler is from 2013. These do not appear to have any issues. Some RTU's were becoming very aged and showed significant rust. These will need replacement soon.

The plumbing systems are also a mix of original and replacement. Generally, the fixtures were updated recently, but the plumbing piping is significantly aged in the dated areas. These are reportedly frequently having issues and will need replacement soon. A 2001 water heater provides hot water throughout. This is beyond its expected life, but it appears to be still currently functional.

A 1600A switchboard provides power to smaller panels throughout. The system appears to generally be functional throughout.

A fire alarm system is present, and a sprinkler system is present in a small area.

Site

There are three playgrounds onsite over wood chips or rubber tile surfaces. Asphalt lots and concrete walkways are present around the site for parking and walking. There is a basketball court with 4 basketball nets in the rear.

Recommended Additional Studies

Some rooms reportedly had smells of moisture. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to remediate potential growth is also included.

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 0.495404.