

FACILITY CONDITION ASSESSMENT



prepared for

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



Darnestown Elementary School
15030 Turkey Foot Road
Gaithersburg, MD 20878

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

June 3, 2026

ON SITE DATE:

February 17-18, 2026



Building: Systems Summary

Address	15030 Turkey Foot Road, Gaithersburg, MD 20878	
GPS Coordinates	39.102396,-77.2847295	
Constructed/Renovated	1954 / 2013	
Building Area	64,840 SF	
Number of Stories	2 above grade with 1 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings and grade beam foundation	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Good
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, painted and glazed CMU, vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile, wood strip Ceilings: Painted gypsum board and ACT, Unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving 2 floors Wheelchair lift serving gymnasium area	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, chillers, air handlers feeding hydronic fan coils and cabinet terminal units Supplemental components: Ductless split-systems, Split-system heat pumps, Suspended unit heaters	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: LED 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	7.2 acres (estimated)	
Parking Spaces	102 total spaces all in open lots; 6 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 dumpster enclosure walls Playgrounds and sports fields and courts with fencing 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 Severe site slopes running north to south through the middle of the building	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Pedestrian walkway accent lighting	Fair

Historical Summary

Darnestown Elementary is located in Gaithersburg, Maryland at 15030 Turkey Foot Road. The original building consists of a single story and a basement boiler room and was constructed in 1954. There was a reported renovation in 1980 and a large scale renovation that involved the addition of a new wing and second story of classroom spaces which took place between 2012-2013. This renovation also covered a redevelopment of the site with additions of new playground areas and the refurbishment of the parking lot areas.

Architectural

Some older finishes remain in the original section of the building including glazed and painted CMU walls and ceramic tile walls and floors. These finishes are still very resilient and show no major signs of wear. The rest of the buildings finished and were redone in the 2012-13 renovation. Typical lifecycle-based finish replacements are budgeted and anticipated. The roof over the original section of the building was not replaced during the renovation and is older than the roof on the new addition. Both roofs are in fair condition with no major leaks reported. The newer roof has large portions of green roof with concrete pavers in between to allow for access.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The vast majority of MEPF equipment was replaced in the 2013 renovation. There are a few older mechanical and electrical equipment but the oldest of them is from 2003. There are some older rooftop exhaust fans that appear to be functional, but one of the bigger ones has severe dents and damage to the housing.

The mechanical systems in the building consist of four boilers and a modular water-cooled chiller feeding hydronic fan coils and two ERU air handlers on the roof. There are additional packaged rooftop units to aid the heating and cooling load in the older portion of the building.

There is a main switchboard that provides power to the building along with smaller distribution panels and transformers. There is a natural gas generator in a separate enclosure outside of the building.

The plumbing system consists of typical restroom fixtures throughout and sinks in most classroom spaces.

There is a hot water boiler in both building's boiler rooms.

The building has full sprinkler coverage from a wet-pipe fire suppression system. There is a fully addressable fire alarm.

Site

The site was largely redeveloped in 2012-13 including the additions of more playground spaces and asphalt play surfaces, along with the asphalt and sidewalks around the site. A gazebo with picnic benches was also added. The pavement outside of the playground area has permeable asphalt in the parking spots to allow for better site drainage.

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 0.270882.