FACILITY CONDITION ASSESSMENT

prepared for

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

Diamond Elementary School
4 Marquis Drive
Gaithersburg, MD 20878

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 #:
172559.25R000-036.354

DATE OF REPORT:
August 14, 2025

ON SITE DATE:
April 23, 2025

Elementary School Building: Systems Summary		
Address	4 Marquis Drive, Gaithersburg, MD 20878	
GPS Coordinates	39.13562592975398, -77.2388301962974	
Constructed/Renovated	1975/2020	
Building Area	85,404 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Aluminum	Good
Roof	Primary: Flat construction with built-up finish Secondary: Flat construction with modified bitumen finish	Fair
Interiors	Walls: Painted CMU, ceramic tile Floors: Carpet, VCT, wood strip, and ceramic tile Ceilings: ACT, wood paneling, and Unfinished/exposed	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric domestic water heater with storage tanks Fixtures: Toilets, urinals, and sinks in the restrooms	Good
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding fan coil, and cabinet terminal units Non-Central System: Packaged units, Split-system heat pumps Supplemental components: Suspended unit heaters	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good

Elementary School Building: Systems Summary		
Electrical	Source and Distribution: Main switchboard and switchgear with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Diesel generator with automatic transfer switch	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--

Site Information		
Site Area	32.35 acres (estimated)	
Parking Spaces	95 total spaces all in open lots; 5 of which are accessible	
System	*Description*	*Condition*
	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; CMU wall dumpster enclosures Playgrounds and sports fields and courts fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair

Site Information		
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick 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 Pedestrian walkway and landscape accent lighting	Fair

Historical Summary

Diamond Elementary School was originally constructed in 1975. The school has gone through several renovations throughout the years. The last major renovation was completed around 2020 when the building was extended to take in more students.

Architectural

As the main building was constructed in 1975. Good maintenance practices have kept the building in good condition, but some components are beginning to show wear and are approaching the end of their expected lifespan. Most exterior and interior finishes are in fair condition. The windows appear to be in average condition. No other significant problems were observed. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building utilizes a central cooling system for most of the spaces. The system runs off a cooling tower, chiller, and air handlers. The chilled water is distributed by pumps to hydronic fan coil units and air handler units located in different mechanical spaces throughout the school. The fan coil units and air handlers are all in fair condition. Exhaust ventilation is provided by roof mounted exhaust fans that are in good condition. Hot water is provided by electric water heaters, boilers, and storage tanks located in different locations of the school. The plumbing fixtures and distribution piping are in the middle of their estimated life with no immediate needs identified. The electrical system is composed of switchboards, transformers, and distribution panels. The system contains a generator with ATS that supplies emergency power to emergency lights and exit signs. Most of the electricity and components are in good and fair condition. The lighting system currently utilizes linear fluorescent fixtures and LED. The fire alarm system is in fair condition. The fire suppression system is in fair condition throughout the building. The commercial kitchen equipment is generally in fair condition. 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

Site maintenance appears to be in overall fair condition. The landscaping is generally in fair condition. Sidewalks are in fair condition. The asphalt pavement is showing small amounts of cracking throughout but is in fair condition. The paint striping is in fair condition. The fencing appears to be in fair condition overall.

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 0.407960.