

FACILITY CONDITION ASSESSMENT



prepared for

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



DuFief Elementary School
15001 DuFief Drive
Gaithersburg, MD 20878

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

August 14, 2025

ON SITE DATE:

April 15, 2025



Elementary School Building: Systems Summary

Address	15001 DuFief Drive, Gaithersburg, MD 20878	
GPS Coordinates	39°06'07.06" N 77°14'15.05" W	
Constructed/Renovated	1975	
Building Area	59,013 SF	
Number of Stories	1 above grade	
<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 strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU Floors: VCT, quarry tile, wood sports floor Ceilings: ACT, unfinished	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Distribution: Copper supply with waste and 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 and chiller/cooling tower feeding an air handler and packaged units Non-Central System: Split system condensing units Supplemental components: Exhaust fans	Fair
Fire Suppression	Sprinkler system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, HPS, CFL Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	
Additional Studies	Beyond the accessibility study recommended above, no additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

Site Information

Site Area	9 acres (estimated)	
Parking Spaces	Around 90 total spaces all in open lots; 1 of which is accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, and ramps	Fair

Site Information		
Site Development	Playgrounds and sports fields Furnished with park benches and picnic tables	Fair
Landscaping and Topography	Limited 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: HPS	Fair
Ancillary Structures	None	--
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.	
Site Areas Observed	Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.	

Historical Summary

The facility was built in 1975 and received scattered updates over time. It is used as an elementary school for the local community.

Architectural

The building has masonry construction with a built-up roof. One leak was reported in the roof that is planned to be repaired in the near future. A majority of windows are aged but no major issues were reported. Although, they will likely need replacement in the coming years. Interior finishes were reportedly significantly renovated around five years ago and are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building's HVAC is provided by boilers, chiller, and cooling tower with air handler and packaged units providing heating and cooling. Ventilation is provided by scattered exhaust fans on the roof. The boilers are nearing the end of their estimated useful life (EUL), but no major issues were reported or observed. The plumbing systems are also a mix of original and replacements, with equipment and fixtures generally updated as needed. No significant leaks or pressure issues were reported. Electrical service is provided by a switchboard connected to smaller panels throughout. No major issues were observed. Fire alarm and suppression sprinkler systems are present throughout the facility.

Site

Site items include asphalt paved parking and drive areas, as well as areas of concrete sidewalk. There are two playgrounds present at the rear. Pole lights are present throughout the site.

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 0.589669.