FACILITY CONDITION ASSESSMENT

prepared for

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

Fields Road Elementary School
1 School Drive
Gaithersburg, MD 20878

PREPARED BY:
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DATE OF REPORT:
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ON SITE DATE:
April 23, 2025

Elementary School Building: Systems Summary

Address	1 School Drive; Gaithersburg, MD 20878	
GPS Coordinates	39.1189111, -77.2150234	
Constructed/Renovated	1973 / 2008	
Building Area	72,302 SF	
Number of Stories	1 above grade (mechanical mezzanine is present but not included in the count)	
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 veneer Secondary Wall Finish: CMU, metal siding Windows: Aluminum	Fair
Roof	Flat construction with built-up finish	Fair
Interiors	Walls: Painted CMU, ceramic tile, fabric wall partitions, gym wall pads, unfinished CMU Floors: Carpet, VCT, ceramic tile, wood sports floor, sealed/ unfinished concrete Ceilings: ACT and unfinished/exposed	Fair
Elevators	None	--

Elementary School Building: Systems Summary		
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
HVAC	Central System: Boilers, chiller, and cooling tower feeding air handler, unit ventilators, water sourced heat pumps, and hydronic radiators Supplemental components: Packaged units, energy recovery unit, ductless split-systems, split-system condensing units, suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: CFL, linear fluorescent, metal halide Exterior Building-Mounted Lighting: LED, metal halide Emergency Power: Natural gas generator with automatic transfer switches	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial and residential kitchen equipment	Fair

Site Information		
Site Area	6.5 acres (estimated)	
Parking Spaces	75 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 and property entrance signage; wood board chain link, CMU wall fencing; Playgrounds and sports field and courts Limited park benches, picnic tables, trash receptacles	Good
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: Metal halide Walkway accent lighting	Fair

Historical Summary

The Fields Road Elementary School campus was originally constructed in 1973 and underwent significant renovations between 2005 and 2009. This included renovations to the site as well as a large addition to the building which brought a number of new classrooms to the school. The school is consistently in use throughout the school year and features a number of administrative spaces, general classrooms, subject specific classrooms, a media center, gymnasium, cafetorium, and commercial kitchen. Modular classrooms have been leased over the years and were most recently added to the campus in 2014.

Architectural

The school's construction is made up of masonry bearing walls with metal roof decks throughout and was observed to be in good condition. The roof is of flat construction and features multiple levels of built-up roofing with a stone finish. The roofing on the original building was replaced in 2015, while the addition roofing is original to 2008. No roof leaks were observed or reported during the assessment. The exterior façade is mostly of brick veneer walls with metal windows. Some areas of deteriorated mortar joints were observed and have been budgeted for repointing in the short term. The interior finishes vary throughout and have been periodically replaced as-needed over the years. Budgets for replacement to interior finishes have been included accordingly.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Primary heating and cooling are provided by an air-cooled chiller and cooling tower with numerous natural gas powered boilers. Hot and chilled water is supplied to water sourced heat pumps in addition spaces and unit ventilators in most original spaces of the building. An original air handler supplies conditioned air to the multipurpose room and gymnasium and was observed to be vibrating rapidly, causing the surrounding structure to vibrate as well. An aged, corroded packaged unit currently supplies air to administration spaces and has been budgeted for short term replacement with the gymnasium air handler. Exhaust ventilation is provided by roof mounted exhaust fans. Supplemental cooling is provided by split system condensing units, ductless split systems, and suspended unit heaters. These units were observed to be in fair to good condition with replacement budgeted accordingly. Hot water is provided by two commercial sized natural gas water heaters in the two main boiler rooms and were most recently replaced in 2015 and 2022. The plumbing fixtures and distribution piping are all safely in the middle of their estimated life with no short term needs identified. The electrical system is composed of a main switchboard in the original boiler room with distribution panels and step down transformers scattered throughout the building. The switchboard is original to 1973 and has been budgeted for near term replacement. Emergency power is supplied by a natural gas generator that was added to the site in 2008. The lighting system currently utilizes linear fluorescent and typical CFL fixtures. During the next lighting retrofit project, replacement with newer LED fixtures is highly recommended to save substantial amounts of energy. The fire alarm system and main control panel appear to have been last upgraded in 2016 and are in fair condition. There is a fire suppression sprinkler system throughout and was added with the major renovations beginning in 2005. The commercial kitchen equipment is aged but appears to be functioning adequately. The limited access control and security equipment was observed to function well. Typical lifecycle replacement and ongoing maintenance of the MEPF equipment is budgeted and anticipated.

Site

The site encompasses an area of around six and a half acres and consists of asphalt parking lots, concrete walkways, playgrounds, sports fields and courts. Four interior courtyards were observed within the footprint of the main school building. Furnishings include picnic tables in the main large courtyard with benches scattered throughout the site. Transverse cracking was observed to both asphalt parking lots and basketball courts and has been budgeted for sealing and striping in the short term. Site lighting is provided by mostly metal halide fixtures with some LEDs. Some older fixtures were observed to be nonfunctional, and it is recommended to replace the aging fixtures with LEDs throughout. Eroded landscaping was observed by the main sports field backstop and has been budgeted for sodding accordingly. Damage to the concrete loading dock outside the school's commercial kitchen was observed and an associate budget for repairs is included. Otherwise, typical lifecycle replacement costs for the remaining site assets have been included in the analysis.

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 0.537618.