

FACILITY CONDITION ASSESSMENT



prepared for

Montgomery County Public Schools
Office of Facilities Management
45 W. Gude Drive
Rockville, MD 20850
Mr. Greg Kellner



Gaithersburg Elementary School
35 North Summit Avenue
Gaithersburg, MD 20877

PREPARED BY:

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Building: Systems Summary

Address	35 North Summit Avenue, Gaithersburg, MD 20877	
GPS Coordinates	39.14393, -77.19166	
Constructed/Renovated	1947	
Building Area	94,468 SF	
Number of Stories	One above grade with one below-grade basement	
<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: Brick Secondary Wall Finish: Asphalt Shingles Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, Unfinished Floors: Carpet, VCT, ceramic tile, wood strip, unfinished concrete Ceilings: Painted gypsum board and ACT, Unfinished/exposed	Fair
Elevators	Passenger: One hydraulic car serving all two floors Freight: None	Fair
Plumbing	Distribution: Copper supply and cast iron, 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, chiller, cooling tower, feeding unit ventilators, cabinet unit heaters, and radiators. Non-Central System: RTU's Supplemental components: Ductless split-system	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard, step-down panel with copper Interior Lighting: LED, linear fluorescent, Exterior Building-Mounted Lighting: halogen 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	5.5 acres (estimated)	
Parking Spaces	118 total spaces all in open lots; 4 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; CMU wall dumpster enclosures Playgrounds and sports fields and courts with site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick retaining walls Low to moderate site slopes throughout north boundary	Fair
Utilities	Municipal water and sewer	Good
Site Lighting	Pole-mounted: LED	Fair

Historical Summary

Gaithersburg Elementary School was established in 1947 and has served as a cornerstone of education in the community for over seven decades.

Architectural

The school building is constructed with masonry bearing walls on concrete slab foundation, featuring durable concrete and masonry exteriors. In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. Flat roofs with built-up finishes are in fair condition but nearing the end of the estimated useful life in the next few years. Aluminum windows and steel doors, while functional, require ongoing upkeep. Interiors are in fair overall condition, having undergone periodic updates. Interior walls are primarily painted CMU and gypsum board, with ceramic tile in restrooms. Flooring consists mainly of vinyl composition tile (VCT), quarry tiles, ceramic tiles, and wood floor in the gymnasium. Ceilings alternate between acoustical ceiling tiles (ACT) and painted gypsum board. While generally functional, some interior elements are approaching the end of their lifecycle, suggesting the need for planned replacements and upgrades to maintain the quality of the learning environment.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building utilizes central cooling and heating systems to serve most interior spaces. The central plant consists of a cooling tower, air-cooled chiller, and multiple gas boilers. Chilled and hot water are distributed via pumps to water-source heat pumps units located in various mechanical rooms, as well as to radiators, unit ventilators, and cabinet unit heaters. Supplementary systems include multiple rooftop units package units, ductless split systems, and makeup air units installed on the roof to serve specific areas. Exhaust ventilation is provided by roof mounted exhaust fans that will require lifecycle replacement within the planning period. Domestic hot water is provided by gas-fired water heaters in the boiler room. The plumbing fixtures were observed to be in fair condition and are currently in the middle of their useful life. The electrical system is composed of main switchboards, panel boards, and transformers. The electrical branch wiring and components are performing adequately. The lighting system currently utilizes linear fluorescent fixtures. The fire alarm system is currently in fair condition and operating sufficiently. The building utilizes a fire suppression system that was observed to be in fair condition. The commercial kitchen equipment is generally in fair condition and will require replacement within the study period. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Site

The school occupies a 5.5-acre site featuring typical amenities for an elementary school campus. The property includes asphalt parking areas and concrete sidewalks connecting various building entrances and site locations. The parking lots are in fair condition, currently in the middle of their expected useful life. The campus includes playgrounds and sports courts. Site lighting is provided by pole-mounted and building-mounted fixtures. Chain-link fencing surrounds the property perimeter for security.

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 0.518180.