

# FACILITY CONDITION ASSESSMENT



*prepared for*

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



Goshen Elementary School  
8701 Warfield Road  
Gaithersburg, MD, 20882

## **PREPARED BY:**

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## **BV PROJECT #:**

172559.25R000-056.354

## **DATE OF REPORT:**

August 15, 2025

## **ON SITE DATE:**

April 30, 2025



### Elementary School Building: Systems Summary

<b>Address</b>	8701 Warfield Road, Gaithersburg, MD, 20882	
<b>GPS Coordinates</b>	39.1943651, -77.1799239	
<b>Constructed/Renovated</b>	1988	
<b>Building Area</b>	76,740 SF	
<b>Number of Stories</b>	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system.	Fair
<b>Façade</b>	Primary Wall Finish: Brick Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with single-ply EPDM membrane	Fair
<b>Interiors</b>	Walls: Painted gypsum board, glazed CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	Passenger: One hydraulic car serving all two floors Freight: Wheelchair lift	Fair
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

## Elementary School Building: Systems Summary

<b>HVAC</b>	Central System: Boilers, chiller, air handler, and cooling tower feeding unit ventilator terminal units. Non-Central System: Packaged units Supplemental components: Ductless split systems	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system.	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: Linear fluorescent Exterior Building-Mounted Lighting: Metal halide Emergency Power: Natural gas generator with automatic transfer switch.	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs.	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair

## Site Information

<b>Site Area</b>	10.6 acres (estimated)	
<b>Parking Spaces</b>	88 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage; chain link, CMU wall fencing Playgrounds and sports fields and courts with fencing Heavily furnished with park benches, picnic tables, trash receptacles	Fair
<b>Landscaping &amp; Topography</b>	Significant landscaping features include lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: HPS	Fair

## Historical Summary

Goshen Elementary School was established in 1988 in Gaithersburg, Maryland. The campus primarily consists of one permanent main building, which has served the community for over three decades. The school has undergone several significant upgrades to its HVAC system, with improvements implemented in 2015, 2016, and 2020.

## Architectural

The elementary school features a single main building with masonry bearing walls on concrete slab foundations. The exterior is composed of durable masonry, with the building envelope and components performing adequately. The structure is topped with flat roofs, typical of educational facilities in the region.

The building appears structurally sound, with no observable signs of settlement or significant deficiencies. Aluminum windows and steel doors are functional but require ongoing maintenance.

Interiors are in fair overall condition, reflecting periodic updates over the years. Walls are primarily painted gypsum board, with ceramic tile in restrooms for durability. Flooring consists mainly of vinyl composition tile (VCT) and ceramic tile, suitable for high-traffic school environments. Ceilings alternate between acoustical ceiling tiles (ACT) and painted gypsum board.

While the building is generally functional, some interior elements are approaching the end of their lifecycle. This suggests a need for planned replacements and upgrades in the near future to maintain the quality of the learning environment. Regular assessments and proactive maintenance will be crucial to preserve the building's functionality and ensure it continues to meet evolving educational needs.

## Mechanical, Electrical, Plumbing and Fire (MEPF)

The building utilizes a central cooling and heating system for most of the spaces. The system runs off an air-cooled chiller and three gas fired boilers. The chilled and hot water is distributed by pumps to hydronic unit ventilators and air handler units located in different mechanical spaces and common areas throughout the school. The heating and cooling system was observed to be in fair to good condition and was part of the recent HVAC upgrades. Exhaust ventilation is provided by roof mounted exhaust fans that will require lifecycle replacement within the study period. Hot water is provided by gas-fired water heaters located in the mechanical 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 approaching their useful life and will require replacement in the short term. 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 site parking lot and driveway asphalt pavement are currently in fair condition. Seal and striping are anticipated within the study period. The schools play surfaces and play components are in fair to good condition. Overall, the site features good landscaping. The landscaping and concrete pedestrian walkways were observed to be generally in fair condition.

## 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 0.565011.**