

FACILITY CONDITION ASSESSMENT



prepared for

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



Jones Lane Elementary School
15110 Jones Lane
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 #:

172559.25R000-064.354

DATE OF REPORT:

June 3, 2026

ON SITE DATE:

March 12-13, 2026



Building: Systems Summary

Address	15110 Jones Lane, Gaithersburg, MD 20878
GPS Coordinates	39.1033315, -77.2660224
Constructed/Renovated	1987
Building Area	60,679 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	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Steel	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, painted CMU, vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, unfinished concrete Ceilings: Painted gypsum board and ACT, Unfinished/exposed	Fair
Elevators	None	--

Building: Systems Summary

Plumbing	Distribution: Copper and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers and chiller feeding fan coil and cabinet terminal units, unit ventilators Non-Central System: Packaged units, Ductless split-systems Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED and linear fluorescent Exterior Building-Mounted Lighting: LED, incandescent 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	12.07 acres	
Parking Spaces	62 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 Playgrounds and sports fields and courts with fencing and site lights Limited park benches, picnic tables, trash receptacles	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: LED, HPS	Fair

Historical Summary

Jones Lane Elementary School was originally constructed in 1987 and has not received any major renovations since. It consists of a single-story building with a courtyard in the middle along with multiple playground areas and sports fields.

Architectural

The original brick exterior walls are in fair condition. The school's design incorporates clerestory windows in classrooms along the sections with pitched roofs and there is also a courtyard in the middle that supplies more natural light to interior spaces. The architectural finishes have been updated periodically throughout its lifespan but are still relatively dated. There is peeling paint in the faculty lounge and there are drooping ceiling tiles in classrooms located near the center of the school.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The mechanical system consists of hydronic fan coil units and unit ventilators connected to two natural gas boilers and an air-cooled chiller. There are multiple dedicated outdoor air rooftop units (RTUs) providing fresh air into the system. The RTUs were replaced in 2019, the chiller was replaced in 2016, and the boilers were replaced in 2011.

The electrical system is original to the building and coming to the end of its expected useful lifespan. It is still functional but will require an upgrade in the near future to keep up with demand.

There are typical restroom fixtures throughout, and most classrooms have a sink. There is a single hot water heater providing hot water to the building that was replaced in 2011.

The building has full sprinkler coverage and a fully addressable fire alarm system.

Site

The site consists of a baseball field and soccer field, three asphalt play surfaces, and three separate playground areas. The asphalt in the parking lot is in fair condition with minor cracks here and there.

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 0.556685.