



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

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



Thurgood Marshall Elementary School  
12260 McDonald Chapel Drive  
Gaithersburg, MD 20878

**PREPARED BY:**

*Bureau Veritas*  
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**DATE OF REPORT:**

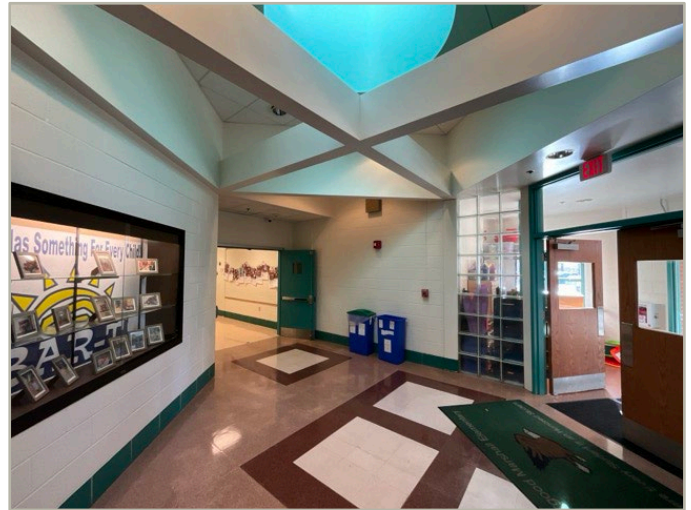
*April 13, 2026*

**ON SITE DATE:**

*November 14, 2025*

**Bureau Veritas**

6021 University Boulevard, Suite 200 | Ellicott City, MD 21043 | [www.bvna.com](http://www.bvna.com) | p 800.733.0660



### Building: Systems Summary

<b>Address</b>	12260 McDonald Chapel Drive, Gaithersburg, MD 20878	
<b>GPS Coordinates</b>	39.1262686, -77.2599171	
<b>Constructed/Renovated</b>	1993	
<b>Building Area</b>	77,798 SF	
<b>Number of Stories</b>	1 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 with slab	Good
<b>Façade</b>	Primary Wall Finish: Brick Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish and skylights Secondary: Sloped construction with metal finish	Poor
<b>Interiors</b>	Walls: Painted CMU, Ceramic Tiles Floors: Carpet, VCT, Ceramic tiles, Quarry tiles, Wood Strips Ceilings: Painted gypsum board and ACT	Fair
<b>Elevators</b>	Passenger: 1 hydraulic car serving all floors	Fair
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

## Building: Systems Summary

<b>HVAC</b>	Central System: Boilers, chiller, and air handlers feeding hydronic baseboard radiators and unit ventilators Non-Central System: Packaged units and split-system condensing unit 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 with copper Interior Lighting: LED, CFL, halogen Exterior Building-Mounted Lighting: LED 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	--

## Site Information

<b>Site Area</b>	10.77 acres	
<b>Parking Spaces</b>	85 total spaces all in open lots; all of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps	Fair
<b>Site Development</b>	Property entrance signage; chain link fencing Playgrounds and sports fields and courts and site lights Limited Park benches, picnic tables, trash receptacles	Fair
<b>Landscaping &amp; Topography</b>	Limited landscaping features including 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: LED	Fair

## Historical Summary

Thurgood Marshall Elementary School was constructed in 1993 and has not undergone any major renovations or additions since its original construction. The only notable work completed was roof replacement or repair in 2016. However, this repair was not effective, and the roof today remains in poor condition with ongoing water intrusion issues according to the . Overall, the school has retained most of its original infrastructure and systems from the build year, and despite its age, the facility has been maintained reasonably well in most interior areas.

## Architectural

Architecturally, the building reflects early 1990s school design with well-maintained interior spaces and finishes. The walls, ceilings, and flooring appear to be in good condition with no major durability concerns, indicating consistent upkeep over the years. Classrooms, corridors, and administrative areas are functioning as intended. The most significant architectural deficiency relates to the flat roof system, which is severely aged and continues to allow water leaks into classrooms and the main office during rain events. The roof is in poor condition overall and requires immediate replacement to prevent further interior damage. Aside from the roofing system, the architectural elements appear stable and serviceable.

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

The mechanical, electrical, plumbing, and fire protection systems consist mostly of original equipment from 1993. Despite their age, many of the units appear to be operating adequately; however, various rooftop split systems, heating units, and older exhaust fans require attention due to age-related wear and declining performance. The fire life-safety systems, including fire extinguishers and fire sprinklers are present and appear to be properly maintained. Plumbing fixtures, lighting, and electrical systems are functioning without major reported issues. Given the age of the equipment, future replacement planning is recommended, but no critical failures were identified aside from HVAC components approaching end-of-life.

## Site

The site is generally well maintained and includes playgrounds, sports goals, playfields, and modular prefabricated classroom units, all of which appear to be in good condition and functioning as intended. However, the asphalt pavement throughout the parking areas is in poor condition, with noticeable wear, cracking, and deterioration that will require repair or replacement. Aside from the parking lot pavement deficiency, the rest of the site elements, including circulation areas and outdoor spaces, remain serviceable and safe.

## 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 0.69151.**