

# FACILITY CONDITION ASSESSMENT



*prepared for*

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



Summit Hall Elementary School  
101 West Deer Park Road,  
Gaithersburg, MD 20877

**PREPARED BY:**

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**BV PROJECT #:**

172559.25R000-118.354

**DATE OF REPORT:**

May 4, 2026

**ON SITE DATE:**

September 25-26, 2025



### Main Building: Systems Summary

**Address** 101 West Deer Park Road, Gaithersburg, MD 20877

**GPS Coordinates** 39.127114, -77.1963216

**Constructed/Renovated** 1971 / 2008

**Building Area** 68,059 SF

**Number of Stories** 1 above grade with mechanical mezzanine

<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 <i>and concrete strip/wall footing foundation system</i>	Fair
<b>Façade</b>	Primary Wall Finish: Brick Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish	Good
<b>Interiors</b>	Walls: Painted gypsum board, painted and unfinished CMU, ceramic tile. Floors: Carpet, VCT, wood sports floor, ceramic tile, wood strip, sealed and unfinished concrete. Ceilings: Painted gypsum board and ACT. Unfinished/exposed	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good

## Main Building: Systems Summary

<b>HVAC</b>	Central System: Boilers, chillers, air handlers, and cooling tower feeding fan coil and cabinet terminal units Non-Central System: Packaged units, Split-system heat pumps ductless split-systems Supplemental components: Ductless split-systems, Split-system heat pumps, Suspended unit heaters. Computer room AC (CRAC) units	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system.	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, incandescent Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch and UPS	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

## Modular Classrooms A: Systems Summary

<b>Address</b>	101 West Deer Park, Gaithersburg, MD 20877	
<b>GPS Coordinates</b>	39.127114, -77.19632216	
<b>Constructed/Renovated</b>	2017	
<b>Building Area</b>	9,600 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Manufactured modular assembly structure over concrete slab and footing foundation	Good
<b>Façade</b>	Primary Wall Finish: Cement board siding Windows: Aluminum	Good
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane roofing	Fair
<b>Interiors</b>	Walls: vinyl Floors: VCT Ceilings: ACT	Good

**Modular Classrooms A: Systems Summary**

<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good
<b>HVAC</b>	Non-Central System: Thru wall Packaged units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and Distribution: Switchboard with copper wiring Fed from Main Building with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: None	Good
<b>Fire Alarm</b>	Alarm panel from main building with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--

**Modular Classrooms B: Systems Summary**

<b>Address</b>	101 West Deer Park Road, Gaithersburg, MD 20877	
<b>GPS Coordinates</b>	39.127114, -77.1963216	
<b>Constructed/Renovated</b>	2017	
<b>Building Area</b>	9,600 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Manufactured modular assembly structure over concrete slab and footing foundation	Good
<b>Façade</b>	Primary Wall Finish: Cement board siding Windows: Aluminum	Good
<b>Roof</b>	Primary: Flat construction single-ply TPO/PVC membrane roofing	Fair
<b>Interiors</b>	Walls: Vinyl Floors: VCT Ceilings: ACT	Good

### Modular Classrooms B: Systems Summary

<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water; Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good
<b>HVAC</b>	Non-Central System: Packaged units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Good
<b>Electrical</b>	Source and Distribution: Switchboard with copper wiring. Fed from Main Building with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: None	Good
<b>Fire Alarm</b>	Alarm panel from main building with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--

### Modular Judy Center: Systems Summary

<b>Address</b>	101 West Deer Park Road, Gaithersburg, MD 20877	
<b>GPS Coordinates</b>	39.127114, -77.1963216	
<b>Constructed/Renovated</b>	2002	
<b>Building Area</b>	2,400 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Manufactured modular assembly structure over concrete slab and footing foundation	Fair
<b>Façade</b>	Primary Wall Finish: Cement board siding Windows: Aluminum	Poor
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane roofing	Fair
<b>Interiors</b>	Walls: Vinyl Floors: VCT Ceilings: ACT	Fair

## Modular Judy Center: Systems Summary

<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Non-Central System: Packaged units	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source and Distribution: Fed from Main building with copper wiring Interior Lighting: Linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel fed from main building with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--

## Site Information

<b>Site Area</b>	9.0 acres (estimated)	
<b>Parking Spaces</b>	112 total spaces all in open lots; 6 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, and stairs	Poor
<b>Site Development</b>	Building-mounted and Property entrance signage; chain link fencing; Playgrounds and sports fields and fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
<b>Landscaping and 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	Good
<b>Site Lighting</b>	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Good

## Historical Summary

The Summit Hall Elementary School was originally constructed in 1971 with a major renovation and addition completed in 2008. The Judy Center, a modular building was added in 2002 to the rear of the main building. Two permanent modular classroom buildings (A and B) were constructed at the left rear of the main building in 2017. Overall the buildings are in good condition, and no chronic or ongoing issues were observed or reported during the site visit.

## Architectural

The main building is a single story masonry structure and appears structurally sound, with no significant areas of settlement or structural-related deficiencies reported or observed. The built-up roof was reportedly replaced in 2015 and does not appear to have any significant deficiencies. The double-glazed aluminum windows appear to be well maintained and adequate. The interior finishes consist of VCT, ceramic tile, commercial carpeting and wood sports floor. Ceiling finishes consist of acoustic tile and painted gypsum ceilings. Typical lifecycle-based interior finish replacements are budgeted and anticipated. Overall the building finishes have been well maintained.

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

Most of the mechanical systems are original to the 2008 renovation and in fair condition. Well-practiced maintenance has resulted in maximum life expectancy of mechanical units. The chiller unit provides adequate cooling and a boiler system provides necessary heating. A two-pipe system allows for heating and cooling to be accomplished with each air handler. Air is supplied from an air handler and routed through a duct system to necessary spaces.

In general, the plumbing systems are adequate to serve the facility, with equipment and fixtures to be updated as needed. The domestic water service is well maintained, with no evidence of leaks observed or reported. The domestic hot water service consists of equipment updated during the 2008 renovation; supply appears to be adequate. Lifecycle replacement of domestic water and sanitary sewer systems is not anticipated in the near term. No major issues were observed or reported.

The electrical service, equipment and systems is well maintained. Lifecycle replacement anticipated during normal life expectancy. Electrical systems are original to 2008 renovation and are updated as needed and are adequate size to provide necessary power to all systems. Interior lighting consists of mainly fluorescent fixtures with some LED fixtures (replacement on a continuous basis). The major issue is the POC and users report poor lighting levels throughout building.

Fire protection system consists of a hard-wired fire alarm system and wet fire sprinkler systems. The alarm system consists of strobes, pull stations, illuminated exit signs, emergency lighting (integrated in the lighting system), and other modern life safety devices. Building wide fire suppression (sprinkler) systems were observed within the entire facility.

## Site

Landscaping consists of trees, shrubs, and lawn areas at perimeter of buildings. The asphalt parking lots are in poor condition with alligator cracks throughout, concrete curb and gutter is broken and missing chunks throughout. Replacement is recommended in the near term. Concrete sidewalks are in fair condition with some areas cracked and heaving. Repair is recommended in the near term. The entire parking area is adequately lighted with pole and building mounted LEDs. The playgrounds and play equipment appear to be well maintained.

### **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 0.727058.**