

FACILITY CONDITION ASSESSMENT



prepared for

Montgomery County Public Schools
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DATE OF REPORT:

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ON SITE DATE:

November 19, 2025

Harriet R. Tubman Elementary School
400 Victory Farm Drive
Gaithersburg, MD 20877



Building: Systems Summary

Address	400 Victory Farm Drive, Gaithersburg, MD 20877	
GPS Coordinates	39.1470648, -77.1813075	
Constructed/Renovated	2022	
Building Area	99893 SF	
Number of Stories	Three 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 and CMU Windows: Aluminum	Good
Roof	Primary: Flat construction with modified bituminous finish	Good
Interiors	Walls: Painted gypsum board, wood paneling, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board, ACT, Unfinished/exposed	Good
Elevators	Passenger: traction cars serving all three floors	Good
Plumbing	Distribution: Copper supply and cast iron and PVC waste & venting Hot Water: Gas water heater with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good

Building: Systems Summary

HVAC	Central System: Air handlers feeding fan coil terminal units Non-Central System: Packaged units, VRV units Supplemental components: Ductless split systems, Suspended unit heaters	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Commercial kitchen equipment	Good

Site Information

Site Area	5.72 acres	
Parking Spaces	96 total spaces all in open lots; 8 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	Good
Site Development	Property entrance signage; chain link and wrought iron Playgrounds and sports courts Limited park benches, picnic tables	Good
Landscaping & Topography	Significant landscaping features including lawns, trees, and bushes Irrigation not present Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED	Good

Historical Summary

Harriet R. Tubman Elementary School consists of one permanent main building on its campus. The campus was constructed in 2022. No major renovations have taken place at the campus since its original construction.

Architectural

The campus structure is masonry framed and features brick veneer exteriors with a modified bitumen roofing system. The building sits upon a concrete slab foundation and was observed to be structurally sound, showing no signs of settlement or deficiencies. No moisture intrusion was reported or observed near the windows and exterior walls. Interior finishes have been well-maintained and are in good condition. Lifecycle replacements for finishes, including wall coverings, flooring, and ceiling materials, are likely based on their useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building utilizes a central cooling and heating system for most of the spaces. Heating and cooling is provided by roof mounted package units and air handlers for common areas, and VRV (Variable Refrigerant Volume) units in classrooms. Additionally, unit heaters and ductless mini-split units were observed in several areas throughout the campus and roof level for supplemental heating and cooling. The heating and cooling system was observed to be in good condition and are original to the buildings' construction. Exhaust ventilation is provided by roof mounted exhaust fans. Hot water is provided by a gas-fired water heater located in the mechanical room. The plumbing fixtures were determined to be part of the school's original construction and are in good condition. The electrical system is composed of main switchboards, panel boards, and transformers. The lighting system currently utilizes linear LED fixtures. The fire alarm system is currently in good condition and operating sufficiently. The building utilizes a fire suppression system that was observed to be in good condition. The commercial kitchen equipment is generally in good condition and are original to the building's construction. The limited access control and security equipment was observed to function well. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Site

The site parking lot and asphalt pavement driveway are currently in good condition. Seal and striping are anticipated within the study period. The schools' sports courts and playground components are in good condition. Overall, the site features good landscaping. The landscaping and concrete pedestrian walkways were observed to be generally in good 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 0.131180.