FACILITY CONDITION ASSESSMENT

prepared for

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

Washington Grove Elementary School
8712 Oakmont Street
Gaithersburg, MD 20877

PREPARED BY:
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DATE OF REPORT:
August 15, 2025

ON SITE DATE:
April 30, 2025

Elementary School Building: Systems Summary

Address	8712 Oakmont Street, Gaithersburg, MD 20877	
GPS Coordinates	39.1323954, -77.1776625	
Constructed/Renovated	1956, 1985, 2008	
Building Area	86,266 SF	
Number of Stories	Two above grade with one below-grade basement	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, wood strip Ceilings: Painted gypsum board, ACT and unfinished/exposed	Fair
Elevators	Passenger: One hydraulic car serving all two floors Wheelchair lifts	Fair
Plumbing	Distribution: Copper supply and cast iron, PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chiller, cooling tower, air handlers, feeding fan coil units Non-Central System: RTU’s Supplemental components: Ductless split-system	Fair

Elementary School Building: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard, panels with copper wiring Interior Lighting: LED, linear fluorescent, Exterior Building-Mounted Lighting: halogen 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	10 acres (estimated)	
Parking Spaces	80 total spaces all in open lots; 4 of which are accessible	
System	*Description*	*Condition*
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; CMU wall dumpster enclosures Playgrounds and sports fields and courts with 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 Brick retaining walls Low to moderate site slopes throughout north boundary	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED	Fair

Historical Summary

Washington Grove Elementary School, originally built in 1956 in Montgomery County, Maryland, has undergone significant expansions and renovations over its lifetime. In 1985, the original building was renovated and a gymnasium was added. A major overhaul occurred in 2009-2010, which included the construction of a two-story addition, the demolition and rebuilding of an existing wing, and the creation of new administrative offices.

Architectural

The school building is constructed with masonry bearing walls, featuring durable concrete and masonry exteriors. In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. The exterior envelope and components were observed to be performing adequately. A flat roof tops the structure, the built-up roof will need replacement due to blistering, damaged membrane, and water leakage. Aluminum windows and steel doors, while functional, require ongoing upkeep. Interiors are in fair overall condition, having undergone periodic updates. Walls are primarily painted gypsum board, with ceramic tile in restrooms for added durability. Flooring consists mainly of vinyl composition tile (VCT) and ceramic tile, appropriate for high-traffic school environments. Ceilings alternate between acoustic ceiling tiles (ACT) and painted gypsum board. While generally functional, some interior elements may be approaching the end of their lifecycle, suggesting the need for planned replacements and upgrades to maintain the quality of the learning environment.

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 five 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 condition and was part of the recent HVAC upgrades in 2009. Hot water is provided by gas-fired water heaters located in the boiler 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 lighting system currently utilizes linear fluorescent fixtures. The fire alarm system is currently in fair to good 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 parking lots and sidewalks have been periodically repaved and sectionally replaced as needed over the years. The walkways have developed numerous cracking and separation and will need sectional replacement. The playgrounds and sport courts are 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 0.576734.