FACILITY CONDITION ASSESSMENT

prepared for

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

Whetstone Elementary School
19201 Thomas Farm Road
Gaithersburg, MD 20879

PREPARED BY:
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DATE OF REPORT:
August 15, 2025

ON SITE DATE:
April 24, 2025

Elementary School Building: Systems Summary		
Address	19201 Thomas Farm Road, Gaithersburg, MD 20879	
GPS Coordinates	39.1718862, -77.1966756	
Constructed/Renovated	1968/2010	
Building Area	96,946 SF	
Number of Stories	Two above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by wood joists and open-web steel joists over concrete slab and footing foundation	Good
Facade	Primary Wall Finish: Brick veneer Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, glazed CMU Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board, ACT, unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply, cast iron waste and vent Hot Water: Gas-fired water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, cooling tower, air handlers, feeding fan coil, hydronic baseboard radiators and cabinet terminal units Non-Central System: Packaged units, split heat pump systems Supplemental components: Ductless split systems	Fair

Elementary School Building: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED 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	9.2 acres (estimated)	
Parking Spaces	95 total spaces all in open lots, four of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with adjacent concrete sidewalks, curbs, ramps, and stairs.	Fair
Site Development	Property entrance signage; chain link fencing. Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electricity and natural gas	Fair
Site Lighting	Pole-mounted: LED Landscape accent lighting	Fair

Historical Summary

Whetstone Elementary is a two-story public elementary school located in Gaithersburg, Maryland constructed in 1968. The school serves more than 700 students in grades pre-K through fifth grade. The school's interior spaces are a combination of offices, classrooms, supporting restrooms, administrative offices, mechanical, utility spaces, and reception desks for public visitors.

Architectural

The building superstructure is concealed and appears to be load-bearing masonry with wood-framed interior walls. The walls and floors are plumb, level, and stable, with no observed settlement or structural deficiencies. The construction features a brick facade with aluminum windows, metal exterior doors, and flat roofs with built-up finishes with a section of asphalt shingles at the media center. The interior finishes, typical of a school, include vinyl tile and ceramic floors, carpet, gypsum board walls, and acoustic ceiling tiles, though they are dated and appeared original.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building's central heating system is supplied by three hydronic water boilers, feeding radiators in common areas and unit ventilators in classrooms and supporting spaces. Central cooling is provided by two air-cooled chillers feeding air handlers and a closed-loop cooling tower feeding unit ventilators throughout the building. Auxiliary systems include packaged units, split heat pump systems, and rooftop exhaust fans.
The electrical service is 277/480Y volts to a main switchboard feeding a smaller switchboard, step-down transformers, and distribution panels throughout the building. The facility's electrical infrastructure has been updated on an as-needed basis. The lighting system consists mostly of linear fluorescent and LED fixtures.
The plumbing system has not reported supply or sewer issues. Domestic hot water is provided to the restrooms and break room areas by a gas-fired water heater located in the mechanical room.
Fire protection systems include a fire alarm system, heat detectors, alarms with strobes, pull stations, extinguishers, standpipes, and appropriate egress signage. The sprinkler system protecting the entire building is serviced from the main mechanical room. Vertical conveyance in the building is provided by a hydraulic passenger elevator that serves all floors. Issues with the elevator were not observed or reported, and modernization is anticipated in the mid-term.

Site

The parking areas and drive aisles are paved with asphalt, while the sidewalks throughout the property are constructed of cast-in-place concrete. Portions of the paved edges have concrete curbing. Exterior lighting consists of building-mounted LED fixtures and LED pole lights throughout the parking areas. The property slopes down from the north side to the south. A section of chain-link fencing is located along the property line at the rear of the building. Stormwater from the roofs, landscaped areas, and paved areas flows into on-site inlets and catch basins, with underground piping connected to the municipal stormwater management system. The landscaping consists of trees, shrubs, and grass. In general, the site has been well maintained, and continued routine maintenance is recommended.

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 0.543201.