# FACILITY CONDITION ASSESSMENT

*prepared for*

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


Gaithersburg Middle School
2 Teachers Way
Gaithersburg, MD 20877

**PREPARED BY:**
*Bureau Veritas*
*6021 University Boulevard, Suite 200*
*Ellicott City, MD 21043*
*800.733.0660*
***www.bvna.com***

**BV CONTACT:**
*Bill Champion*
*Senior Program Manager*
*443.622.5067*
*Bill.Champion@bureauveritas.com*

**BV PROJECT #:**
*172559.25R000-148.354*

**DATE OF REPORT:**
*August 14, 2025*

**ON SITE DATE:**
*April 22, 2025*


## Middle School Building Systems Summary

| | | |
|---|---|---|
| **Address** | 2 Teachers Way, Gaithersburg, MD 20877 | |
| **GPS Coordinates** | 39.14372, -77.18804 | |
| **Constructed/Renovated** | 1960 | |
| **Building Area** | 157,694 SF | |
| **Number of Stories** | 2 above grade | |
| *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<br>Secondary Wall Finish: Stucco<br>Windows: Aluminum | Fair |
| **Roof** | Primary: Flat construction with built-up finish<br>Secondary: Flat construction with single-ply EPDM membrane | Fair |
| **Interiors** | Walls: Painted gypsum board, painted CMU, ceramic tile<br>Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, terrazzo, coated concrete<br>Ceilings: Painted gypsum board and ACT, Unfinished/exposed | Fair |
| **Elevators** | Passenger: 1 hydraulic car serving all 2 floors and 1 hydraulic car serving the gymnasium locker rooms<br>Wheelchair lifts | Fair |
| **Plumbing** | Distribution: Copper supply and cast-iron waste & venting<br>Hot Water: Gas water heaters with integral tanks<br>Fixtures: Toilets, urinals, and sinks in all restrooms | Fair |

| Middle School Building Systems Summary | | |
|---|---|---|
| **HVAC** | Central System: Boilers, chillers, air handlers feeding fan coil and hydronic baseboard radiators terminal units<br>Non-Central System: Packaged units<br>Supplemental components: Ductless split-systems, suspended unit heaters | Fair |
| **Fire Suppression** | Wet-pipe sprinkler system and fire extinguishers and kitchen hood system | Fair |
| **Electrical** | Source & Distribution: Main switchgear with copper wiring<br>Interior Lighting: LED, linear fluorescent<br>Exterior Building-Mounted Lighting: LED, HPS<br>Emergency Power: Propane 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** | 13.5 acres (estimated) | |
| **Parking Spaces** | 167 total spaces all in open lots; 9 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** | Building-mounted and property entrance signage; chain link fencing<br>Playgrounds and sports fields and courts<br>Heavily furnished with park benches, picnic tables, trash receptacles | Fair |
| **Landscaping & Topography** | Significant landscaping features including lawns, trees, bushes, and planters<br>Irrigation not present<br>Low to moderate site slopes throughout | Fair |
| **Utilities** | Municipal water and sewer<br>Local utility-provided electric and natural gas | Fair |
| **Site Lighting** | Pole-mounted: LED, HPS, metal halide<br>Pedestrian walkway and landscape accent lighting | Fair |

## Historical Summary

Gaithersburg Middle School was originally constructed in 1960, serving the local community for over six decades. The facility underwent a significant renovation and update in 1987, modernizing its infrastructure and facilities. In recent years, the school has received major upgrades to its HVAC system.

## Architectural

The middle school building, originally constructed in 1971 with a major addition in 2002, features a diverse exterior cladding of brick, rock-covered stucco, and painted concrete. The painted concrete areas show peeling and require repainting. Windows are aluminum-framed, and exterior doors are steel.
The roof is primarily built-up construction with stone ballast, complemented by a small EPDM section above the kitchen area.
Interior finishes have been maintained and updated as needed, presenting a generally fair condition. Walls are primarily painted gypsum board, with ceramic tile in restrooms. Flooring is mainly vinyl composition tile (VCT) and ceramic tile, suitable for high-traffic areas. Ceilings alternate between acoustic ceiling tiles (ACT) and painted gypsum board. Interior doors are a mix of wood and steel.
Some specific areas require attention, such as the carpet in the IDF closet, which is in poor condition and needs replacement. While most interior elements are functional, many may be approaching the end of their lifecycle.

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

Gaithersburg Middle School employs a hybrid HVAC system, with heating provided by a pair of gas-fired boilers and rooftop units (RTUs), while cooling is managed by the RTUs and two chillers. Some areas feature baseboard radiators for additional heating. The electrical system is fed via a main switchgear, with a switchboard and smaller panels distributed throughout the building. Lighting is primarily linear fluorescent, with some areas upgraded to LED. Emergency power is supplied by a gas-fired generator. Hot water comes from a series of gas-fired water heaters, and plumbing fixtures have been updated as needed over time. The building is well-equipped for fire safety, featuring a comprehensive fire suppression system, an addressable fire alarm system throughout, and strategically placed fire extinguishers. This MEPF configuration demonstrates a blend of original systems and periodic upgrades, reflecting ongoing efforts to maintain efficiency and safety in the facility.

## Site

The school occupies a 13.5-acre site, featuring typical amenities for a middle school campus. The property includes asphalt parking areas and concrete sidewalks connecting various building entrances and site locations. The parking lots are in fair condition, currently in the middle of their expected useful life. The campus includes sports courts. Site lighting is provided by pole-mounted and building-mounted fixtures. Chain-link fencing surrounds the property perimeter for security.

## 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 0.600777.**