



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Lakelands Park Middle School
1200 Main Street
Gaithersburg, MD 20878

PREPARED BY:

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DATE OF REPORT:

May 26, 2026

ON SITE DATE:

February 18-20, 2026

Bureau Veritas



Building: Systems Summary

Address	1200 Main Street, Gaithersburg, MD 20878	
GPS Coordinates	39.1153651, -77.2325831	
Constructed/Renovated	2005	
Building Area	153,588 SF	
Number of Stories	3 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board and ACT, Unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all 3 floors	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas / Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary

HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding fan coils and cabinet terminal units Supplemental components: Ductless split-systems, Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system with dry-piped portion and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard 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	8.11 acres (estimated)	
Parking Spaces	104 total spaces all in open lots; 4 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, and stairs	Fair
Site Development	Property entrance signage; chain link fencing Sports fields and courts with fencing and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters 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	Fair

Historical Summary

Lakelands Park Middle School is a three-story building located in Gaithersburg, Maryland and was originally constructed in 2005. There have been minor renovations and updates to the building over the years but largely remains original.

Architectural

Generally, the building's finishes appear to be original to the 2005 construction with minor updates throughout. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated. The girl's locker room has large cracks along the floor and on some of the walls that have not been repaired. This damage was reported to have occurred during an earthquake around 2012-13. It does not appear that the cracks have gotten worse since the initial damage, but repairs for them are anticipated and have been budgeted for.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The mechanical systems consist of three natural gas boilers, two water-cooled chillers, two air-cooled condensers, and multiple air handlers throughout the building. There are two large exterior air handlers with energy recovery units on the roof.

The electrical needs are met by a 3000-amp switchboard supplying power to transformers and distribution panels throughout the building. There are supplemental solar panels located on the roof.

Plumbing consists of typical restroom fixtures including toilets, sinks, and urinals. There are drinking fountains throughout the building and two domestic water heaters supplying hot water to the building.

There is a fully addressable fire alarm system and full sprinkler coverage throughout.

Site

The site consists of tennis courts and a basketball court in front of the building and access to large playing fields in the park behind the school. The asphalt pavement appears to have been replaced at some point after the building's initial 2005 construction. A portion of the bus loop appears to have ripples in the asphalt pavement and should be considered for replacement in the near term.

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 0.427325.