FACILITY CONDITION ASSESSMENT

prepared for

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

Damascus High School
25921 Ridge Road
Damascus, MD 20872

PREPARED BY:
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DATE OF REPORT:
September 10, 2025

ON SITE DATE:
May 1, 2025

High School Building: Systems Summary		
Address	25921 Ridge Road, Damascus MD 20872	
GPS Coordinates	39.285566, -77.2103547	
Constructed/Renovated	1950 / 1978	
Building Area	235,986 SF	
Number of Stories	3 above grade with 1 below-grade basement levels	
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: Steel	Fair
Roof	Primary: Flat construction with built-up membrane and aggregate finish	Fair
Interiors	Walls: Painted lath and plaster, painted and glazed CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, terrazzo, sealed concrete Ceilings: Painted lath and plaster and ACT	Fair
Elevators	Passenger: 3 hydraulic cars serving all 3 floors Wheelchair lift serving weight room area	Poor
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers feeding fan coil, hydronic baseboard radiators and cabinet terminal units Supplemental components: Ductless split-systems, packaged units, PTAC units	Good

High School Building: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source and 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	Poor

Site Information		
Site Area	26.5 acres (estimated)	
Parking Spaces	253 total spaces all in open lots; 8 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 and Building-mounted signage; chain link fencing Sports fields and courts with bleachers, dugouts, fencing, and site lights Heavily furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas and propane	Good
Site Lighting	Pole-mounted: LED, HPS Pedestrian walkway and landscape accent lighting	Fair

Historical Summary

Damascus High School is a three-story masonry load bearing structure with brick façade originally constructed in 1950. It has received many upgrades over the years with the most recent being a renovation of the HVAC system that began in 2014 and ended in 2019.

Architectural

The original building has been updated slightly, but the finishes largely remain original to the 1950s construction. For the most part these finishes are in fair condition and do not need immediate replacement, but some ACM VCT remain throughout. Several sections of the built-up roof system appear to have been replaced within the past five years; however, the vast majority of the roof appears significantly older. There are two ancillary structures, a concession building and a storage building, with metal and asphalt shingle roofing.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Significant HVAC system component replacements occurred between 2014 and 2019, including air handlers, boilers, chillers, VFDs, and rooftop units. There are still currently issues with mold and pipe leakages from the system though, which has been budgeted for repair. The water heaters have all been replaced within the last 5 years.

The electrical system appears to have been consistently added on to, resulting in all the electrical rooms in the school having equipment of various ages. Most of the electrical equipment was found to be nearing the end of their expected lifespans and will be due for replacement shortly.

The building is fully sprinklered with a wet pipe sprinkler system.

Site

The parking lots are in good condition and the site lighting has been gradually replaced with LED, but all exterior lights should be switched over in the next few years as well. There is a football/ soccer field surrounded by a track and field surface with bleachers on either side. Adjacent to the football field is a baseball diamond and a storage building. There is also a concession stand building with restrooms inside.

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. A School Facility with full estimated life of all systems (a brand new school) would have a 0% FCI. The FCIs cannot exceed 100%.

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 60.50%.