FACILITY CONDITION ASSESSMENT

prepared for

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

Gaithersburg High School
101 Education Boulevard
Gaithersburg, MD 20877

PREPARED BY:
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DATE OF REPORT:
January 12, 2026

ON SITE DATE:
October 20, 2025

Building: Systems Summary

Address	101 Education Boulevard, Gaithersburg, MD, 20877	
GPS Coordinates	39.1438146, -77.1917331	
Constructed/Renovated	2009/2013	
Building Area	427,048 SF	
Number of Stories	3 above grade with one mechanical mezzanine located at the stage area	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish and a green roof barrier Secondary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, quarry tile, wood strip, coated concrete Ceilings: Painted gypsum board, ACT, and Unfinished/exposed	Fair
Elevators	Passenger: One hydraulic car and one traction car serving all three floors Chair lifts are present at the auditorium	Fair
Plumbing	Distribution: Copper supply and cast iron and PVC waste & venting Hot Water: Gas and 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 water source heat pumps Non-Central System: Packaged units, Furnaces, Ductless split-systems Supplemental components: Suspended unit heaters, Make-up air units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Exterior Building-Mounted Lighting: Metal halide Emergency Power: Diesel 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, Commercial laundry equipment	Fair

Site Information		
Site Area	40.38 acres (estimated)	
Parking Spaces	480 total spaces all in open lots; 15 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: wood board, chain link, wrought iron fencing; CMU wall dumpster enclosures Sports fields and courts with bleachers, dugouts, press box, fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present Concrete retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS	Fair

Historical Summary

Gaithersburg High School consists of one permanent main building on its campus. The former school dates back to 1951. The current campus was constructed in two phases that were completed in 2009 and 2013.

Architectural

The structure is masonry construction and features brick veneer exterior walls with modified bitumen and built-up roofing systems. A green roofing barrier is present to assist with insulation and stormwater management. The building sits upon a concrete slab foundation and was observed to be structurally sound, showing no signs of settlement or deficiencies. No moisture intrusion was reported or observed near the windows and exterior walls. Interior finishes have been well-maintained and are in fair condition. Lifecycle replacements for finishes, including wall coverings, flooring, and ceiling materials, are likely based on their useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building utilizes a central cooling and heating system for most of the spaces. The system runs off water-cooled and air-cooled chillers and gas fired boilers. Supplemental heating and cooling are provided by gas-fired furnaces and rooftop packed units. Additionally, unit heaters and ductless mini-split units were observed in several areas throughout the campus and roof level for supplemental heating and cooling. The chilled and hot water is distributed by pumps to water source heat pumps located in mechanical closets, and air handler units located at roof level, and in various mechanical spaces throughout the school. The heating and cooling systems were observed to be in fair condition and are original to the buildings' construction. Exhaust ventilation is provided by roof mounted exhaust fans. Hot water is provided by gas-fired and electric water heaters located in the mechanical rooms. The plumbing fixtures were determined to be part of the school's original construction and are in fair condition. 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 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. The limited access control and security equipment was observed to function well. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Site

The site parking lot and driveway asphalt pavement are currently in fair condition. Seal and striping are anticipated within the study period. The schools' sports fields and courts and their components are in fair condition. Overall, the site features good landscaping serviced by in-ground irrigation systems. The landscaping and concrete pedestrian walkways were observed to be 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 0.424130.