



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Quince Orchard High School
15800 Quince Orchard Road
Gaithersburg, MD 20878

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

May 15, 2026

ON SITE DATE:

October 27-31, 2025



Building: Systems Summary

Address	15800 Quince Orchard Road, Gaithersburg, MD 20878
GPS Coordinates	39.1158427, -77.2542471
Constructed/Renovated	1988
Building Area	284,912 SF
Number of Stories	3 above grade (mechanical mezzanine is present but not included in the count)

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings and grade beam foundation Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish roofing Secondary: Standing seam metal	Fair
Interiors	Walls: Painted gypsum board, painted, unfinished and glazed CMU, ceramic tile. Floors: Carpet, VCT, wood sports floor, ceramic tile, quarry tile, wood strip, sealed concrete. Ceilings: Painted gypsum board and ACT. Unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all 3 floors Wheelchair lifts serving Auditorium Stage area	Fair
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas domestic boilers with storage tanks 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 towers feeding VAV and cabinet terminal units Non-Central System: Packaged units, Split-system heat pumps 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: LED, linear fluorescent and CFL. Exterior Building-Mounted Lighting: LED, and metal halide Emergency Power: Natural gas generator with automatic transfer switch and UPS	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

Stadium Fieldhouse: Systems Summary

Address	15800 Quince Orchard Road, Gaithersburg, MD 20878	
GPS Coordinates	39.1158427, -77.2542471	
Constructed/Renovated	1988	
Building Area	1,260 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 and grade beam foundation Masonry bearing walls with metal roof deck supported by pen-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Wall Finish: Brick Windows: Aluminum	Fair
Roof	Hip construction with metal finish roofing	Fair
Interiors	Walls: Painted gypsum board, painted CMU Floors: VCT, sealed concrete. Ceilings: ACT, Unfinished/exposed	Fair
Elevators	None	--

Stadium Fieldhouse: Systems Summary

Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Supplemental components: Wall mounted unit heaters.	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring fed from Main Building with copper wiring Interior Lighting: linear fluorescent Exterior Building-Mounted Lighting: LED and metal halide Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--

Site Information

Site Area	30.1 acres (estimated)	
Parking Spaces	359 total spaces all in open lots; 17 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, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link and wrought iron fencing. Playgrounds and sports fields, running track and courts with bleachers, dugouts, field house, press box, fencing, and site lights Limited park benches and trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation: not 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: Metal halide Pedestrian walkway and landscape accent lighting	Fair

Historical Summary

Quince Orchard High School is a three-story building constructed in 1988. The site consist of significant open space with athletic fields and courts and a football stadium complete with field house. In addition, five Modular Classroom Buildings were added to the rear of the main building from 2017 to 2020. There have been no renovations or additions since the original construction.

Architectural

The three-story high school building was originally constructed in 1988. The building appears structurally sound, with no areas of settlement or structurally related deficiencies reported or observed. The roof is original and past its estimated useful life (EUL). Replacement is recommended in the near term. Overall, the exterior envelope systems and components were observed to be performing adequately. The interior finishes have been periodically replaced as needed over the years. Typical lifecycle-based replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most of the HVAC systems were upgraded in 2024 and are in good condition. Heating and cooling is provided by 4 indoor and 1 outdoor chiller units along with two cooling towers providing necessary heating and cooling through air handlers. Conditioned air is routed through a duct system to the necessary spaces. The POC reports that since the upgrades, the Main Offices and the entire third floor have experienced wild temperature fluctuations. Repairs are recommended in the short term. The POC reports constant mold issues in the Modular Buildings, this has been abated several times but the mold returns.

In general, the plumbing systems are adequate to serve the facility. With equipment and fixtures updated as needed. The domestic water service is well maintained but the POC reports that the pipes are old and rusted resulting in broken mains. Replacement is recommended in the near term. The domestic hot water service has been updated, and supply appears to be adequate for the facility.

The electrical service equipment and systems are well maintained and updated on an as-needed basis and should be replaced during anticipated lifecycle. The electrical system is adequate to provide necessary power to all systems. Interior lighting consists of mainly fluorescent light fixtures with LEDs being installed on a phased basis. No major issues reported or observed. The electrical system is bolstered by several roof mounted solar panels with a solar inverter located at the rear of the building.

Fire protection system consists of a hard-wired fire alarm system and wet fire sprinkler systems. The fully addressable alarm system consists of strobes, pull stations, illuminated exit signs, emergency lighting (integrated into the lighting system), and other modern life safety devices. Building wide fire suppression (sprinkler) systems were observed within the facility.

Site

Site maintenance appears to be excellent, and site improvements, sport fields and landscaping are in fair condition. The site consists of flatwork, stairs and landscaping features within proximity to the buildings. Concrete sidewalks have significant areas of cracking, spalling and heaving. The asphalt pavement has significant cracking in all parking lots and the bus loop. Replacement is recommended in the near term. POC reports that the site lighting is antiquated and inadequate throughout. The basketball courts have significant large cracks and lifecycle replacement is recommended in the near term. The 5 modular classroom buildings and stadium field house are in fair condition. POC is concerned that there are no restrooms in the modular buildings

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 0.694162.