



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools

45 West Gude Drive, Suite 4000
Rockville, MD 20850



Candlewood Elementary School
7210 Osprey Drive
Rockville, MD 20855

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

December 2, 2025

ON SITE DATE:

September 29, 2025



Building Information: Systems Summary

Address	7210 Osprey Drive, Rockville, MD 20855	
GPS Coordinates	39.1289594, -77.147043	
Constructed/Renovated	2014	
Building Area	90,600 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	Good
Façade	Wall Finish: Brick Windows: Aluminum double-pane	Good
Roof	Primary: Flat construction with modified bituminous finish roofing with green roof vegetation trays Secondary: Gable construction with standing seam metal	Fair
Interiors	Walls: Painted gypsum board and CMU, sound dampening acoustic tiles Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip maple Ceilings: Painted gypsum board and ACT, exposed	Fair
Elevators	Passenger: One hydraulic car serving two floors	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tank and electric tankless water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building Information: Systems Summary

HVAC	Central System: Geothermal heat pumps and roof top packaged units Supplemental components: Ductless split-system 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 Exterior Building-Mounted Lighting: LED 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	Fair

Site Information

Site Area	11.8 acres (estimated)	
Parking Spaces	78 total spaces all in open lots; 12 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	Building-mounted and Property entrance signage; chain link, metal tube, CMU wall fencing; No dumpster enclosures Playgrounds and sports fields. Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes Irrigation not present CMU and Brick 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: LED Pedestrian walkway accent lighting	Fair

Historical Summary

Candlewood Elementary School was originally constructed in 1968 and demolished and rebuilt in 2014. It has not seen any major renovations since.

Architectural

Since the building is 11 years old, few components have required replacement. Excellent maintenance practices have kept the building in good condition, but some components are beginning to show wear and are approaching the end of their expected lifespan. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated. The building consist of masonry bearing walls with metal roof decking supported by open-web steel joists and over concrete slab and footing foundation system. In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. The flat roofs with metal covering did not show any failings or deficiencies at the time of assessment. The glazing was observed to be free and clear of any deficiencies.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components are original to the 2014 construction of and have been well-maintained since that time. The primary heating and cooling consists of a ground water supplied geothermal heat pump system and rooftop package units. Some isolated areas are furnished with ductless split systems. The MEPF infrastructure is generally in fair working condition with no major expenditures anticipated in the short term. The electrical system to include switchboard, additional panels, transformers, and generator appeared to be overall in fair condition. In general, the plumbing systems are adequate. The fire alarm and suppression systems appear to be in fair condition. Inspection tags are current. Typical lifecycle replacements and ongoing maintenance will be required.

Site

Site maintenance appears to be excellent, and site improvements and landscaping are generally in good condition. As are the retaining walls. The sidewalks are free of cracks and heaving, with the exception of the front of the school where students off load from buses. There is an approximately 1800 square feet area of damaged concrete with spalling and pocking observed. The asphalt pavement has been regularly maintained with seal coating and striping, with only a few areas of significant cracking in the main parking lot.

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 0.341052.