



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Rachel Carson Elementary School
100 Tschiffely Square Road
Gaithersburg, MD 20878

PREPARED BY:

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DATE OF REPORT:

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ON SITE DATE:

October 1-2, 2025

Bureau Veritas



Building: Systems Summary

Address	100 Tschiffely Square Road, Gaithersburg, MD 20878	
GPS Coordinates	39.1171035, -77.2467119	
Constructed/Renovated	1990	
Building Area	78,547 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists, steel framing features, and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bitumen finish. Secondary: Gable and Hip construction with asphalt shingles	Good
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile. Floors: Carpet, VCT, wood sports floor ceramic tile, quarry tile, wood strip, sealed concrete. Ceilings: ACT, Painted gypsum board, unfinished/exposed	Fair
Elevators	Passenger: One hydraulic car serving all two floors	Fair
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Commercial gas water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers and air handlers feeding VAV, fan coil and cabinet terminal units Non-Central System: Packaged units, Split-system heat pumps Supplemental components: Ductless split-systems, Suspended unit heaters, Computer room AC (CRAC) units	Fair

Building: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard and panel with copper wiring. Interior Lighting: LED and linear fluorescent Exterior Building-Mounted Lighting: LED 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	None	--

Site Information		
Site Area	5.5 acres (estimated)	
Parking Spaces	92 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	Poor
Site Development	Building-mounted and Property entrance signage; chain link fencing; Playgrounds and 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 CMU retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Fair

Historical Summary

The Rachel Carson Elementary School was constructed in 1990 with no major renovations reported since original construction. Two modular classroom buildings in the rear of the site that were removed in 2021 and replaced with sport courts.

Architectural

The structure is in fair condition. No evidence of building movement or potential foundation settlement was reported by POC or observed during assessment. The structural systems consist of CMU walls with cast-in-place concrete floor decks supported by steel joists and metal roof decks. The exterior building façade is brick and CMU with double-glazed aluminum windows and neoclassical architectural elements. Floor finishes consist of carpet, and VCT in offices, classrooms and common areas, wood sports floor in gymnasium and ceramic tile in restrooms. The ceilings are primarily acoustic ceiling tiles and painted gypsum board. The roof consists of a flat built-up roofing in mechanical areas with gable asphalt shingle roofing in other areas. The built-up roof was replaced in 2015. Typical lifecycle-based interior and exterior finish replacements not anticipated in the near term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The majority of the HVAC systems were replaced or upgraded in 2014 and are in good condition. Several roof-mounted units are nearing or past the end of their estimated useful life, and while generally still functional, will likely benefit from replacement in the near term. Two chiller units provide adequate cooling, and a boiler system provides necessary heating. A two-pipe system allows for heating and cooling to be accomplished with each air handler routed through a duct system to necessary spaces.

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, with no evidence of leaks observed or reported by the POC. Lifecycle replacement of original domestic water and sanitary sewer systems is not anticipated. No major issues were observed or reported.

The electrical system is original and should be replaced during normal anticipated end of the life cycle.

Electrical systems have been updated as needed and are of adequate size to provide necessary power to all systems. Interior lighting consists mainly of fluorescent and some LED. No major issues were observed or reported.

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

Site

Site maintenance appears to be good. Landscaping consists of trees, shrubs and lawn areas at perimeter of the building. The site consists of two play areas with play components in good condition. There is onsite parking with ADA parking. is provided for 92 cars in asphalt paved lot at front of the building. The parking lot has several cracks throughout and replacement is recommended in the near term. The cast-in-place concrete sidewalks at the rear of the site have several cracks and replacement is recommended 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 0.635222.