



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

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



Cashell Elementary School  
17101 Cashell Road  
Rockville, MD 20853

**PREPARED BY:**

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**BV PROJECT #:**

*172559.25R000-023.354*

**DATE OF REPORT:**

*May 1, 2026*

**ON SITE DATE:**

*January 29, 2026*



**Building: Systems Summary**

<b>Address</b>	17101 Cashell Road, Rockville, MD 20853	
<b>GPS Coordinates</b>	39.1377360, -77.0862369	
<b>Constructed/Renovated</b>	1969/2009	
<b>Building Area</b>	71,171 SF	
<b>Number of Stories</b>	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Steel column and beam construction with masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
<b>Façade</b>	Primary Wall Finish: Brick Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish Secondary: Hip with standing seam metal	Fair
<b>Interiors</b>	Walls: Painted gypsum board painted CMU and ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip and coated concrete Ceilings: Painted gypsum board, ACT and Unfinished/exposed	Fair
<b>Elevators</b>	Passenger: 1 traction car serving all floors	Fair
<b>Plumbing</b>	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

## Building: Systems Summary

<b>HVAC</b>	Central System: Geothermal system with water source heat pumps Non-Central System: Packaged units Supplemental components: Ductless split systems and Suspended unit heaters	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers and kitchen hood system	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: LED and linear fluorescent Exterior Building-Mounted Lighting: LED and HPS Emergency Power: Natural gas generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair

## Site Information

<b>Site Area</b>	10.24 acres	
<b>Parking Spaces</b>	70 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps	Fair
<b>Site Development</b>	Building-mounted and Property entrance signage; chain link fencing; Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Fair
<b>Landscaping &amp; Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED and HPS,	Fair

## Historical Summary

Originally built in 1969, the elementary school underwent a complete redevelopment between 2007-2008, with the original facility being demolished and rebuilt in 2009. Since the new construction project in 2009, the facility has not experienced major renovations, maintaining its current architectural configuration with only minor modernization projects implemented as needed.

## Architectural

The elementary school campus was observed to be well-maintained due to good maintenance practices. The facility appears structurally sound, with no widespread structural deficiencies reported. However, a small crack located on the first-floor corridor across from room 164A could potentially indicate settlement or movement, and small holes were observed forming along the second-floor corridor walls. A comprehensive study has been included to further investigate and mitigate these issues. The exterior finishes comprise of brick with double-pane windows, complemented by a built-up roof. Interior finishes are generally in fair condition and have been replaced as needed, although the VCT flooring exhibits cracks and lifting in localized areas. Typical lifecycle interior and exterior replacements are budgeted and anticipated based on useful life and normal wear. The modified bituminous roof system is nearing the end of its estimated useful life and minor leaks were reported on the attached questionnaire. Near-term replacement of roof sections is recommended.

## Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been adequately maintained. The HVAC components consist of a geothermal system with water source heat pumps, package units, and ductless split systems for heating and cooling. The plumbing system is reportedly adequate, with equipment and fixtures updated as needed, and hot water supplied by a gas water heater replaced in 2023. Electrical systems provide generally satisfactory service, with no deficiencies reported. A gas generator supplies the facility with emergency power. A facility-wide fire suppression and fire alarm system adequately serves the site. Ongoing routine maintenance of MEPF equipment is recommended.

## Site

Site maintenance appeared to be adequate. During the site visit, most of the site was covered in snow. However, the asphalt pavement and concrete sidewalk appeared to be in fair condition. The site lighting was reported to be adequate around the facility.

## 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 0.400407**