

# FACILITY CONDITION ASSESSMENT



*prepared for*

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



Flower Hill Elementary School  
18425 Flower Hill Way,  
Gaithersburg, MD 20879

## **PREPARED BY:**

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## **BV PROJECT #:**

*172559.25R000-044.354*

## **DATE OF REPORT:**

*August 15, 2025*

## **ON SITE DATE:**

*May 2, 2025*



### Elementary School Building: Systems Summary

<b>Address</b>	18425 Flower Hill Way, Gaithersburg, MD 20879	
<b>GPS Coordinates</b>	39.1589267, -77.1711476	
<b>Constructed/Renovated</b>	1985	
<b>Building Area</b>	58,770 SF	
<b>Number of Stories</b>	One above grade with one below-grade basement	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
<b>Façade</b>	Primary Wall Finish: Brick Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish Secondary: Gable construction with asphalt shingles	Poor
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile, unfinished Floors: Carpet, VCT, ceramic tile, wood strip, unfinished concrete Ceilings: Painted gypsum board and ACT, unfinished/exposed	Fair
<b>Elevators</b>	Passenger: None	--
<b>Plumbing</b>	Distribution: Copper supply and cast iron, PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Central System: Boilers and chiller feeding fan coil units Non-Central System: Rooftop units Supplemental components: Ductless split-systems	Fair

## Elementary School Building: Systems Summary

<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard, panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: halogen Emergency Power: Natural gas generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Alarm panel with smoke 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>	6.5 acres (estimated)	
<b>Parking Spaces</b>	75 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, and stairs	Fair
<b>Site Development</b>	Property entrance signage; chain link fencing Playgrounds and sports fields and courts with site lights Limited park benches, picnic tables, trash	Fair
<b>Landscaping &amp; Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout north boundary	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED	Fair

## Historical Summary

Flower Hill Elementary School was established in 1985 in Gaithersburg, Maryland. Since its original construction, the school has undergone various renovations over the years to maintain and improve its facilities.

## Architectural

The school building features masonry bearing walls on a concrete slab foundation, with durable concrete and masonry exteriors showing minor staining from normal wear. The structure is topped by a combination of flat and gable roofs; however, the built-up roofing system requires replacement due to leaks, blistering, membrane damage, and water infiltration. Aluminum windows and steel doors are functional but need ongoing maintenance. Interiors are in fair condition overall, with periodic updates evident. Walls are primarily painted gypsum board with ceramic tile in restrooms, while flooring consists mainly of vinyl composition tile (VCT) and ceramic tile, suitable for high-traffic areas. Ceilings alternate between acoustical ceiling tiles (ACT) and painted gypsum board. Although no major deficiencies were observed during the assessment, many interior elements are approaching the end of their lifecycle. This suggests a need for planned replacements and upgrades, particularly addressing the roof issues, to maintain the quality of the learning environment and ensure the building's longevity.

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

Flower Hill Elementary School's MEPF systems are in generally fair condition, with some components showing recent updates while others are aging. The HVAC system includes RTUs installed in 2020, split systems from 2000, and an air-cooled chiller from 2007 that will need medium-term replacement. Fan coil units and boilers, while in fair condition, are likely to require replacement within the reserve term. The electrical infrastructure is functional, with some panels replaced in the last decade, but switchboards are dated and slated for replacement. A natural gas generator installed in 2012 is in fair condition. The fire protection system, including strobes, exit lights, pull stations, fire extinguishers, suppression systems, and a fire alarm control panel, is in fair to good condition. Overall, while many systems are operational, a mix of recent upgrades and aging components suggests the need for ongoing maintenance and planned replacements to ensure continued efficiency and safety compliance.

## Site

The school occupies a 6.5-acre site, featuring typical amenities for an elementary school campus. The property includes asphalt parking areas and concrete sidewalks connecting various building entrances and site locations. The parking lots are in fair condition, currently in the middle of their expected useful life. The campus includes playgrounds and sports courts. Site lighting is provided by pole-mounted and building-mounted fixtures. Chain-link fencing surrounds the property perimeter for security.

## 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 0.531944.**