

FACILITY CONDITION ASSESSMENT



prepared for

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



Flower Valley Elementary School
4615 Sunflower Drive
Rockville, MD 20853

PREPARED BY:

Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, MD 21043
800.733.0660
www.bvna.com

BV CONTACT:

Bill Champion
Senior Program Manager
443.622.5067
Bill.Champion@bureauveritas.com

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DATE OF REPORT:

May 26, 2026

ON SITE DATE:

February 5-6, 2026



Building: Systems Summary

| | | |
|------------------------------|--|------------------|
| Address | 4615 Sunflower Drive, Rockville, MD 20853 | |
| GPS Coordinates | 39.1063146, -77.0936513 | |
| Constructed/Renovated | 1967 / 1996 | |
| Building Area | 61,567 SF | |
| Number of Stories | 1 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 and concrete strip/wall footing foundation system | Good |
| Façade | Wall Finish: Brick and CMU Windows: Aluminum | Fair |
| Roof | Primary: Flat roof construction with . built-up finish Secondary: Barrel and shed construction with metal finish | Fair |
| Interiors | Walls: Painted gypsum board and CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, wood sports floor, sealed concrete. Ceilings: Painted gypsum board and ACT. Unfinished/exposed | Fair |
| Elevators | None | -- |
| Plumbing | Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks and tankless water heater Fixtures: Toilets, urinals, and sinks in all restrooms | Fair |

Building: Systems Summary

| | | |
|--------------------------|---|------|
| HVAC | Central System: Boilers, chillers and air handlers feeding VAV and cabinet terminal units Non-Central System: Split-system heat pumps and ductless splits Supplemental components: Suspended unit heaters | Fair |
| Fire Suppression | Wet-pipe sprinkler system and fire extinguishers | Fair |
| Electrical | Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED and linear fluorescent Exterior Building-Mounted Lighting: LED, HPS 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 | Fair |

Site Information

| | | |
|-------------------------------------|--|------------------|
| Site Area | 10.14 acres (estimated) | |
| Parking Spaces | 65 total spaces all in open lots; 3 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, and curbs | Fair |
| Site Development | Building-mounted and Property entrance signage; chain link fencing; CMU wall dumpster enclosures 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 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, HPS, metal halide Pedestrian walkway and landscape accent lighting | Poor |

Historical Summary

The Flower Valley Elementary School was originally constructed in 1967. The facility was demolished and a one-story, 61,567 SF structure built in 1996. There have been no renovations since the 1996 construction. Overall, the building appears to be in good condition. Several community groups lease space throughout the building and playfields after hours and weekends through agreements with Montgomery County Public Schools.

Architectural

The Flower Valley Elementary School was built in 1996. The building structural system consists of brick veneer and CMU bearing wall construction. The metal roof deck is supported by steel joists. The primary roof is a built-up system, and the secondary roof is a barrel and shed roof with metal finish. The POC reports several roof leaks throughout the building resulting in mold in the ceilings. Repair or replacement is recommended in the near term. Windows are double-glazed with thermal breaks. The building interior walls generally consist of painted gypsum, painted CMU walls, and ceramic tile walls in restrooms. The floor finishes consist of carpet, wood sports floors, ceramic, quarry tile, and VCT in common areas and classrooms. The interior ceiling consists of acoustic ceiling tiles and painted gypsum board finish. Overall, the interior and exterior finishes have been well maintained and are in fair condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems are original to the 1996 construction and are overall in fair condition. Well-practiced maintenance has resulted in maximum life expectancy from the HVAC units. A two-pipe system allows for heating and cooling to be accomplished with each air handler routed through a duct system. Heated and chilled water are provided by boilers and air cooled chiller which are at or have exceeded their expected useful life and should be replaced in the near term. All the plumbing pipelines and fittings for the heating and cooling loops are properly insulated. The POC reports that the building HVAC system is inadequate and that there are major heating and cooling issues throughout.

In general, the plumbing systems are adequate to serve the facility, with equipment and fixtures to be updated as needed. The domestic water service is well maintained. The domestic hot water service consists of updated equipment and supply appears to be adequate. The POC reports that the sewer backs up and raw sewage leaks into Corridor 151 continuously. Repair is recommended in the short term.

The essential electrical equipment consists of a gas-fired generator, main distribution panel, distribution pumps, switchboards, isolator switches and dry-type transformers. The electrical system is original to the 1996 construction and is well maintained and properly sized to provide necessary power to all systems. Normal end of the life cycle replacement is anticipated. Interior lighting consists of a mix of fluorescent and LED fixtures. 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. Building wide fire suppression (sprinkler) systems were observed within the facility.

Site

Site maintenance appears to be in excellent overall condition. Landscaping consists of trees, shrubs, and lawn areas at perimeter of building. There are portable classroom buildings, playgrounds, sports fields and courts at the rear of the building. The site consists of flatwork, stairs and ramps in immediate proximity to the building footprint. Flatwork consists of concrete pavement at service entrance and concrete sidewalks at pedestrian walkways. There is on-site parking for 65 cars with ADA accessible parking in an asphalt paved lot. The POC reports that the parking lots and bus loop continuously flood and there have been several complaints due to not having enough parking.

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 0.581396.