FACILITY CONDITION ASSESSMENT

prepared for

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

Judith A. Resnik Elementary School
7301 Hadley Farms Drive
Gaithersburg, MD 20879

PREPARED BY:
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DATE OF REPORT:
April 29, 2026

ON SITE DATE:
November 18, 2025

Building: Systems Summary

Address	7301 Hadley Farms Drive, Gaithersburg, MD, 20879	
GPS Coordinates	39.1815958, -77.1518809	
Constructed/Renovated	1991	
Building Area	78,547 SF	
Number of Stories	1 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	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Pyramid construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board, ACT, and Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron and PVC waste and venting Hot Water: Gas water heater with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary		
HVAC	Central System: Boilers, chillers, air handler feeding VAV and cabinet terminal units Non-Central System: Packaged units, ductless split systems Supplemental components: Suspended hydronic unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchgear with copper wiring Interior Lighting: Linear fluorescent Exterior Building-Mounted Lighting: Metal halide Emergency Power: Natural gas 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	15.5 acres (estimated)	
Parking Spaces	124 total spaces all in open lots; 8 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps	Fair
Site Development	Property entrance signage; chain link and CMU wall fencing; chain-link fence dumpster enclosures Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS	Fair

Historical Summary

Judith A. Resnik Elementary School, originally constructed in 1991, consists of one permanent main building on its campus and four modular classroom buildings. The campus received new gymnasium floor and an air-cooled chiller replacement in 2023.

Architectural

The main building structure is masonry framed and features brick veneer exterior with a built-up roofing system. Porticos are present at the main and secondary entrances and feature asphalt shingle roofing finish. Four wood framed premanufactured modular classroom buildings are located at the North side of the site near the playground. The main building sits on a concrete slab foundation and was observed to be structurally sound. Some floor cracks were observed at the main entrance and corridor. An engineering study is recommended in the short term. The modular classroom buildings are supported by pier foundations. No moisture intrusion was reported or observed near the windows and exterior walls. Interior finishes have been well-maintained and are in fair condition. Lifecycle replacements for finishes, including wall coverings, flooring, and ceiling materials, are likely based on their useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building utilizes a central cooling and heating system for most of the spaces. The system runs off an air-cooled chiller and two gas fired boilers. Supplemental heating and cooling are provided by rooftop packed units. Additionally, unit heaters and ductless mini-split units were observed in several areas for supplemental heating and cooling. The HVAC system was observed to be in overall fair condition, with many units requiring replacement in the short term. Exhaust ventilation is provided by roof mounted exhaust fans and will require replacement in the short term. Hot water is provided by a gas-fired water heater located in the mechanical room. The plumbing fixtures are in fair to good condition with restroom fixtures assumed to have been replaced in recent years. The electrical system is composed of main switchboards, panel boards, and transformers. The lighting system utilizes linear fluorescent fixtures with high-bay LED lights in the gymnasium. The fire alarm system is in fair condition and operates sufficiently. The building utilizes a fire suppression system that was observed to be in fair condition. The commercial kitchen equipment is generally in poor to fair condition and will require replacement within the study period. The limited access control and security equipment appears to function well. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Site

The site parking lot and driveway asphalt pavement are currently in fair condition. Seal and striping are anticipated within the study period. The schools' playgrounds, sports fields, and courts and their components are in fair condition. Overall, the site features good landscaping and concrete pedestrian walkways, observed to generally be in fair condition.

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 0.635624.