

FACILITY CONDITION ASSESSMENT



prepared for

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



Rock Creek Valley Elementary School
5121 Russett Road
Rockville, MD 20853

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

April 29, 2026

ON SITE DATE:

October 13, 2025



Building: Systems Summary

Address	5121 Russett Road, Rockville, MD 20853
GPS Coordinates	39.04.58.38, 77.06.09.61
Constructed/Renovated	1964/2001
Building Area	76,692 SF
Number of Stories	2 above grade

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel column and beam framing with masonry load bearing walls and concrete-topped metal decks over concrete pad column footings	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up system with stone aggregate finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: Carpet, VCT, quarry tile, wood strip Ceilings: Painted gypsum board, ACT	Fair
Elevators	Passenger: 1 hydraulic car serving 2 floors	Fair

Building: Systems Summary

Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chiller, air handlers, feeding fan coil terminal units Non-Central System: Split-system heat pumps	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper Interior Lighting: LED Exterior Building-Mounted Lighting: metal halide Emergency Power: Diesel 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	7.75 acres (estimated)	
Parking Spaces	65 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 pavement and adjacent concrete sidewalks, curbs, ramps, and stairs.	Fair
Site Development	Property entrance signage; chain link fencing; Playgrounds and sports fields and courts 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	Fair
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Fair

Historical Summary

Rock Creek Valley Elementary School was originally developed in 1964 as an elementary school and has been utilized as such since its inception. While there are no outside occupants utilizing any part of the property, there is public childcare in the mornings and afternoons, which mainly operates out of the cafeteria. The interiors have been periodically updated over time, with the most significant renovation occurring in 2001, when there was a 10-classroom addition on the north side of the school.

Architectural

The building façade is mainly consistent of brick veneer, with the front center entrance being pronounced with a stucco finish. The flat roof is a built up system with aggregate finish. The roof and façade were both observed to be in fair condition. The common interior finishes observed were VCT tiles and carpet for the floors, and painted drywall for the walls and ceilings, along with suspended ACT. The interior finishes have been periodically replaced as needed over the years.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The main mechanical room is located down the B Hallway, and houses multiple boilers, distribution pumps and air handlers. Rooftop systems are mainly confined to split system heat pumps and a large RTU at the north end of the roof. The only site component observed was the air cooled chiller located just outside of the main mechanical room. The hydronic system pipes out to terminal units located across the school. It was reported that the vast majority of the mechanical system was reworked during the 2001 addition project.

The main electrical room is also located at the end of B hallway, and houses the main switchboards along with secondary panels and transformers. The emergency generator is located in the mechanical room, but the Automatic transfer switch is located in the mechanical room. All of this equipment was observed to be updated consistent with the mechanical, during the 2001 renovation.

The Water heater is located in the mechanical room and reported to serve the entire building with copper piping. Plumbing fixtures are toilets, sinks, urinals and drinking fountains. It was reported that all existing bathrooms were replaced during the 2001 renovation, but unclear if the distribution system itself was replaced.

There is a fire suppression system installed throughout the building. Stand-pipes were located in the B hallway mechanical room. The Sprinklers and extinguishers were observed to be up-to-date on inspections and operational.

Site

The overall condition of the parking lots and sidewalks are in fair condition and well maintained. The playgrounds onsite are well maintained and recently replaced. Adjacent to the playgrounds is a baseball diamond, general athletic court, and soccer field, all of which are operational and used intermittently.

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 0.608503.