



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Lois P. Rockwell Elementary School
24555 Cutsail Drive
Damascus, MD 20872

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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Bureau Veritas

6021 University Boulevard, Suite 200 | Ellicott City, MD 21043 | www.bvna.com | p 800.733.0660



Building Information: Systems Summary

Address	24555 Cutsail Drive, Damascus, MD 20872	
GPS Coordinates	39.2568167, -77.2136333	
Constructed/Renovated	1992 / 2006	
Building Area	75,520 SF	
Number of Stories	2 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	Fair
Façade	Wall Finish: Brick/CMU Windows: Aluminum	Fair
Roof	Flat construction with built-up stone ballast finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile, acoustical panels, gym wall pads, unfinished Floors: Carpet, VCT, vinyl sheeting, ceramic tile, quarry tile, wood strip, rubber tile, sealed/unfinished concrete Ceilings: Painted gypsum board, ACT, unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all 2 floors	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms (showers in gymnasium office and building services)	Fair

Building Information: Systems Summary

HVAC	Central System: Boilers and chiller feeding unit ventilators and fan coil terminal units Non-Central System: Packaged units, air handlers/fan coils with split-system condensing units, furnace Supplemental components: Ductless split-system, suspended unit heaters, duct heater	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED, fluorescent Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial and residential kitchen equipment, residential laundry equipment	Fair

Site Information

Site Area	10.57 acres	
Parking Spaces	88 total spaces all in open lots; 6 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	Poor
Site Development	Building-mounted, property entrance signage; chain link, wrought iron, and CMU wall fencing; CMU wall and chain-link fence enclosure Playgrounds and sports fields and courts Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: HPS	Fair

Historical Summary

Lois P. Rockwell Elementary School was originally constructed in 1992 and was substantially renovated in 2006 when a gymnasium addition was built. The school is consistently in use throughout the school year and features a number of administrative spaces, general classrooms, subject specific classrooms, a media center, gymnasium, cafetorium, and commercial kitchen.

Architectural

The building generally appears structurally sound with masonry bearing walls over a concrete slab foundation with metal roof decks. However, some settlement cracks in drywall were observed in the multipurpose room ceiling and conference room wall. A budget for repairs is included. The roof is of flat construction throughout with a built up stone ballast finish. The original structure's roofing was replaced in 2014, while the gymnasium roof is original to the 2006 renovation. The roofs appear to be in fair condition with no leaks reported or observed. The exterior façade generally appears well maintained, with exception to some worn exterior doors and staining to masonry walls. A budget for repairs for these two items has been included in the short term. The interior finishes vary throughout and appear to be periodically replaced as needed over the years. However, with exception to carpet replacement occurring in 2023 in the Reading room, the carpet throughout the building is aging with signs of deterioration. Replacement of the carpet is recommended and budgeted for the short term. The building was last painted in 2014 and has been budgeted for refinishing in the medium term. The ceilings throughout are in good condition and were replaced with lighting upgrades in 2023.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Primary heating and cooling is provided by a central system of two gas fired boilers and air-cooled chiller that supply dual temperature water with two distribution pumps to fan coil units and unit ventilators throughout the building. In other common areas, rooftop packaged units serve the spaces. The gymnasium is only provided with heat from a gas fired furnace. Split system condensing units with interior air handlers were also observed. The heating and cooling systems underwent a massive renovation in 2018 and is mostly in good condition. However, it has been reported that RTU-3 serving the media center is in poor condition and the space gets excessively warm. Also, the split system condensing unit with fan coil serving the gymnasium office has reportedly been nonfunctional for years. Replacement of these two items has been budgeted for short term replacement accordingly.

Hot water for plumbing is provided by a gas fired commercial water heater in the main boiler room and was last replaced in 2018 with the HVAC renovations. Long term replacement is budgeted and anticipated. No plumbing leaks were observed at the time of the assessment. Toilets, urinals, and sinks all appear to be safe in the middle of their lifespan and have been budgeted for long term replacement.

The building is controlled by a 277/480 V, 1600 AMP main switchboard with supplemental distribution panels and transformers that step down the voltage to 120/208 V. Lighting throughout the building is in good condition with LED replacement occurring in 2023. The original components have passed their expected useful life but appear to be in fair condition. Replacement has been budgeted for the medium term.

The building is protected by a wet pipe fire suppression sprinkler system throughout the building. The fire alarm system consists of a main control panel just inside the school's main entrance with devices scattered throughout. The fire alarm and suppression systems were observed to be in fair condition and adequate for the facility.

Site

The site primarily consists of parking lots, playgrounds, sports fields and courts. Limited furnishings are scattered throughout the site but are mostly in fair condition. Transverse cracking was observed to both asphalt parking lots and basketball courts and has been budgeted for sealing and striping in the short term. While building exterior lighting appears to have been upgraded to LED, the parking lots lights are HPS and should be upgraded as well to save substantial amounts of energy. Site walkways are mostly concrete with some areas of asphalt. Both surfaces have areas of deterioration including severe cracks and uneven surfaces. Repairs to the walkways has been budgeted for the short term.

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 0.501715078