



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Rosemary Hills Elementary School
2111 Porter Road
Silver Spring, MD 20910

PREPARED BY:

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August 11, 2025

Bureau Veritas

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Building: Systems Summary

Address	2111 Porter Road; Silver Spring, MD 20910	
GPS Coordinates	39°00'05.30"N, 77°02'43.12"W	
Constructed/Renovated	1956, 1988, 2015	
Building Area	87,298 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	Good
Façade	Primary Wall Finish: Brick, CMU Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Flat construction with garden area Tertiary: Gabled construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board, ACT, exposed structure	Fair
Elevators	Passenger: 1 hydraulic car serving both floors (2015 addition)	Fair
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers and chillers feeding hydronic piping Non-Central System: Packaged units, ductless split-systems	Fair
Fire Suppression	Sprinkler system	Fair

Building: Systems Summary		
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, CFL Emergency Power: Diesel	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair

Site Information		
Site Area	7 acres (estimated)	
Parking Spaces	Around 62 total spaces all in open lots	
<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	Chain link fencing Playgrounds and sports fields Heavily furnished with benches and picnic tables	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, HPS	Fair

Historical Summary

The elementary school building was constructed in 1956 and significantly renovated in 1988. A major two-story addition was completed in 2015.

Architectural

The building has masonry construction over a concrete foundation. The roof is a built-up style and is aged but functional. Overall, the exterior envelope systems and components were observed to be performing adequately. Interior finishes are mostly a mix of newly replaced and old VCT, wall paint, and ACT. Some areas will need attention in the coming years.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building's HVAC is provided by two boilers, two chillers, and a variety of rooftop packaged units, ductless split systems, and exhaust fans. Some units, especially the exhaust fans, are quite aged and recommended for replacement in the near term. The boilers are past their expected useful life but still functional. The boilers should be budgeted for replacement in the near term. Chillers are newer and approaching mid-life.

The plumbing systems are also a mix of original and replacement. A gas water heater provides domestic hot water throughout. Most restroom fixtures are in fair condition.

Electrical service equipment and systems appear generally adequate. The primary switchboard providing power is nearing the end of its expected lifecycle and will require upgrade in the near term.. A motor control center and a variety of panels are scattered throughout the building. A generator is present on the exterior. Fire alarm and suppression sprinkler systems are present throughout the facility.

Site

The facility's site includes asphalt paved parking and drive areas, as well as areas of concrete sidewalk. Part of the site perimeter is ringed by chain link fencing. There are playgrounds and sports fields at the rear of the property. Lamp posts provide site lighting.

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 0.684896.