



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools
Office of Facilities Management
45 W. Gude Drive
Rockville, MD 20850
Mr. Greg Kellner



Rosemont Elementary School
16400 Alden Avenue
Gaithersburg, MD 20877

PREPARED BY:

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Bureau Veritas

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Building Information: Systems Summary

Address	16400 Alden Avenue, Gaithersburg, Maryland 20877	
Constructed/Renovated	1965	
Building Area	88,764 SF	
Number of Stories	2 above grade with 1 below-grade basement levels	
<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	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Steel	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all floors	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas and Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	--

Building Information: Systems Summary

HVAC	Central System: Boilers, chillers, air handlers feeding fan coils and cabinet terminal units Supplemental components: Ductless split-systems, Packaged units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator	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	9.5 acres	
Parking Spaces	64 total spaces all in open lots; 5 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, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain-link fencing Playgrounds and sports fields and courts with site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant 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	Good

Historical Summary

Rosemont Elementary School is in Gaithersburg, Maryland and serves grades K-5. The building was originally constructed in 1965 with renovations taking place in 1995 and 2005.

Architectural

The building exterior is in good overall condition and is made of brick and stucco finishes along with a modified bitumen roof and metal double paned windows that were likely replaced in 2005. The interior finishes are generally aged but functional; the VCT floor has large portions where splits are forming between tiles and there are some areas with broken tiles. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system at the school consists of four large gas boilers and three total chillers. These systems feed air handlers and fan coil units around the school. The air handlers are in poor condition and multiple have visible mold/ mildew forming on the outside cases. Many air handlers have been painted over, and their data plates are illegible. Units on the roof include an energy-recovery ventilator and multiple small split systems and exhaust fans. A large number of the exhaust fans are very old and should be replaced soon, the ones on the lower roof in the front of the building were all shaking during the time of the assessment.

The electrical system is older but still in functional condition. Most of the panels were installed in 1995 and some transformers were replaced between then and now. The lighting system was entirely replaced with LED in 2024. No electrical issues were seen or reported.

There are gas and electric water heaters providing domestic hot water to the building and there is a full sprinkler system throughout.

There is one elevator that connects the top two floors. It was installed in 1995 and is in good working order and has been well maintained.

Site

The site contains two playground areas and two baseball diamonds along with a large field. The parking lots are asphalt and the parking area in the rear of the school has numerous cracks and loose asphalt, and should be mill and overlaid in 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 0.604175.