

FACILITY CONDITION ASSESSMENT



prepared for

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



Bayard Rustin Elementary School
332 West Edmonston Drive
Rockville, MD 20852

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

May 1, 2026

ON SITE DATE:

December 01, 2025



Building: Systems Summary

Address	332 West Edmonston Drive; Rockville, MD 20852	
GPS Coordinates	39.702228, 77.1447520	
Constructed/Renovated	2018	
Building Area	97,397 SF	
Number of Stories	3 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 Secondary Wall Finish: Vinyl Siding Windows: Aluminum	Good
Roof	Primary: Flat construction with built-up finish and green tray vegetation Secondary: Flat construction with modified bituminous finish Tertiary: Metal	Good
Interiors	Walls: Painted gypsum board, painted CMU and ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip and coated concrete Ceilings: Painted gypsum board and ACT	Good
Elevators	Passenger: 1 hydraulic car serving all floors	Good

Building: Systems Summary

Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Central System: RTU packaged units and water source heat pumps Non-Central System: Split-system heat pumps	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers kitchen hood system	Good
Electrical	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: LED and linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good

Site Information

Site Area	10.9 acres (estimated)	
Parking Spaces	100 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 aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Building-mounted signage; chain link fencing. Playgrounds and sports fields and courts Heavily furnished with park benches, picnic tables, trash receptacles	Good
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Stone retaining walls Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED	Good

Historical Summary

The elementary school campus was developed in 2018, spanning 10.9 acres and comprising a main building supplemented by two modular buildings providing additional classroom space. Since its original construction, the facility has maintained its initial infrastructure with no significant renovations undertaken.

Architectural

Due to good maintenance practices, the facility appears structurally sound, with no structural-related deficiencies reported or observed. The exterior finishes comprise brick construction with double-paned aluminum windows. Roofing consists of a multi-material system including built-up, modified bituminous, and metal components, with the modified bituminous section exhibiting blisters in isolated areas. Interior finishes are generally in good condition, though a small area on the stage reveals broken VCT tiles where the flooring meets the stairs. Repair costs for this specific issue have been included in the assessment. The roof, exterior, and interior finishes are budgeted and anticipated based on their useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been adequately maintained. The HVAC infrastructure includes air handlers, package units, split system heat pumps, and water source heat pumps distributed throughout the facility to provide comprehensive heating and cooling capabilities. The plumbing system is reportedly adequate, with original equipment and fixtures, including domestic hot water distribution supplied by a gas water heater. Electrical systems provide generally satisfactory service, with no significant deficiencies identified. The main switchboard, located in the primary electrical room, is complemented by an exterior generator and two Automatic Transfer Switches to ensure emergency power reliability. A facility-wide fire suppression and fire alarm system adequately serves the campus, providing comprehensive safety coverage. Ongoing routine maintenance of MEPF equipment is recommended to preserve system performance and longevity.

Site

Site maintenance appears to be excellent, with site improvements and landscaping generally in good condition. The roadways, parking lots, and sidewalks, approximately seven years old, are maintained in good condition, reflecting a proactive approach to consistent maintenance practices.

Facility Condition Index (FCI)

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 0.226385.