FACILITY CONDITION ASSESSMENT

prepared for

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

Rock View Elementary School
3901 Denfeld Avenue
Kensington, MD 20895

PREPARED BY:
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DATE OF REPORT:
January 20, 2026

ON SITE DATE:
September 14, 2025

Building: Systems Summary

Address	3901 Denfeld Avenue, Kensington, MD 20895	
GPS Coordinates	39.0394296, -77.0771435	
Constructed/Renovated	1955	
Building Area	91,977 SF	
Number of Stories	2 above grade with 0 below-grade basement levels	
System	*Description*	*Condition*
Structure	Masonry bearing walls and steel frame with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Barrell with metal finish Tertiary: Flat construction with Single Ply TPO Secondary Quaternary: Pyramid with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, glazed CMU, Ceramic Tiles Floors: Carpet, VCT, Ceramic tile, quarry tile, wood strip Ceilings: ACT and Unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic cars serving all floors.	Fair
Plumbing	Distribution: Copper supply and cast-iron and PVC waste and vent Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary		
HVAC	Central System: Boilers and chiller feeding hydronic fan coil and cabinet terminal units Non-Central System: Packaged units, heat pumps (VRV) Supplemental components: Ductless split systems, suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system.	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas 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	7.09 acres	
Parking Spaces	80 total spaces all in open lots; all of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, stairs.	Poor
Site Development	Building Monument entrance signage; chain link fencing Playgrounds and sports fields and courts Trash Receptacles	Fair
Landscaping and 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	Fair
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Fair

Historical Summary

Rock View Elementary School was originally constructed in 1955 and has served the community for nearly seven decades. A full modernization was completed in 1999 involving significant reconstruction and upgrades. Over the years, the facility has undergone a series of minor renovations, primarily involving interior finishes and mechanical upkeep. Despite its age, the building continues to perform well and remains structurally sound.

Architectural

Rock View Elementary School is a two-story structure featuring a combination of steel framing and masonry construction. The primary roof system consists of a single-ply TPO membrane installed in 2025. The exterior walls and finishes are in good condition, with painted surfaces showing consistent upkeep and no major cracks or damage observed. Interior finishes, including wall paint, floor coverings, and ceiling systems, are generally in fair condition throughout classrooms, offices, and corridors. The flooring materials, such as VCT and resilient tile, appear well-maintained with no significant wear or damage. However, the ACT ceiling tiles in multiple areas show water stains, sagging, and discoloration due to prior roof leaks or moisture exposure. The concrete flooring in the boiler room is in poor condition, with widespread cracking and surface deterioration that may pose maintenance and stability concerns for mechanical equipment. Overall, the architectural components are serviceable and visually presentable, requiring only localized attention to aged areas.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The mechanical, electrical, plumbing, and fire protection systems within the building are functional and appear to have been properly maintained, though most of the major components are nearing the end of their serviceable life. The HVAC system consists of rooftop units, split-system heat pumps, exhaust fans, boilers, and water heaters. All systems are operational but exhibit signs of aging, with an estimated remaining useful life of approximately five to six years under continued maintenance. The plumbing system, including fixtures and distribution piping, is in good working order with no significant leaks or deficiencies noted. The electrical system provides adequate power distribution and lighting for current use, and no major issues were reported or observed. The building is equipped with both fire alarm and fire sprinkler systems, which appear to be in working condition and compliant with safety requirements. In summary, the MEPF systems remain reliable for present operations, though long-term replacement planning should be considered to ensure sustained performance and energy efficiency.

Site

The school site is moderately sized and includes parking areas, paved walkways, and a children’s playground. Overall, the site is functional and adequately supports school operations, but certain elements show signs of age and wear. The asphalt pavement throughout the driveways and parking lots is in poor condition, with visible cracking and surface distress, indicating the need for resurfacing or full repaving soon. The playground area is surfaced with wood chips that have deteriorated over time and should be replaced or upgraded to rubber safety tiles or fresh mulch to enhance safety for children. Drainage across the site appears functional, and there are no major signs of erosion or water pooling. Landscaping and general grounds maintenance are adequate and contribute to a clean, well-kept appearance.

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 0.459302.