FACILITY CONDITION ASSESSMENT

prepared for

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

Cabin John Middle School
10701 Gainsborough Road
Potomac, MD 20854

PREPARED BY:
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DATE OF REPORT:
May 7, 2026

ON SITE DATE:
October 15-17, 2025

Building: Systems Summary

Address	10701 Gainsborough Road, Potomac, MD 20854	
GPS Coordinates	39.0317793, -77.1719913	
Constructed/Renovated	1967/2011	
Building Area	159,514 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings and grade beam foundation 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 Windows: Aluminum	Good
Roof	Primary: Flat construction with built-up finish roofing Secondary: Shed construction with metal finish roofing	Poor
Interiors	Walls: Painted gypsum board, painted and unfinished CMU and ceramic tile. Floors: Carpet, VCT, wood sports floor, athletic flooring, ceramic tile, quarry tile, wood strip and sealed concrete. Ceilings: Painted gypsum board and ACT. Unfinished/exposed	Fair
Elevators	Passenger: One hydraulic car serving all two floors	Poor
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas domestic boilers with storage tanks Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary		
HVAC	Central System: Boilers and air handlers feeding VAVs. Non-Central System: Packaged units. Split-system heat pumps. Ductless split-systems Supplemental components: Suspended unit heaters. Make-up air units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard, panel with copper wiring Interior Lighting: linear fluorescent, CFL, halogen Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch and UPS	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	18.2 acres (estimated)	
Parking Spaces	186 total spaces all in open lots; 6 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, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link fencing; CMU wall dumpster enclosures Playgrounds, sports fields and courts with fencing, and site lights Limited park benches, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete retaining walls Severe site slopes along south and north boundary.	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Poor

Historical Summary

The Cabin John Middle School was originally constructed in 1967 and demolished in 2010. A new school was constructed and occupied in 2011. There have been no renovations since the 2010 construction. Several community groups lease space throughout the building and playfields after hours and weekends.

Architectural

The construction system consists of brick veneer and CMU walls with steel columns and beams. The floors are concrete with concrete-topped metal floor decks supported by steel joists and metal roof decks. The primary roof is flat with built-up finish. A secondary roof is a shed with metal finish. Windows are double-glazed with thermal breaks. The building interior walls generally consist of painted CMU with ceramic tiles in restrooms. The floor finishes consist of carpet, wood sports floors, ceramic, quarry tile, and VCT in common areas and classrooms. The interior ceiling consists of acoustic ceiling tiles and painted gypsum board finish. Overall, the interior and exterior finishes have been well maintained and are in fair overall condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems are original to the 2011 construction and are overall in fair condition. Well-practiced maintenance has resulted in maximum life expectancy from the HVAC units. The HVAC system is a geothermal system routed to water source heat pumps to necessary spaces to provide adequate heating and cooling. A gas fired boiler system provides necessary heating. A two-pipe system allows for heating and cooling to be accomplished with each air handler routed through a duct system. The science labs and wood shop are all equipped with individual exhaust hoods that are ducted to roof.
In general, the plumbing systems are adequate to serve the facility with equipment and fixtures updated as needed. The domestic water service is well maintained, with no evidence of leaks observed or reported by the POC. POC reports that when kitchen is in use the water pressure in the trash room is severely reduced. Lifecycle replacement of original domestic water and sanitary sewer systems is not anticipated in the near term.
The electrical system is original and is well maintained. Normal end of the life cycle replacement is anticipated. Electrical systems have been updated as needed and are of adequate size to provide necessary power to all systems. Interior lighting consists of fluorescent and some LEDs. No major issues were observed or reported. Fire protection system consists of hard-wired fire alarm system and wet fire sprinkler systems. The alarm system consists of strobes, pull stations, illuminated exit signs, emergency lighting (integrated into the lighting system), and other modern life safety devices. Building wide fire suppression (sprinkler) systems were observed within the facility.

Site

Site elements appear to be well maintained and consist of flatwork, stairs, ramps, and landscaping features. On-site parking includes three asphalt paved lots. Concrete stairs and ramps provide pedestrian access to raised playfields in the rear. The tennis courts surface is in fair condition. The concrete retaining wall at the basketball courts is in poor structural condition with several major cracks and is currently not in use due to safety concerns. The wall IS being monitored by MCPS for structural repairs. POC reports that the exterior lights are very dim and some not working altogether. Repairs or replacement is recommended in the near 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 0.496292.