FACILITY CONDITION ASSESSMENT

prepared for

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

Robert Frost Middle School
9201 Scott Drive
Rockville, MD 20850

PREPARED BY:
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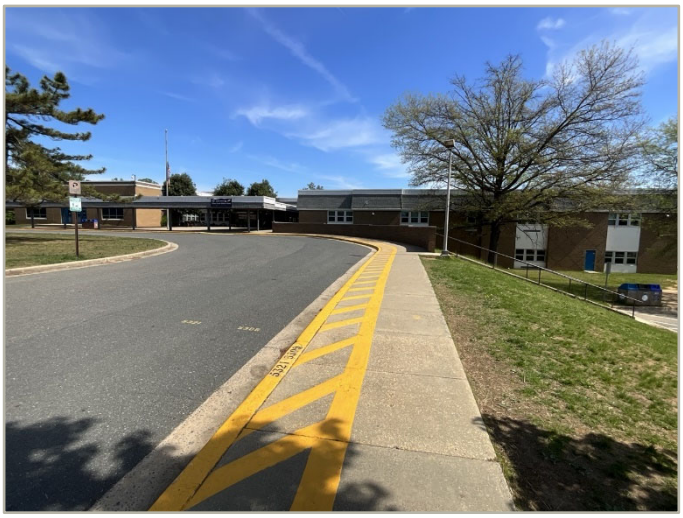
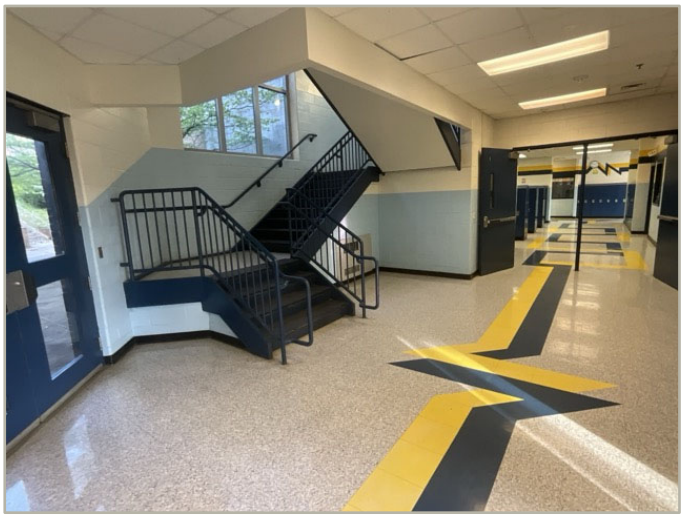
August 15, 2025

ON SITE DATE:
April 23, 2025





Middle School Building: Systems Summary

Address	9201 Scott Drive, Rockville, MD 20850	
GPS Coordinates	39°4'33"N, 77°11'15"W	
Constructed/Renovated	1974/ 2002	
Building Area	143,757 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
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: Concrete Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Mansard construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, wood paneling and ceramic tile Floors: Carpet, VCT, ceramic tile, wood strip, and terrazzo Ceilings: ACT and Unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all floors	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Middle School Building: Systems Summary		
HVAC	Central System: Boilers, chiller, air handlers, and cooling tower feeding fan coil unit Non-Central System: Packaged unit and split-system heat pumps Supplemental components: Ductless split-systems and make-up air unit	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard panel with copper wiring Interior Lighting: LED and linear fluorescent Exterior Building-Mounted Lighting: Incandescent 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	24.8 acres (estimated)	
Parking Spaces	110 total spaces all in open lots; 4 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 Sports fields and courts Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Timber and 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: Metal halide	Fair

Historical Summary

The middle school campus was originally established in 1971, serving the local community's educational needs. A significant expansion occurred in 2002 with the addition of new facilities to accommodate growing enrollment and evolving educational requirements. Since this major addition, the campus has not undergone any substantial renovations, maintaining its core structure and layout from the 2002 configuration.

Architectural

The buildings demonstrate good maintenance practices and appear structurally sound, with no observed or reported structural deficiencies. Exterior finishes comprise brick and precast concrete with aluminum windows, providing a durable facade typical of institutional buildings. The facility features a built-up roof system. Interior finishes are generally in fair condition, having been replaced as needed over time. Terrazzo flooring, while durable, shows isolated cracking that requires repair. Bathroom renovations are planned for the upcoming summer, indicating ongoing efforts to update and maintain the facilities. However, an ongoing leak in Closet 4, potentially originating from the roof, remains unresolved despite multiple repair attempts. The cost for an additional study and necessary repairs has been included in the budget.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been adequately maintained. The HVAC equipment varies in age and condition throughout the facility and was generally replaced from 2002 to 2011. The HVAC equipment and components consist of a cooling tower, chiller, air handlers, packaged units, fan coil units, and ductless split systems for cooling, as well as 5 boilers, split system heat pumps, and cabinet radiators to provide heating.
During the assessment, one of the boilers was observed to be inoperable since 2019. Also, it was reported that the roof-top VRV (Variable Refrigerant Volume) units have been out of service for a year and a half, and repairs are awaiting parts.
In general, the plumbing system is reportedly adequate to serve the facilities, with equipment and fixtures updated as needed. Hot water is supplied by a commercial gas water heater to provide hot water throughout the facility.
The electrical system and components were reported to provide generally adequate service, with no significant deficiencies reported or observed. The main switchboard is located in the main electrical room, along with a gas generator and ATS (Automatic Transfer Switch) for emergency power.
A facility-wide fire suppression and fire alarm system adequately serve the facilities throughout the campus.
Ongoing routine maintenance of the MEPF equipment is recommended.

Site

In general, the site has been well maintained. The site contains moderate to heavy landscaping. The asphalt paved parking areas and drive aisles have surface cracking throughout. The concrete sidewalks are free of cracks.

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 0.549847.