



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Rocky Hill Middle School
22401 Brick Haven Way
Clarksburg, MD 20871

PREPARED BY:

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DATE OF REPORT:

May 11, 2026

ON SITE DATE:

February 6, 2026

Bureau Veritas



Building: Systems Summary

Address	22401 Brick Haven Way, Clarksburg, MD 20871
GPS Coordinates	39.22182846069336, -77.2650146484375
Constructed/Renovated	2004
Building Area	148,065 SF
Number of Stories	3 above grade

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Good
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, sealed concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 1 hydraulic cars serving all 3 floors	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good

Building: Systems Summary

HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding VAVs and cabinet terminal units Supplemental components: Ductless split-systems, Energy recovery ventilator	Fair
Fire Suppression	Wet-pipe sprinkler system with dry-piped portion and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard 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	23.3 acres	
Parking Spaces	150 total spaces all in open lots; 6 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	Building-mounted signage; chain link fencing Sports fields and courts with fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present 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	Fair

Historical Summary

Rocky Hill Middle School is located at 22401 Brick Haven Way in Clarksburg, Maryland. It is a three-story building that was originally constructed in 2004. There have been no major renovations or updates to the architecture or mechanical components of the building since its construction.

Architectural

The finishes inside the building consist of resilient materials like CMU blocks, VCT tiles, and brick. There have been several roof leaks throughout the building over time, but all of them have been patched or repaired. Otherwise, the building's architectural finishes have been well maintained and are not in immediate need of replacement or repair. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The buildings mechanical system consists of boilers, chillers, and cooling tower feeding air handling units and VAV boxes throughout the building. Air handler 1, located in the gymnasium's mechanical mezzanine, has been reported to have issues cooling and overheating the classrooms that it serves.

The electrical needs of the building are met by a switchboard with smaller distribution panels and transformers throughout. Emergency power is supplied by a natural gas generator.

There are two domestic boilers supplying hot water for the building. There are standard restroom fixtures throughout along with sinks in classrooms.

There is a fully addressable fire alarm system along with sprinklers throughout the whole building.

Site

There are multiple baseball backstops along with two basketball courts. The parking lots are in fair condition and will need to be sealed and striped in the near future.

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 0.446008.