FACILITY CONDITION ASSESSMENT

prepared for

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

James Hubert Blake High School
300 Norwood Road
Silver Spring, MD 20905

PREPARED BY:
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DATE OF REPORT:
May 13, 2026

ON SITE DATE:
October 27-31, 2025

Building: Systems Summary

Address	300 Norwood Road, Silver Spring, MD 20905	
GPS Coordinates	39.1115036, -77.0189351	
Constructed/Renovated	1998/2003	
Building Area	297,125 SF	
Number of Stories	2 above grade with no below-grade basement levels	
System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Good
Façade	Primary Wall Finish: Brick, CMU Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, painted/unfinished/glazed CMU, ceramic tile, Unfinished Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, sealed concrete Ceilings: Painted gypsum board and ACT, exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all 2 floors	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers and cooling tower feeding roof mounted air handling units Non-Central System: Packaged heat pump units, Ductless split-systems Supplemental components: Ductless split-systems, Split-system heat pumps Computer room AC (CRAC) units	Fair

Building: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system with fire extinguishers, and kitchen hood system,	Fair
Electrical	Source & Distribution: Main switchboard, switchgear and panels with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, metal halide 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

Field House: Systems Summary		
Address	300 Norwood Road, Silver Spring, MD 20905	
GPS Coordinates	39.1115036, -77.0189351	
Constructed/Renovated	1998	
Building Area	1440 SF	
Number of Stories	1 story above grade with no below-grade basement levels	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: None Windows: None	Good
Roof	Primary: Hip construction with asphalt shingles Secondary: None	Fair
Interiors	Walls: Painted gypsum board, painted CMU Floors: Ceramic tile, sealed and unfinished concrete Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas/Electric water heaters with integral tanks/tankless water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: None Non-Central System: None Supplemental components: Suspended unit heaters	Fair

Field House: Systems Summary		
Fire Suppression	Fire extinguishers only	Good
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, metal halide Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs	Fair
Equipment/Special	None	--

Site Information		
Site Area	71.0 acres (estimated)	
Parking Spaces	556 total spaces all in open lots; 12 of which are accessible, 35 bus spaces	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs Concrete lot at Loading Dock, and stairs	Poor
Site Development	Building-mounted and Property entrance signage; chain link, CMU wall fencing Sports fields and courts with bleachers, dugouts, press box, fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present CMU, Brick retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED, metal halide Pedestrian walkway	Fair

Historical Summary

The original school was constructed in 1998. The last major project was portable classrooms added circa 2003.

Architectural

The two-story structure generally appears structurally sound, with no visible evidence of cracking or settlement. The structure is primarily open web steel joist supporting metal deck roof structure and all supported by CMU bearing walls with brick and concrete block veneer. The main roof has a built-up roof part of which was recently replaced in 2023. The sloping asphalt shingle roofs also appear to have been recently replaced around 2023. Near term lifecycle replacement of the older flat built-up roof is anticipated.

All exterior walls consist primarily of brick or concrete block veneer with CMU backup. The interior floor finishes are primarily VCT throughout the main building and are in generally fair condition. Ceramic tile in the bathrooms and quarry tile in the kitchen are not expected to require lifecycle replacement in the near term. Interior wall finishes are primarily painted CMU throughout. Ceiling finishes in the original building and the addition are primarily suspended acoustic tile systems and near-term lifecycle replacement is not anticipated. Walls are primarily painted CMU throughout the original building and it is estimated that repainting was done in 2020.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Primary heating and cooling are provided by a central system of gas boilers and chillers serving roof mounted and interior air handling units. Non central heating and cooling provided by ductless split systems for certain rooms throughout the building. Two chillers were replaced since original construction while the others are original. Boilers and cooling tower appear to be original and near-term lifecycle replacement is anticipated.

Hot water for plumbing is provided by three gas water heaters two of which are in the main mechanical room. Water heaters appear to be relatively recent replacements and are in fair condition. The plumbing infrastructure in the original building is estimated to be from 1998 and mid-term lifecycle replacement is anticipated. Fixtures in the original building are estimated to be at least 20 years old and lifecycle replacement is anticipated in the near term.

The electrical service is controlled by switchgear in the main electrical room on the first floor. In addition, there are switchboards, main distribution panels and subpanels and transformers in electrical closets throughout the building. The building is also equipped with an emergency generator with automatic transfer switch. The generator appears to be original and is in poor condition. Near term lifecycle replacement is recommended.

The building has a commercial kitchen. The equipment appears to be a mix of recently replaced units and pieces of original equipment present. Lifecyle replacement for most equipment is not anticipated in the near term but is anticipated for older units and budgeting has been included in the cost tables accordingly.

A fully addressable fire alarm system is present with the main fire alarm panel in the Fire Alarm Control Room. The panel is reported to be nine years old and lifecycle replacement is not anticipated until mid-term while the fire alarm system is estimated to be upgraded in 2014. The building is also protected by an automatic fire suppression system and is estimated to be approaching the end of its useful life.

Site

The asphalt parking lots are estimated to be original installations and appear in distressed condition, and lifecycle replacement is anticipated for the near term. Pavement striping is also in poor condition, although having been redone recently. Concrete pavement is in generally fair condition throughout the site, however the asphalt walkways around the ballfields exhibit widespread cracking and signs of distress.

The running track asphalt pavement is in good condition and appears to have been recently replaced. Site lighting is with pole-mounted LED for some fixtures and wall packs. Athletic courts and paving on the east side were replaced recently and lifecycle replacement is not anticipated in the reserve term. Baseball and Football fields appear well maintained and baseball dugout structures have been recently renovated. Scoreboards appear to be older and are approaching the end of their useful lives.

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 0.588762.