# FACILITY CONDITION ASSESSMENT

*prepared for*

**Montgomery County Public Schools**
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Rockville, MD 20850


**PREPARED BY:**
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**DATE OF REPORT:**
*May 26, 2026*

**ON SITE DATE:**
*February 23, 2026*

John F. Kennedy High School
1901 Randolph Road
Silver Spring, MD 20902

## Building : Systems Summary

| | | |
|---|---|---|
| **Address** | 1901 Randolph Road, Silver Spring, MD 20902 | |
| **GPS Coordinates** | 39.0663314, -77.0383981 | |
| **Constructed/Renovated** | 1964/ 1999 | |
| **Building Area** | 332,113 SF | |
| **Number of Stories** | 3 above grade with 0 below-grade basement levels | |
| *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<br>Windows: Aluminum | Fair |
| **Roof** | Primary: Flat construction with built-up finish | Fair |
| **Interiors** | Walls: Painted gypsum board, painted CMU, and ceramic tile<br>Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip and coated concrete<br>Ceilings: Painted gypsum board and ACT | Fair |
| **Elevators** | Passenger: 3 hydraulic cars serving all floors<br>Wheelchair lift | Fair |
| **Plumbing** | Distribution: Copper supply and PVC waste & venting<br>Hot Water: Gas water heaters with integral tanks<br>Fixtures: Toilets, urinals, and sinks in all restrooms | Fair |

| Building : Systems Summary | | |
|---|---|---|
| **HVAC** | Central System: Boilers, chillers, air handlers, and cooling tower feeding VAV and cabinet terminal units<br>Non-Central System: Packaged units and Split-system heat pumps<br>Supplemental components: Ductless split-systems, Suspended unit heaters and Make-up air unit | Fair |
| **Fire Suppression** | Wet-pipe sprinkler system with dry-piped portion and fire extinguishers, and kitchen hood system | Fair |
| **Electrical** | Source & Distribution: Main switchboard panel with copper wiring<br>Interior Lighting: LED and linear fluorescent<br>Exterior Building-Mounted Lighting: LED and HPS<br>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** | 29.1 acres (estimated) | |
| **Parking Spaces** | 384 total spaces all in open lots; 12 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 and wrought iron fencing.<br>Playgrounds and sports fields and courts with bleachers, dugouts, press box, fencing, and site lights<br>Limited Park benches, picnic tables, trash receptacles | Fair |
| **Landscaping & Topography** | Significant landscaping features including lawns, trees, bushes, and planters<br>Irrigation not present<br>Brick retaining walls<br>Low to moderate site slopes throughout | Fair |
| **Utilities** | Municipal water and sewer<br>Local utility-provided electric and natural gas | Fair |
| **Site Lighting** | Pole-mounted: LED and HPS, | Fair |

### Historical Summary

Originally developed in 1964, the high school campus underwent a significant renovation in 1999. Most recently, between 2021-2022, a substantial 52,085 square foot addition was implemented, featuring a wellness center, medical careers academy spaces, a technology suite, and a special education suite. Beyond these recent modernization projects, the facility has maintained its core architectural infrastructure.

### Architectural

The high school campus appeared to be well-maintained due to good maintenance practices. The facility appeared structurally sound, with no structural-related deficiencies reported or observed. The exterior finishes comprise of brick with aluminum windows, complemented by a built-up roof. It was reported that the facility has undergone a partial roof replacement in 2024, with completion slated for a later date. Interior finishes are generally in fair condition; however, the VCT flooring in the older section of the facility exhibits signs of wear and cracks in isolated areas throughout. A cost study has been included to further investigate and mitigate these flooring issues. Typical interior, exterior, and roof replacements have been budgeted and anticipated based on useful life and normal wear.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been adequately maintained, with HVAC equipment varying in age and condition between 1998 and 2021. Most components were observed to be exceedingly aged, excluding those in the newer addition. The HVAC infrastructure comprises a cooling tower, chillers, air handlers, package units, split system heat pumps, ductless split systems, and unit ventilators in classrooms for heating and cooling. Three pumps located in the boiler room were not in working order, with replacements recommended. The plumbing system is reportedly adequate, with equipment and fixtures updated as needed, and hot water distribution provided by gas water heaters. Electrical systems provide generally satisfactory service, with no significant deficiencies reported, and the main switchboard located in the main electrical room. The exterior emergency generator and components were replaced in 2022. A facility-wide fire suppression and fire alarm system adequately serves the entire facility. Ongoing routine maintenance of MEPF equipment is recommended to ensure continued operational reliability and performance.

### Site

The campus grounds appeared to be well maintained. The asphalt parking lot and concrete site walks exhibit cracks in localized areas. Concrete stairs at the main entrance have begun to deteriorate, exposing rebar, with recommended repairs. The campus has experienced significant upgrades in 2022, including the addition of 61 parking spaces, conversion of the stadium field to artificial turf, and installation of new tennis courts and a parking structure.

### 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 0.435032.**