

# FACILITY CONDITION ASSESSMENT



*prepared for*

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



Richard Montgomery High School  
250 Richard Montgomery Drive  
Rockville, MD 20852

**PREPARED BY:**

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**BV PROJECT #:**

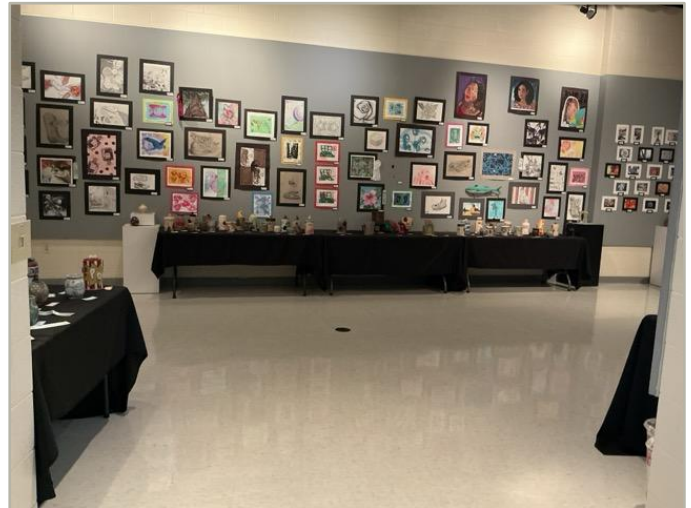
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**DATE OF REPORT:**

*June 5, 2026*

**ON SITE DATE:**

*February 24-26, 2026*



**Building: Systems Summary**

<b>Address</b>	250 Richard Montgomery Drive, Rockville, MD 20852
<b>GPS Coordinates</b>	39.07858777353441, -77.14685340000001
<b>Constructed/Renovated</b>	1942 / 2009
<b>Building Area</b>	311,500 SF
<b>Number of Stories</b>	3 above grade

<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists <i>and concrete foundation system</i>	Fair
<b>Façade</b>	Primary Wall Finish: Brick Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted gypsum board, Acoustical Tile, Gym Wall Pads Floors: VCT, ceramic tile, wood strip, coated concrete Ceilings: ACT	Good
<b>Elevators</b>	Passenger: 2 hydraulic cars serving all floors	Fair
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: Steam to domestic hot water heat exchangers Fixtures: Toilets and sinks in all restrooms	Fair

## Building: Systems Summary

<b>HVAC</b>	Central System: Heat exchangers and cooling towers feeding and cabinet terminal units Non-Central System: Split System Ductless, Make-Up Air Unit and Axial Flow Fans Supplemental components: Pumps, Exhaust Fans, and Suspended unit heaters	Good
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Good
<b>Electrical</b>	Source and Distribution: Main switchgear with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switches	Good
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair

## Site Information

<b>Site Area</b>	29.05 acres (estimated)	
<b>Parking Spaces</b>	250 total spaces all in open lots; 20 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Good
<b>Site Development</b>	Building-mounted signage chain link fencing Playgrounds and sports fields and courts fencing, and site lights Limited trash receptacles	Good
<b>Landscaping and Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Severe site slopes throughout	Good
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Good

## Historical Summary

Richard Montgomery High School was originally constructed in 1942. The school has gone through several renovations throughout the years. The last major renovations were completed around 2007 and 2009 with the solar panels being added in 2009 to the roof.

## Architectural

The school building was constructed in 1942, with brick exterior finishes walls on concrete slab foundation. Good maintenance practices have kept the buildings in good condition, but some components are beginning to show wear and are approaching the end of their expected lifespan. Most exterior and interior finishes are in fair condition. The windows appear to be in average condition. No other significant problems were observed. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

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

The building utilizes a central cooling system for most of the spaces. The system runs off two cooling towers and RTUs. The chilled water is distributed by pumps to hydronic fan coil units located in different mechanical spaces throughout the school. The RTUs are all in fair condition. Exhaust ventilation is provided by roof mounted exhaust fans that are in good condition. Hot water is provided by storage tanks and heat exchangers located in the boiler room of the school. The plumbing fixtures and distribution piping are in the middle of their estimated life with no immediate needs identified. The electrical system is composed of switchgears, transformers, and distribution panels. The system contains a generator with an ATS that supplies emergency power to emergency lights and exit signs. Most of the electricity and components are in good and fair condition. The lighting system currently utilizes linear fluorescent fixtures and LED. The fire alarm system is in fair condition. The commercial kitchen equipment is generally in fair condition. The limited access control and security equipment was observed to function well. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

## Site

The school occupies a 29.05 acre site, featuring typical amenities for a school campus. The property includes asphalt parking areas and concrete sidewalks connecting various building entrances and site locations. The parking lots are in good condition. The paint striping is in good condition. The campus includes playground, sport fields, and courts in good and fair conditions. Site lighting is provided by pole-mounted and building-mounted fixtures. Chain-link fencing surrounds most of the property perimeter for security and is in good condition.

## 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 0.530215.**