FACILITY CONDITION ASSESSMENT

prepared for

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

Rockville High School
2100 Baltimore Road
Rockville, MD 20851

PREPARED BY:
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DATE OF REPORT:
May 28, 2026

ON SITE DATE:
February 9-11, 2026

Building: Systems Summary

Address	2100 Baltimore Road, Rockville, MD 20851	
GPS Coordinates	39° 5.208'N, 77° 7.109'W	
Constructed/Renovated	1968/2004	
Building Area	317,731 SF	
Number of Stories	Three above grade	
System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Good
Interiors	Walls: Painted gypsum board and CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, rubber tile, unfinished concrete Ceilings: Painted gypsum board, painted irregular, ACT, Unfinished/exposed	Fair
Elevators	Passenger: hydraulic cars serving all three floors	Fair
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas and Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Building: Systems Summary		
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding VAVs Supplemental components: Split-system heat pumps, Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, kitchen hood system, dedicated computer/server room chemical system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED, metal halide Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair

Site Information		
Site Area	29.61 acres (estimated)	
Parking Spaces	334 total spaces all in open lots; 10 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link fencing; Playgrounds and sports fields and courts with bleachers, dugouts, press box, fencing, and site lights Heavily furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present CMU retaining walls Low to moderate site slopes throughout, Severe site slopes along the southwest of the school and along boundaries	Fair
Utilities	Municipal water and sewer, Local utility-provided electric and natural gas, with solar	Fair
Site Lighting	Pole-mounted: metal halide Pedestrian walkway and landscape accent lighting	Fair

Historical Summary

Rockville High School was founded in 1968 on approximately 29.61 acres of suburban land in Rockville, MD. The school is fed by Earle B Wood Middle School as well as five elementary schools. Programs provide potential college credit and offer career driven programs and internship opportunities. School athletic programs are also highly competitive. In the early 2000's it became necessary to expand school facilities and an addition was planned. This expansion took place during the 2002-2003 and 2004-2005 school years. During the renovations Rockville High students attended Northwood High School. Since completion of the addition and renovations enrollment has been raised to approximately 1,500 students.

Architectural

The school's main building reflects modern architectural principles through its unadorned masonry structure, brick façade, and flat roofs protected by built-up roofing systems. Exterior architectural detail is added through the use of metal cladding and use of glazing, as well as geometric shapes used to create visual points of interest. The building's interior spaces use hallways and public areas to add visual interest with the use of distinctive building materials such as curved metal ceilings and stained concrete flooring. Common areas are vast, open and unite building additions.

The condition of the building's exterior envelope appears to be without noticeable defect, and systems are functioning as intended. The building's interiors have a clean and crisp appearance without signs of any deferred maintenance. Interiors consist of mostly institutional finishes including vinyl composite tile flooring, suspended acoustic tile ceilings, and painted sheetrock and CMU walls. Attentive maintenance provides an atmosphere conducive to a productive learning environment.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The main components of the building's central HVAC system are a cooling tower, chillers, boilers feeding a 4-pipe hydronic system, with air handlers, VAVs. Utility areas are supplemented by suspended unit heaters. Most HVAC components are dated to the renovation of the school and will need replacement over the coming years. The campus is connected to the local municipal water and sewer system, while distribution is through copper supply lines and PVC waste and venting. Plumbing fixtures are without issue, appear to be well attended to, and are clean in appearance. Power and natural gas are provided by the local utility company. Electric power is supplemented with a solar system and is supplied through a main switchboard and dispersed via copper wiring. A natural gas-powered generator coupled with an automatic transfer switch provides emergency power for the building. Interior lighting has been recently upgraded to LED. Fire detection and notification systems are monitored via a central alarm panel and emergency exit signage is provided. Building-wide fire suppression system is present and regular testing is employed.

Site

The site offers a functional, well-developed campus. Monument signage marks the school's entrance. While landscaping is limited, it is well placed and provides a welcoming entrance. Primary access is via an asphalt driveway leading to a primary parking lot at the front of the school, secondary parking along the right side of the school, with a drop-off area, and additional parking to the rear. Concrete curbing encircles parking areas and concrete sidewalks provide access routes to building entrances. Kitchen and utility services are well arranged and screened to the rear of the school. Campus hardscaping is in good functional condition, with limited areas needing attention.

Pole-mounted lighting illuminates parking areas, while building-mounted fixtures provide additional pedestrian lighting. Moderate slopes, present on site perimeters and to the southwest of the main building. These areas are managed using CMU retaining walls. An interior courtyard offers outdoor space, conducive to class meetings or student gatherings. Site furnishings, including park benches, picnic tables, and trash receptacles are provided. To the rear and left of the school are recreational spaces, including a football stadium, baseball field, track, basketball and tennis courts. These areas are well lit and secured within chain link fencing. Multiple storage sheds are dispersed throughout the campus and conveniently address storage needs, and a restroom and snack bar are provided for the football stadium.

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 0.508048.