FACILITY CONDITION ASSESSMENT

prepared for

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

Walt Whitman High School
7100 Whittier Boulevard
Bethesda, MD 20817

PREPARED BY:
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DATE OF REPORT:
January 12, 2026

ON SITE DATE:
October 27-31, 2025

Building: Systems Summary

Address	7100 Whittier Boulevard, Bethesda, MD 20817	
GPS Coordinates	38.9816913, -77.1276421	
Constructed/Renovated	1962, 1981, 1992, 1993, 2021	
Building Area	312,270 SF	
Number of Stories	3 above grade level	
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 Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Hip construction asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, wood strip, quarry tile Ceilings: Painted gypsum board, ACT, Unfinished/exposed	Fair
Elevators	Passenger: One hydraulic and Traction cars serving all two floors Freight: None	Fair
Plumbing	Distribution: Copper supply and cast iron, PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, air handlers, cooling tower, chiller feeding Fan coils and VRFs Non-Central System: Packaged units (RTUs) Supplemental components: Split-systems	Fair

Building: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard, Transformer, panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, CFL Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	--

Site Information		
Site Area	26 acres (estimated)	
Parking Spaces	624 total spaces all in open lots; 11 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, Property entrance signage; chain link fencing Sports fields and courts with bleachers, dugouts, fencing, and site lights	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Low to moderate site slopes throughout along east boundary	Good
Utilities	Municipal water and sewer	Good
Site Lighting	Pole-mounted: LED	Good

Historical Summary

Walt Whitman High School opened in the fall of 1962. In 1981, a large auditorium was added to the school. In 1992, the original dome and most of the original building buildings (except the auditorium) were demolished to make way for a new building, which opened in fall 1993. Most recently, in 2021 the school underwent an addition consisting of 18 new classrooms, science labs, dance studio, etc., and expanding its campus to better serve increasing enrollment.

Architectural

In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. The exterior envelope and components were observed to be performing adequately. Roof leaks have occurred within the last year, and some of these leaks remain active in classrooms, hallways, and data rooms. All active leaks must be repaired. The roof is recommended for replacement within the next five years. Interior finishes have been adequately maintained throughout and periodically replaced as needed over the years. Typical lifecycle-based interior and exterior finishes replacement and budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building utilizes a central cooling and heating system for most of the spaces. The system runs off water-cooled chiller, cooling tower, and gas fired boilers; all of which are in good and fair condition and have been replaced in recent years. The chilled and hot water is distributed by pumps to fan coils, VRFs, energy recovery, and air handler units located in different mechanical spaces, roofs, and common areas throughout the school. Individual systems, such as package units and ductless split system are in poor - fair condition. Exhaust ventilation is provided by roof mounted exhaust fans that will require lifecycle replacement within the study period.
Domestic hot water is provided by electric and gas-fired water heaters located in the mechanical rooms. Some water heaters will need replacement in the short term. Plumbing systems generally consist of copper supply piping and cast-iron waste pipe. The property has undergone renovations over the years, and some piping replacements have been necessary. Based on this history and the age of piping, the plumbing systems require full replacement.
The electrical system is composed of main switchboards. Step-down transformers and panel boards. The electrical branch wiring and components are approaching their useful life and will require replacement in the short term. The lighting system currently utilizes linear fluorescent fixtures and LEDs. The elevator is utilizing outdated controls and equipment. Full modernization is recommended.
The fire alarm system is currently in a fair condition and operating sufficiently. The building utilizes wet fire suppression systems that were observed to be in fair condition. The commercial kitchen equipment is generally in fair condition and will require replacement within the study period. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Site

The school occupies a 26-acre site, featuring typical amenities for a high school campus. The property includes asphalt parking areas and concrete sidewalks connecting various building entrances and site locations. The parking lots are in fair condition. Outdoor facilities include athletic fields, a running track, and tennis courts. Sport fields and courts are in good-fair condition. Site lighting is provided by pole-mounted that appears to have been recently upgraded and building-mounted fixtures. Chain-link fencing surrounds most of the property perimeter for security and were 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 0.49106.