FACILITY CONDITION ASSESSMENT

prepared for

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

Thomas S. Wootton High School
2100 Wootton Parkway
Rockville, MD 20850

PREPARED BY:
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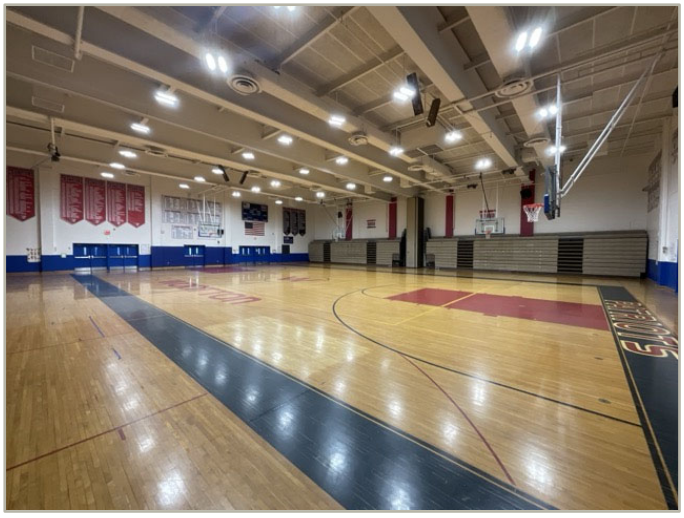
BV PROJECT #:
172559.25R000-202.354

DATE OF REPORT:
August 13, 2025

ON SITE DATE:
April 28-30, 2025



High School Building: Systems Summary

Address	2100 Wootton Parkway; Rockville, MD 20850	
GPS Coordinates	39.0769104, -77.1841811	
Constructed/Renovated	1970 / 2001	
Building Area	295,620 SF	
Number of Stories	2 above grade with 1 below-grade basement level (mechanical mezzanines are present but not included in the count)	
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 Secondary Wall Finishes: Concrete integral to superstructure, metal siding Windows: Steel	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Arched construction with metal finish	Fair
Interiors	Walls: Painted CMU, acoustic paneling, ceramic tile, wall partitions, unfinished Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, wood sports, rubber tile, wrestling mats, unfinished concrete Ceilings: Painted gypsum board, ACT, unfinished/exposed	Fair
Elevators	Passenger: 2 hydraulic cars serving all 3 floors Wheelchair lift serving auditorium pit area	Fair

High School Building: Systems Summary		
Plumbing	Distribution: Copper/galvanized iron supply and cast iron/PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms (showers in locker rooms)	Poor
HVAC	Central System: Boilers, chillers, air handlers, heat recovery units, and cooling tower feeding VAV and unit ventilator terminal units Non-Central System: Packaged units, furnace with split-system condensing units Supplemental components: Ductless split-systems, split-system heat pumps, suspended unit heaters, electric baseboard heaters	Poor
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, metal halide Exterior Building-Mounted Lighting: Metal halide 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, residential kitchen and laundry equipment, commercial laboratory exhaust hoods	Fair

Site Information		
Site Area	29.3 acres (estimated)	
Parking Spaces	452 total spaces all in open lots; 9 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	Poor
Site Development	Building-mounted and property entrance signage; chain link fencing; Sports fields and courts with bleachers, dugouts, press box, fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair

Site Information		
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU and concrete retaining walls Severe site slopes along baseball field boundary	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: Metal halide	Fair

Historical Summary

The Thomas S. Wootton High School campus was originally constructed in 1970 with additional renovations constructed over time. Most recently, a large addition was constructed in 2001 to expand the school's facilities. The school features subject specific and general classrooms, multiple gymnasiums, an auditorium, and commercial kitchen and cafeteria. The facility is used by the students and staff of the high school as well as by outside parties.

Architectural

The school's construction is made up of masonry bearing walls with metal roof decks throughout and was observed to be in mostly good condition. A small portion of deficient masonry walls were observed and a budget for repairs is included. The roof is mostly flat construction and features multiple levels of built-up roofing with a stone finish. Metal roofing was also observed above the vestibule connecting the original and renovated areas of the building. No roof leaks were observed or reported during the assessment with replacements budgeted accordingly. The exterior façade is mostly of brick veneer with metal windows. Original sections of the building have aging, single pane windows and are generally more inefficient than their more modern, double pane equivalents. Replacement of these windows has been budgeted for the near term. The interior finishes vary in type and condition throughout but are mostly aged. Some interior renovations have been made, including renovated restrooms and partial vinyl tile patchwork. The aging finishes include vinyl tile throughout the building, carpeting in the main office areas, and original ceramic tile in restrooms. Vinyl tile where not deficient have various areas of patchwork where damaged tile was replaced. Budgets for deficient interior finishes have been budgeted accordingly, with all others budgeted for long-term replacement.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Primary heating and cooling is provided by a central system of boilers, chillers, and air handlers serving VAV and unit ventilator terminal units. Non central systems include, but are not limited to, split system heat pumps, packaged units, and furnaces that provide supplemental conditioned air. Supplemental components, including suspended unit heaters, baseboard heaters, and ductless split systems are used for other spaces. While some renovations were made with the building addition in 2001, many of the heating and cooling components are original to the building. These include the heating boilers and several air handlers with their adjacent supply and/or return fans. Other components that have been replaced are also aging with some showing signs of poor performance and significant wear. The building's main cooling tower was observed to be severely corroded and appeared to be leaking. Replacement of these aging components is recommended for the short term.

Hot water is provided by two natural gas water heaters located in the main boiler room. Both of these units were replaced in 2019 and are in good condition. A supplemental electric water heater is located in the modular unit concession stand by the site football field that supplies hot water for the concession sinks. Plumbing piping throughout the building varies in material and condition, with some piping original to the 1970 construction with renovated areas featuring newer copper piping. Cracks and corrosion to original plumbing piping were reported by the onsite point of contact and several areas of moisture on ceiling tiles were observed below the piping. It is quite common for piping of this age to develop problems of long-term corrosion with thinning walls and/or interior mineral deposit accumulation, especially once it has aged for over 40 years. As such, replacement of the supply lines with copper and sanitary lines with PVC is recommended. A budgetary cost is included. The plumbing fixtures, including toilets, sinks, and urinals were observed to be in fair condition, with renovations occurring to both the gymnasium and auditorium restrooms.

The building is controlled by a main switchboard with supplemental panels and step-down transformers scattered throughout the building. The switchboard, along with a number of panels and transformers, is original to the 1970 construction and are recommended for replacement in the short to near term. The light fixtures throughout most of the facility utilize older, inefficient linear fluorescent lamps compared to today's now increasingly affordable and more commonplace LED equivalents. During the next lighting retrofit project, replacement with newer LED fixtures is highly recommended to save substantial amounts of energy. LEDs were only observed in the main gymnasium and the renovated gymnasium and auditorium restrooms. Emergency power is provided by a natural gas generator and although the unit is still functional, it is planned to be replaced by a larger on-site generator in the short term according to onsite personnel.

The building is protected by a wet pipe sprinkler system with exhaust hoods for the commercial kitchen and fire extinguishers throughout. Laboratory exhaust hoods are also present for science classrooms. A number of exhaust hoods have "Maintenance Required" stamps and are not recommended for use. The fire alarm system and main control panel were reported to be functioning adequately. However, the panel and some devices throughout the building appear to be older and should be upgraded to keep up with the current standards. A budget for replacements is included for the near term. The commercial and residential kitchen and laundry equipment appear to be functioning suitably. Typical lifecycle replacement and ongoing maintenance of the MEPF equipment is budgeted and anticipated.

Site

The site encompasses an area of around 29 acres and consists of mostly asphalt parking lots, concrete walkways, and sports fields and courts. Two interior courtyards were observed within the footprint of the main building. Furnishings include picnic tables, benches, and trash receptacles within the courtyards as well as scattered throughout the site. The asphalt parking lots had numerous deficiencies including transverse cracking throughout with more significant alligator cracking in some areas. Site lighting is provided by metal halide fixtures, and it is recommended to replace these with LEDs. Stadium lighting at the site's football field is reportedly inadequate and requires replacement. Other site deficiencies include aging ancillary structures, small areas of cracking concrete and asphalt walkways, transverse cracking to asphalt tennis court surfaces, damaged retaining walls, and eroded landscaping at the baseball field. Replacements and repairs for all deficiencies have been included and budgeted for the short term.

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 0.624582.