



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Rock Terrace School
11400 Marcliff Road
Rockville, MD 20852

PREPARED BY:

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Bureau Veritas

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Building: Systems Summary

Address	11400 Marcliff Road, Rockville, MD 20852	
GPS Coordinates	39.041433, -77.1301193	
Constructed/Renovated	1950/ 2020	
Building Area	48,024 SF	
Number of Stories	2 above grade level	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open web steel joists and concrete strip wall and slab foundation	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum	Good
Roof	Primary: Flat construction with built-up finish	Good
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, unfinished concrete Ceilings: Painted gypsum board, ACT, Unfinished/exposed	Good
Elevators	Passenger: Passenger: 1 Electric car serving all 2 floors	Good
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good

Building: Systems Summary

HVAC	Central System: Boilers, energy recovery units, feeding water-source heat pumps and fan coils hydronic terminal units Non-Central System: Packaged units Supplemental components: Ductless split-systems, suspended unit heaters	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers and kitchen hood system	Good
Electrical	Source & Distribution: Main switchgear with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, HPS Emergency Power: Gas generator with automatic transfer switch	Good
Fire Alarm	Alarm panel (Located on Tilden Middle side) with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Commercial kitchen equipment (located on Tilden Middle side)	Good

Site Information

Site Area	16.22 acres (estimated)	
Parking Spaces	72 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Building-mounted and property entrance signage; chain link fencing Sports fields and courts Heavily furnished with park benches, picnic tables, trash Receptacles	Good
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED	Good

Historical Summary

Rock Terrace School was originally built in the 1950s as an elementary school. The original building was demolished in 2018, and the new combined structure (Rock Terrace School and Tilden Middle School building) was constructed in 2020.

Architectural

Rock Terrace School is a masonry load bearing structure and appears structurally sound, with no evidence of settlement or movement. The brick exterior, built-up roof, and double-pane aluminum windows are in good condition. The exterior components are well-maintained, showing no significant deterioration. The interior finishes, including flooring, walls, and ceilings, are generally in good condition with minimal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling is primarily provided by a central system consisting of gas-fired boilers and cooling tower that distribute conditioned water to interior water-source heat pumps and fan coils units. Supplemental conditioning is provided to isolated areas by rooftop packaged units and ductless and conventional split systems. Domestic hot water is provided by commercial gas-fired tank-type water heaters. Plumbing systems are generally well maintained. The electrical system consists of a main switchboard feeding step-down transformers and distribution panels. The system includes a diesel generator that supplies emergency power to emergency lights and exit signs. A centrally monitored fire alarm system and a wet-pipe sprinkler system cover the entire building including the adjoining Tilden Middle School. The fire alarm panel is located on the Tilden Middle School side. MEP systems and components are in good condition and only routine maintenance will be required in the near term.

Site

The Rock Terrace school site includes parking lots and sports fields. The parking lots and sidewalks are well maintained. The outdoor amenities consist of a soccer field, basketball courts, and courtyard, providing opportunities for student recreation and activities. Routine maintenance and potential replacements are expected for the site assets. Rock Terrace does share outdoor assets with the adjoining Tilden Middle School.

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 0.174886.