

# FACILITY CONDITION ASSESSMENT



*prepared for*

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



Rocking Horse Road Center  
4910 Macon Road  
Rockville, MD 20852

**PREPARED BY:**

*Bureau Veritas*  
6021 University Boulevard, Suite 200  
Ellicott City, MD 21043  
800.733.0660  
[www.bvna.com](http://www.bvna.com)

**BV CONTACT:**

*Bill Champion*  
Senior Program Manager  
443.622.5067  
[Bill.Champion@bureauveritas.com](mailto:Bill.Champion@bureauveritas.com)

**BV PROJECT #:**

*172559.25R000-225.354*

**DATE OF REPORT:**

*May 28, 2026*

**ON SITE DATE:**

*February 27, 2026*



### Building: Systems Summary

<b>Address</b>	4910 Macon Road, Rockville, MD 20852	
<b>Constructed</b>	1963	
<b>Building Area</b>	57,639 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Fair
<b>Façade</b>	Primary Wall Finish: Brick Windows: Wood / Vinyl	Fair
<b>Roof</b>	Primary: Flat with built-up finish Secondary: Flat construction with Single Ply EPDM	Fair
<b>Interiors</b>	Walls: Painted gypsum board, glazed CMU, ceramic wall tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
<b>Elevators</b>	None	--
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

## Building: Systems Summary

<b>HVAC</b>	Central System: Boilers feeding VAV and cabinet terminal units Non-Central System: Packaged units, split system Supplemental components: Unit ventilators	Fair
<b>Fire Suppression</b>	Fire extinguishers only	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, metal halide Emergency Power: Gas generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--

## Site Information

<b>Site Area</b>	18.7 acres (estimated)	
<b>Parking Spaces</b>	110 total spaces all in open lots; 9 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	Fair
<b>Site Development</b>	Property entrance signage Limited picnic tables and trash receptacles	Fair
<b>Landscaping &amp; Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED	Fair

## Historical Summary

The Rocking Horse Road Center in Rockville, MD was originally constructed in 1963 as an elementary school (often referred to as the former Montrose Elementary School). It was later converted to a municipal and educational facility. The facility has a total square footage of 57,639.

## Architectural

In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. The field of the roof has isolated areas of topping degradation. The damaged portions of the membrane must be replaced. Roof leaks have occurred within the past year, and some of these leaks remain active. All active leaks must be repaired. The windows are older wood and are separating, binding, and hard to close; some have been replaced, but the rest will require replacement in the short term. The casework throughout the building is outdated and should be replaced. The interior finishes were observed to be in fair condition overall throughout the building. Typical lifecycle replacements of the interior and exterior finishes are budgeted and anticipated.

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

Heating is provided by central system with boilers feeding radiators and cooling is provided by split system units and package units. There are unit ventilators throughout the classrooms. Majority of the HVAC components are outdated and in need of replacement. Upgrading HVAC components may improve comfort space and efficiency.

The property has had a history of plumbing leaks, and some piping replacements have been necessary. Based on this history and the age of the piping, the plumbing systems require full replacement.

The vast majority of electrical components within the building, including the circuit breaker panels, switchboards, and wiring, are original to the 1963 construction. A full modernization/upgrade is recommended to the aging interior electrical infrastructure.

The building is not protected by fire suppression; Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, BUREAU VERITAS recommends a retrofit be performed.

The central alarm panel appears to be more than 15 years old. Based on its age and because replacement parts and components for this type of equipment may be obsolete, the alarm panel requires replacement.

## Site

Site maintenance appears to be fair, and site improvements and landscaping are generally in fair condition. The parking lot has developed numerous potholes and heavy surface wear and should be milled and overlaid. The sidewalk has isolated areas of cracking and uneven pavement. To prevent trip hazards, sidewalk repairs are recommended. A significant portion of the site lighting has been upgraded to LED, and it is recommended that the remaining lighting is upgraded to improve energy efficiency.

## 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 0.436836**