FACILITY CONDITION ASSESSMENT

prepared for

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

Brooke Grove Elementary School
2700 Spartan Road
Olney, MD 20832

PREPARED BY:
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DATE OF REPORT:
May 1, 2026

ON SITE DATE:
January 17, 2026

Building: Systems Summary

Address	2700 Spartan Road; Olney, MD	
GPS Coordinates	39.1569484, -77.0501011	
Constructed/Renovated	1990	
Building Area	73,080 SF	
Number of Stories	2 above grade	
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 modified bituminous finish Secondary: Hip with standing seam metal	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, and painted CMU Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, terrazzo and coated concrete Ceilings: Painted gypsum board, ACT and Unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all floors	Good
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary		
HVAC	Central System: Boilers and chiller feeding fan coil units Non-Central System: Packaged units, split systems Supplemental components: Ductless split systems and suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: Linear fluorescent and CFL Exterior Building-Mounted Lighting: HPS and halogen Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair

Site Information		
Site Area	10.96 acres (estimated)	
Parking Spaces	80 total spaces all in open lots; 2 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 and Property entrance signage; chain link fencing. Playgrounds and sports fields and courts Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS and metal halide	Fair

Historical Summary

The elementary school campus was originally constructed in 1990 and has not undergone any significant renovations throughout its history. Minor modernization projects have been implemented, including updates to the interior finishes of the main office suite in 2020. Since the original construction, the facility has maintained its core infrastructure, with only incremental, non-structural improvements undertaken.

Architectural

Due to good maintenance practices, the elementary school appears structurally sound, with no structural-related deficiencies reported or observed. The exterior finishes comprise brick and aluminum windows, complemented by a built-up roof. though staff reported it was replaced in 2016. Reports of leaks in localized areas were noted, potentially originating from the roof or other sources, prompting the inclusion of a comprehensive study to investigate the issue. Additionally, potential mold growth was reported in rooms 18 and 11H, with a study included for further evaluation. Interior finishes are generally in fair condition, though the VCT flooring in the cafeteria exhibits several patches and widespread wear, with recommended replacement. Typical roof, interior, and exterior finish replacements are budgeted and anticipated based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been adequately maintained. Most HVAC equipment was reportedly replaced in 2016, comprising boilers, chiller, split systems and packaged units for heating and cooling. Boiler #1 exhibited water leaking from its bottom, and pump #4 has been out of service awaiting repairs. Reports of leaking pipes in the ceiling between the first and second floor in room 9 have prompted the inclusion of a study to mitigate the issue. The plumbing system is reportedly adequate, with equipment and fixtures updated as needed, and hot water supplied by a gas water heater replaced in 2020. Electrical systems provide generally adequate service, though potentially undersized or outdated, as more than one large piece of equipment cannot be used simultaneously. Upgrades to the electrical system are recommended. Emergency power is supplied by an exterior generator and automatic transfer switch, replaced in 2021. A facility-wide fire suppression and fire alarm system adequately serves the site. Ongoing routine maintenance of MEPF equipment is recommended.

Site

Site maintenance appeared to be adequate. The asphalt pavement and concrete sidewalk appeared to be in fair condition. It was reported that mulch from the playground surface was clogging the drain, causing a drainage issue. Replacement with pour-in-place rubber is recommended to mitigate the problem.

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 0.438899.