FACILITY CONDITION ASSESSMENT

prepared for

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

Oakland Terrace Elementary School
2720 Plyers Mill Road
Silver Spring, MD 20902

PREPARED BY:
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DATE OF REPORT:
August 20, 2025

ON SITE DATE:
April 23, 2025

Elementary School Building: Systems Summary

Address	2720 Plyers Mill Road, Silver Spring, MD 20902	
GPS Coordinates	39°01’44.00” N ; 77°03’27.65” W	
Constructed/Renovated	1950 / 1993	
Building Area	79,145 SF	
Number of Stories	1 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*	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, painted and glazed CMU Floors: Ceramic tile, quarry tile, VCT, wood sports floor Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Elementary School Building: Systems Summary		
HVAC	Central System: Boilers, chillers, and air handlers feeding ductwork and unit ventilators Non-Central System: Rooftop units and split-system condensing units Supplemental components: Suspended unit heaters	Good
Fire Suppression	Fire sprinkler system	Poor
Electrical	Source and Distribution: Main switchboard with copper Interior Lighting: LED, linear fluorescent, CFL Exterior Building-Mounted Lighting: LED, HPS Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes	Fair
Equipment/Special	Commercial kitchen equipment	Fair

Site Information		
Site Area	7 acres (estimated)	
Parking Spaces	Around 80 total spaces all in open lots; around 5 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair

Site Information		
Site Development	Building-mounted signage; chain link fencing Playgrounds Limited park benches and picnic tables	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, and bushes 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: LED, HPS, metal halide	Fair

Historical Summary

The facility was constructed in 1950 and substantially renovated in 1993. It is used as an elementary school for the local community.

Architectural

The school building is constructed with masonry bearing walls on concrete slab foundations, featuring durable concrete and masonry exteriors. 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. Flat roofs top the structure, typical of educational facilities in the region. Aluminum windows and steel doors, while functional, require ongoing upkeep. Interiors are in fair overall condition, having undergone periodic updates. Walls are primarily painted gypsum board, with ceramic tile in restrooms for added durability. Flooring consists mainly of vinyl composition tile (VCT) and ceramic tile, appropriate for high-traffic school environments. Ceilings alternate between acoustical ceiling tiles (ACT) and painted gypsum board. While generally functional, some interior elements may be approaching the end of their lifecycle, suggesting the need for planned replacements and upgrades to maintain the quality of the learning environment.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The school's MEPF systems present a mix of recently updated and older components. The HVAC system underwent significant renovation in 2021-2022, featuring three 2021 boilers for heating and a 2021 chiller for cooling, working in conjunction with ventilation units and air handlers. Some older components, such as pumps and unit heaters, were retained. Plumbing systems are adequate, with a 2015 water heater providing hot water and no significant issues reported. The electrical system appears sufficient, with a switchboard distributing power to panels throughout the building and a new 2024 generator for emergency power. Fire protection includes alarm and sprinkler systems throughout the facility. However, the aged sprinkler system has been problematic, with a recent significant leak, and is recommended for near-term replacement. Overall, while HVAC and electrical systems are largely up-to-date, the fire suppression system requires attention to ensure safety and reliability.

Site

The facility’s site includes asphalt paved parking and drive areas, as well as areas of concrete sidewalk. There is chain-link fencing around areas of the rear near the basketball court and the generator. Pole lights are present throughout the site. Four ancillary classrooms are also present.

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. A School Facility with full estimated life of all systems (a brand new school) would have a 0 FCI. The FCIs cannot exceed 1.

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 0.629575.