FACILITY CONDITION ASSESSMENT

prepared for

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

Olney Elementary School
3401 Queen Mary Drive
Olney, MD 20832

PREPARED BY:
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DATE OF REPORT:
April 10, 2026

ON SITE DATE:
January 28, 2026

Building: Systems Summary

Address	3401 Queen Mary Drive, Bethesda, MD 20832	
GPS Coordinates	39.1492 N, 77.0682 W	
Constructed/Renovated	1954/ 1990	
Building Area	68,755 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by wood joists and open-web steel joists *and concrete strip/wall footing* foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted and glazed CMU, painted gypsum Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, stained coated concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
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, chillers and air handlers Non-Central System: Split-system heat pumps and package units	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: Linear fluorescent Exterior Building-Mounted Lighting: LED and HPS 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	9.88 acres	
Parking Spaces	80 total spaces all in open lots; 4 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 Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick retaining walls 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	Fair

Historical Summary

The elementary school was originally constructed in 1954, with small renovation projects undertaken throughout its history. The most significant addition occurred in 1990, expanding the facility by 29,955 square feet. Since the 1990 addition, the facility has not undergone any substantial renovations.

Architectural

With no significant structural deficiencies observed, the elementary school demonstrates good maintenance practices and structural integrity. The exterior finishes comprise of brick with aluminum windows and small sections of wood windows, with the wood windows noted as exceedingly aged, though no specific issues were reported. The roof finishes consist of built-up materials and asphalt shingles. It was reported that a partial roof replacement took place recently and is slated for completion at a later date. The roof ladder was found to be extremely loose, presenting a potential safety issue. Interior finishes are generally in fair condition, with the VCT flooring exhibiting several patches and widespread wear throughout the corridors. Typical roofs, exterior, and interior 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, with HVAC equipment replaced incrementally between 2017-2018. The HVAC infrastructure comprises chillers, air handlers, package units, and split systems for heating and cooling. The plumbing system is reportedly adequate, with equipment and fixtures updated as needed, and hot water supply fed from a gas water heater located in the boiler room. Electrical systems provide generally satisfactory service, with no significant deficiencies reported, and electrical distribution fed from the main switchboards. Emergency power is supplied by a gas emergency generator and two automatic transfer switches. Facility-wide fire suppression and fire alarm systems adequately serves the facility. Ongoing routine maintenance of MEPF equipment is recommended.

Site

The site appeared to be adequately maintained, though the majority of the site was covered in snow during the site visit, limiting comprehensive assessment. In the areas that could be evaluated, the asphalt pavement and concrete sidewalks exhibited cracks in localized areas. Site lighting was reported to adequately serve the facility.

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 0.393667.