FACILITY CONDITION ASSESSMENT

prepared for

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

Forest Oak Middle School
651 Saybrooke Oaks Boulevard
Gaithersburg, MD 20877

PREPARED BY:
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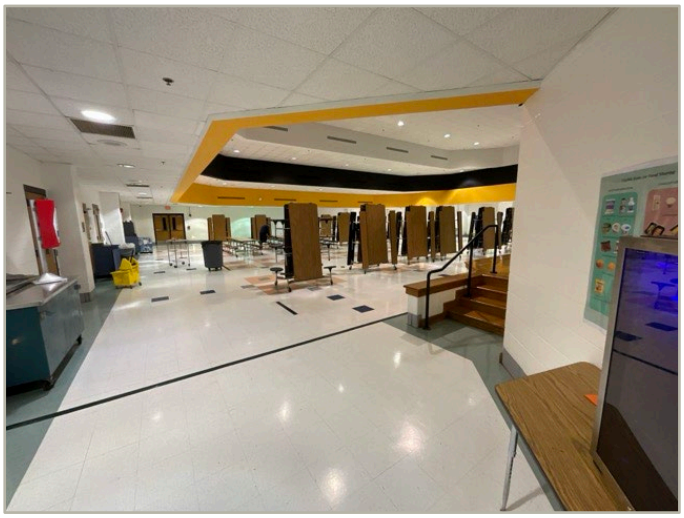
DATE OF REPORT:
May 8, 2026

ON SITE DATE:
February 23, 2026



Building: Systems Summary

Address	651 Saybrooke Oaks Boulevard, Gaithersburg, MD 20877	
GPS Coordinates	39°09’14.97” N ; 77°11’06.50” W	
Constructed/Renovated	1999	
Building Area	132,259 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Steel columns, beams, and 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: Gable construction with asphalt shingles	Good
Interiors	Walls: Painted gypsum board, painted CMU Floors: Carpet, VCT, wood strips, painted concrete Ceilings: ACT, unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic cars serving 2 floors	Fair
Plumbing	Distribution: Copper supply piping and waste & ventilation piping Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Building: Systems Summary		
HVAC	Central System: Boilers, chillers feeding AHUs, hydronic cabinet terminal units, FCUs Non-Central System: Split systems	Fair
Fire Suppression	Sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, HPS, CFL Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair

Site Information		
Site Area	41.2 acres	
Parking Spaces	Around 110 spaces in lot	
System	*Description*	*Condition*
Site Pavement	Asphalt parking lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalk	Fair
Site Development	Building-mounted signage; chain link fencing Playgrounds and sports fields Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, and bushes 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, HPS	Fair

Historical Summary

The building construction was completed in 1999 and there has not been a major renovation since that time. The most obvious improvement was roof replacement in 2023.

Architectural

The construction system appears to be a combination of steel columns and beams, and masonry load bearing walls supported by a concrete foundation. It appears structurally sound, with no significant areas of settlement or structural-related deficiencies reported or observed. The roof membranes could not be observed closely due to snow, although leaking was reported. The roof was only installed 2.5 years ago so it is under warranty. Overall, the exterior envelope systems and components were observed to be performing adequately. Some teachers have complained about mold, but there has been testing and the tests were unable to find any mold. Interior finishes have generally been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear. Although, the paint in the building service area flooring had significantly deteriorated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The central HVAC system is made up of boilers, chillers, and cooling tower feeding roof mounted and interior air handling units. The HVAC systems and BMS controls were reported to generally have issues. Several rooms are reported to be too hot or cold, although an exact cause was unknown. It is likely partially due to aged equipment. Most of the major equipment has exceeded their expected useful life and should be replaced in the near term.
The plumbing systems are also a mix of original and replacement, and plumbing appears adequate for the facility, with equipment and fixtures generally updated as needed. Two domestic gas water heaters are fairly new and provide hot water throughout. No significant leaks or pressure issues were reported with the plumbing system.
Electrical service equipment and systems appear generally adequate. Although exterior lighting was reportedly too dim, particularly in the rear. It is recommended to replace fixtures in the short term.
A fire alarm and sprinkler system are present.

Site

The facility’s site includes asphalt paved parking and drive areas, as well as areas of concrete sidewalk. Pole lights are present throughout the site. Chain-link fencing surrounds a cooling tower and the tennis courts.

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 0.50504.