FACILITY CONDITION ASSESSMENT

prepared for

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

Dr. Martin Luther King, Jr. Middle School
13737 Wisteria Drive
Germantown, Maryland 20874

PREPARED BY:
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DATE OF REPORT:
May 8, 2026

ON SITE DATE:
October 27-29, 2025

Building: Systems Summary

Address	13737 Wisteria Drive, Germantown, MD 20874	
GPS Coordinates	39.1808929, -77.2851618	
Constructed/Renovated	1996	
Building Area	135,867 SF	
Number of Stories	2 above grade (mechanical mezzanines are present but not included in the count)	
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 Secondary Wall Finish: EIFS Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Good
Interiors	Walls: Painted gypsum board, painted CMU, glazed CMU Floors: Carpet, VCT, ceramic tile, quarry tile, rubber tile, wood strip, sports wood floor, parquetry wood, painted concrete, unfinished concrete Ceilings: Painted gypsum board and ACT, unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all floors	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, showers, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding VAV, hydronic fan coil, baseboard radiators, and cabinet terminal units Non-Central System: Split-system condensing units Supplemental components: Ductless split-system, suspended unit heaters, PTAC	Poor

Building: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, HPS Exterior Building-Mounted Lighting: Metal halide 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, commercial laundry equipment	Fair

Site Information		
Site Area	18.61 acres (estimated)	
Parking Spaces	116 total regular parking spaces all in open lots; 7 of which are accessible 16 total bus parking spaces in open lot	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Building-mounted and Property entrance signage; chain link and brick wall fencing Dumpsters set on asphalt pavement at service drive area Playgrounds and sports fields and courts with player benches and fencing Heavily furnished with park benches, picnic tables, trash receptacles	Poor
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete retaining walls Low to moderate site slopes, with severe site slopes along the southwest corner and east sides of the school and on the south boundary	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS Pedestrian walkway and landscape accent lighting	Fair

Historical Summary

The building was originally constructed in 1996, with reported periodic updates since construction. The property is used as a middle school. The property is located to the north side of Wisteria Drive. The facility is reported to be consistently occupied and in use.

Architectural

The exterior envelope systems and components were observed to be performing adequately. The roof was reportedly replaced in 2020 and in good overall condition. There are, however, significant areas of moss staining that occur on the north exterior wall and isolated areas of deteriorated brick mortar joints at the exterior walls by the loading docks. Overgrown trees that overhang the roof surfaces are included under Site below. Interior finishes have been adequately maintained throughout and have been periodically replaced as needed over the years; however, some interior deficiencies were observed as follows: an isolated area of water damaged gypsum board wall in the cafeteria; significant areas of deteriorated painted finishes on concrete floors in the mechanical and electrical rooms; there are significant areas of worn, deteriorated, and cracked VCT flooring in the building, including the lobby and hallway just past main office, cafeteria, office work room, staff lounge, receiving area, stage mechanical/storage room, as well as various locations throughout the school on the 1st and 2nd floors. Budgetary costs are included for these deficiencies. In addition, typical lifecycle-based interior and exterior finish replacements are also budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been adequately maintained since the building was first occupied. The HVAC system appears to be mostly original to the 1996 construction of the property and shows significant evidence of corrosion and leaks. Some of the units, such as the boilers and air handling units, are approaching the end of their estimated useful life (EUL), while other units, such as the cooling towers, chillers, and fan coil units, have exceeded their EUL and utilize discontinued R-22 refrigerant. The facility HVAC is also controlled using an outdated pneumatic system supplied by an air compressor; the main air compressor reportedly failed and replaced with an air compressor from another school. The property is reportedly planning for near future HVAC upgrades.
In general, the plumbing systems are reportedly adequate to serve the facility, with equipment and fixtures updated as needed. The electrical systems and components were reported to provide generally adequate service, with no significant deficiencies reported or observed. Some electrical upgrades recently completed was the installation of a new backup generator and some electrical transformers. Also, solar panels were recently installed on the roof, but some of the work by contractors is still in process of finishing this work. The property is currently in the process of upgrading the entire facility interior lights to LED; the work by contractors started within the last couple weeks. The facility is protected with a complete fire alarm and fire suppression systems throughout the building and appears to be adequate. Regular inspections and maintenance are highly recommended throughout the reserve replacement term. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are also budgeted and anticipated.

Site

The parking lots and drive aisles consist of asphalt pavement serving most of the school property, with limited areas of concrete pavement at the ADA parking stalls and loading dock areas. The pedestrian walkways are concrete with asphalt paved sidewalks leading to the play areas. The site is illuminated by pole lights and building exterior wall lights. The property has new concrete sidewalks at the front of the school and new asphalt paved parking lots. The school property is equipped with play areas, including asphalt paved basketball and tennis courts, and grass surfaced sports fields. Some site deficiencies were observed as follows: there are isolated areas of cracking and slight depressions of the asphalt pavement in the bus parking lot and bus exit drive area; isolated areas of spalling and cracking concrete pavement at the loading dock areas, as well as isolated areas of deteriorated concrete stair treads by the load dock area; isolated areas of spalling and cracking concrete sidewalks on east side concrete ramp and on the north and west sides of the building; there are significant areas of deteriorated painted finishes and a hole through CMU block at the tennis/basketball courts CMU fence wall; there are significant areas of efflorescence of the brick masonry retaining wall/fence at the southwest corner of the school, as well as isolated areas of damaged brick and bent metal guardrail; overgrown trees overhanging the roof surfaces on the north side of the building. Repairs of the site deficiencies will be required immediately, along with continued routine maintenance and typical lifecycle replacements during the reserve term.

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 0.470808.