FACILITY CONDITION ASSESSMENT

prepared for

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

Rosa M. Parks Middle School
19200 Olney Mill Road
Olney, MD 20832

PREPARED BY:
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DATE OF REPORT:
May 8, 2026

ON SITE DATE:
February 19, 2026

Main Building: Systems Summary

Address	19200 Olney Mill Road, Olney, MD 20832	
Constructed	1992	
Building Area	137,469 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Steel	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, glazed CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, rubber Ceilings: Painted gypsum board, ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all 2 floors	Fair
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Main Building: Systems Summary		
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding fan coil Non-Central System: Packaged units, Ductless split-systems Supplemental components: Suspended unit heaters, Make-up air units	Fair
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 Exterior Building-Mounted Lighting: LED 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	24 acres (estimated)	
Parking Spaces	121 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	Property entrance signage; Wrought Iron fencing; Sports fields and courts with chain link fencing Heavily furnished park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited 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

Rosa Parks Middle School was originally constructed in 1992. No major renovations have been reported since original construction date. The building is two stories and has a total of 137,469 total square feet.

Architectural

In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. The field of the roof has isolated areas of topping degradation. The damaged portions of the membrane must be replaced. The windows were observed to be in fair condition with no window leaks reported. Window glazing is budgeted and anticipated. The interior finishes were observed to be in fair to good condition throughout building. The casework throughout the classrooms is outdated and should be replaced. The finishes in the elevator cab are worn and require replacement. Typical lifecycle replacements of the interior and exterior finishes are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The majority of the MEPF systems and components are original to the 1992 construction. Heating and cooling are provided by a central system with boilers, chillers, air handlers and cooling tower feeding fan coil units. The HVAC system is problematic and outdated and in need of a complete renovation. Multiple locations inside facility have ventilation issues complaints by staff. The building automation system is also outdated and should be replaced to improve efficiency and indoor comfort space.
The property has had a history of plumbing leaks, and some piping replacements have been necessary. Based on this history and the age of the piping, the plumbing systems require full replacement. The vast majority of electrical components within the building, including the circuit breaker panels, switchboards, step-down transformers, and wiring, are original to the 1992 construction. A full modernization/upgrade is recommended to the aging interior electrical infrastructure. The generator is in good condition and was recently replaced in 2024. The elevator utilizes outdated controls and equipment. Full modernization is recommended.
The fire alarm systems appear somewhat antiquated and not up to current standards. Due to the age of the components, a full modernization project is recommended. The central alarm panel appears to be original. Based on its age and because replacement parts and components for this type of equipment may be obsolete, the alarm panel requires replacement.

Site

Site maintenance appears to be good, and site improvements and landscaping are generally in good condition. The concrete sidewalks have areas of cracking and uneven pavement. Sidewalk repairs are recommended. Site lighting is HPS and upgrade to LED is recommended. The sport courts include tennis and basketball, which are both generally in fair condition.

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 0.599852.