FACILITY CONDITION ASSESSMENT

prepared for

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



Sherwood High School
300 Olney-Sandy Spring Road
Sandy Spring, MD 20860

PREPARED BY:
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DATE OF REPORT:
October 13, 2025

ON SITE DATE:
August 18-22, 2025





Building: Systems Summary

Address	300 Olney-Sandy Spring Road, Sandy Spring, MD 20860	
GPS Coordinates	39.1496409, -77.0332379	
Constructed/Renovated	1950	
Building Area	333,154 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	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Hip construction Asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, wood strip, quarry tile Ceilings: Painted gypsum board, ACT, Unfinished/exposed	Fair
Elevators	Passenger: Two hydraulic cars serving all two floors Freight: None	Fair
Plumbing	Distribution: Copper supply and cast iron, PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, air handlers, cooling tower, chillers feeding Fan coils and Unit ventilators Non-Central System: Packaged units (RTUs) Supplemental components: Ductless split-systems, Split systems	Fair

Building: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard, Transformer, panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, CFL Emergency Power: Natural gas 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	40 acres (estimated)	
Parking Spaces	580 total spaces all in open lots; 8 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, Property entrance signage; chain link fencing Sports fields and courts with bleachers, dugouts, fencing, and site lights	Good
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Low to moderate site slopes throughout along east boundary	Good
Utilities	Municipal water and sewer	Good
Site Lighting	Pole-mounted: LED	Fair

Historical Summary

Sherwood High School was constructed in 1950 and substantially renovated in 1991. According to public record, the renovation included structural improvement to the building, so much so that students were moved to a temporary location for one year.

Architectural

The school building is constructed with masonry bearing walls on concrete slab foundation, featuring durable concrete and masonry exteriors. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. Most of the roof surfaces are flat with built-up finishes. Other roofs are vaulted with asphalt shingles. Aluminum windows and steel doors, while functional, require ongoing upkeep. The exterior envelope and components were observed to be performing adequately. Interior finishes are in fair overall condition, having undergone periodic updates. Walls are primarily painted gypsum board, with ceramic tiles in restrooms. Flooring consists mainly of vinyl composition tile (VCT), quarry tile, 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 are 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)

HVAC utilizes a central cooling and heating system for most of the spaces. The system runs off air-cooled and water-cooled chillers, and gas fired boilers that have exceeded their estimated useful life (EUL). The chilled and heated water are distributed by pumps to hydronic unit ventilators, fan coil units, and air handlers located in different mechanical spaces and common areas throughout the school. The heating and cooling system is in overall fair condition. Exhaust ventilation is provided by roof mounted exhaust fans that will require lifecycle replacement within the study period.

Domestic hot water is provided by recently replaced gas-fired water heaters located in the boiler rooms. The plumbing fixtures were observed to be in fair condition and are currently in the middle of their useful life.

The electrical system is composed of main switchboards, panel boards and transformers. The electrical branch wiring and components are approaching their useful life and will require replacement in the short term. The lighting system currently utilizes linear fluorescent fixtures. The solar power system on the roof is in fair condition.

The fire alarm system is currently in fair condition and operating sufficiently. The building utilizes a fire suppression system that was observed to be in fair condition.

The commercial kitchen equipment is generally in fair condition and will require replacement within the study period. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Site

The school occupies a 49-acre site, featuring typical amenities for a high school campus. The property includes asphalt parking areas and concrete sidewalks connecting various building entrances and site locations. The parking lots are in fair condition. The campus includes sport fields and courts were in good-fair condition. Site lighting is provided by pole-mounted and building-mounted fixtures. Chain-link fencing surrounds most of the property perimeter for security and were in good 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 0.496420.