FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools
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DATE OF REPORT:
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ON SITE DATE:
September 29, 2025

Clarksburg Elementary School
13530 Redgrave Place
Clarksburg, MD 20871

Main Building: Systems Summary

Address	13530 Redgrave Place; Clarksburg, MD 20871	
GPS Coordinates	39.2372,77.2811	
Constructed/Renovated	1952	
Building Area	54,983 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	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Painted CMU and ceramic Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas and electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chiller, and air handlers Non-Central System: Packaged units Supplemental components: Ductless split-systems and split-system heat pumps	Fair

Main Building: Systems Summary		
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: Linear fluorescent and CFL Exterior Building-Mounted Lighting: LED and halogen, 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	8.1 acres (estimated)	
Parking Spaces	85 total spaces all in open lots; 4 of which are ADA compliant	
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; wood board and chain link fencing; Playgrounds Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED and metal halide	Fair

Historical Summary

The facility was originally constructed in 1952 and renovated in 1993. The campus consists of a main building, preschool building, and modular building. Since the 1993 renovation, the facility has undergone only necessary upgrades throughout the years.

Architectural

The facilities were observed to be well-maintained due to good maintenance practices. The facilities appeared structurally sound, with no structural-related deficiencies reported or observed. The elementary school campus consists of single-story masonry and wood-framed buildings. The exterior finishes consist of brick and aluminum windows. The primary roof finish is a built-up system. The VCT flooring showed some signs of wear in isolated areas. The interior and exterior finishes replacements are budgeted and anticipated based on their useful life and normal wear and tear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been adequately maintained. The majority of the HVAC equipment was replaced in 2022. The HVAC system consists of boilers, package units, an outdoor air-cooled chiller, air handlers, and ductless split systems, as well as split system heat pumps for dedicated heating and cooling. Additionally, the walk-in freezer and refrigerator were recently replaced in 2025.
In general, the plumbing system is reportedly adequate to serve the facility, with equipment and fixtures updated as needed. Hot water distribution is provided by a gas water heater and an electric water heater.
The electrical system and components were reported to provide generally adequate service, with no significant deficiencies reported or observed. The main switchboard is located in the main electrical room. The exterior gas generator and supporting components were updated in 2024.
A facility-wide fire suppression and fire alarm system adequately serve the facility. Ongoing routine maintenance of the MEPF equipment is recommended.

Site

The roadways, parking lots, and sidewalks have been periodically repaved and replaced as needed over the years. In a small section of the parking lot, there is a pothole and alligator cracking. A cost has been included for repairs. The site lighting adequately serves the parking lots.

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 0.506174.