FACILITY CONDITION ASSESSMENT

prepared for

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

Little Bennett Elementary School
23930 Burdette Forest Road
Clarksburg, MD 20871

PREPARED BY:
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DATE OF REPORT:
April 13, 2026

ON SITE DATE:
October 29, 2025

Building: Systems Summary

Address	23930 Burdette Forest Road, Clarksburg, MD 20871	
GPS Coordinates	39.2461658, -77.2755678	
Constructed/Renovated	2006	
Building Area	82511 SF	
Number of Stories	2 above grade with 0 below-grade basement levels	
System	*Description*	*Condition*
Structure	Masonry bearing walls and steel frame 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	Good
Roof	Primary: Flat construction with modified bitumen roofing. Secondary: Hip construction with Asphalt roofing.	Fair
Interiors	Walls: Painted gypsum board, glazed CMU Floors: Carpet, VCT, Ceramic tile, quarry tile, wood strip Ceilings: ACT and Gypsum Plaster	Fair
Elevators	Passenger: 1 hydraulic cars serving all floors.	Fair
Plumbing	Distribution: Copper supply and cast-iron and PVC waste and vent Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary		
HVAC	Central System: Geothermal water source heat pumps, air handling units Supplemental components: Ductless split systems, suspended electric unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system.	Fair
Electrical	Source and 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	5.11 acres	
Parking Spaces	102 total spaces all in open lots; all 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, stairs.	Fair
Site Development	Property entrance signage; chain link fencing Playgrounds and sports fields and courts Trash Receptacles	Fair
Landscaping & Topography	Significant 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: LED Pedestrian walkway and landscape accent lighting	Fair

Historical Summary

Little Bennett Elementary School is a relatively modern facility in the Montgomery County Public Schools system, opened in August/September 2006 to serve the growing Clarksburg area and relieve overcrowding in nearby elementary schools. The school was developed as part of the Clarksburg Master Plan build-out and designed from the outset as a “Green School.” Since opening, the building has been well maintained, with no major renovations or system replacements reported; the facility and its building systems generally remain as originally constructed in 2006 and are performing as intended.

Architectural

Architecturally, Little Bennett Elementary School presents as a contemporary K-5 facility with a compact, functional layout designed to support modern instructional programs. The building envelope consists of original 2006 construction, including exterior walls, roofing, windows, doors, and insulated assemblies that appear to be in good condition with no visible signs of significant distress, water infiltration, or envelope failure. Interior finishes including suspended acoustical ceiling systems, painted gypsum board, resilient VCT flooring, and typical elementary classroom casework are original to the building and remain in good condition, reflecting consistent custodial care and periodic minor touch-ups rather than large-scale replacement. Corridors, classrooms, administrative spaces, media center, and support areas are clean, well maintained, and functionally adequate for current educational needs. No immediate architectural or envelope upgrades are warranted beyond normal cyclical maintenance.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Little Bennett Elementary School’s mechanical and electrical systems are all original 2006 installations and remain in good operating condition. The central geothermal heat pumps system, chemical feed equipment, VFDs, air-handling units, and exhaust fans are functioning properly with no major deficiencies observed. Electrical components, including the main service panels, branch panels, interior lighting, emergency systems, and distribution wiring are also performing well with no signs of overload, damage, or code concerns. All systems appear well maintained, fully operational, and adequate for current building needs. Only routine preventative maintenance and long-term lifecycle planning are recommended currently.

Site

The site is functional and generally well maintained, including walkways, parking areas, bus loops, and playground spaces. The only major concern is the asphalt pavement, which shows widespread cracking across most areas and will require full resurfacing or reconstruction soon. Aside from the pavement condition, all other site elements appear to be in good condition with no significant issues.

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 0.469804.