

FACILITY CONDITION ASSESSMENT



prepared for

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



Benjamin Banneker Middle School
14800 Perrywood Drive
Burtonsville, MD 20866

PREPARED BY:

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DATE OF REPORT:

August 15, 2025

ON SITE DATE:

April 28-29, 2025



Middle School Building: Systems Summary

Address	14800 Perrywood Drive, Burtonsville, MD 20866	
GPS Coordinates	39.0959319, -76.9486435	
Constructed/Renovated	1974	
Building Area	118,800 SF	
Number of Stories	2 above grade level	
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: Asphalt Shingles Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: None	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, Unfinished Floors: Carpet, VCT, ceramic tile, wood strip, unfinished concrete Ceilings: Painted gypsum board and ACT, Unfinished/exposed	Fair
Elevators	Passenger: One hydraulic car	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, chiller, cooling tower, air handlers, feeding fan coil units Non-Central System: RTU's, Wall-mounted units Supplemental components: Ductless split-system	Fair

Middle School Building: Systems Summary

Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Good
Electrical	Source & Distribution: Main switchboard, step-down panel with copper Interior Lighting: LED, linear fluorescent, Exterior Building-Mounted Lighting: 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	Good
Equipment/Special	Commercial kitchen equipment	Fair

Site Information

Site Area	10 acres (estimated)	
Parking Spaces	115 total spaces all in open lots; 5 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks and curbs	Fair
Site Development	Building-mounted signage; chain link fencing Sports fields and courts with fencing, and site lights Limited 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 north boundary	Good
Utilities	Municipal water and sewer	Good
Site Lighting	Pole-mounted: LED	Fair

Historical Summary

Benjamin Banneker Middle School is located within the Montgomery County Public Schools (MCPS) district and serves grades 6 through 8. The school is committed to preparing students for high school by fostering academic excellence, integrity, and personal growth. The school's mission emphasizes responsibility for learning, problem-solving, and positive contributions to the school climate.

Architectural

The building structure consists of masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. The exterior envelope systems and components were observed to be performing adequately; furthermore, the exterior brick will need to be cleaned and sealed during the evaluation period. Issues with the building envelope, such as roof leaks, wall leaks, failed glazing seals, deteriorated weatherstripping, and other deficiencies, were primarily observed at the roofing system. Additional studies as well as budgetary costs for repairs have been provided to address these issues. Interior finishes vary in age and have been well maintained throughout the facilities. Finishes have been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components have an installed date of 2011 and have been well-maintained since that time. Therefore, most of the HVAC and plumbing components such as pump motors and terminal units require isolated replacements and are nearing the end of their anticipated lifecycles. The MEPF infrastructure itself is generally in fair condition; however, most of the HVAC systems will need to be replaced in the short term of the evaluation period.

The Kohler Generator was observed to be from 2013 and in fair condition. Moreover, the generator will need replacement during the evaluation period.

Site

The parking lots and sidewalks have been periodically repaved and sectionally replaced as needed over the years. However, the parking lot will need to be sealed and striped in the short term. The north parking lot has developed minor cracking and typical wear and should be milled and overlaid. Most of the site's sport courts and equipment are 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 0.522465.