

### Building Condition Assessment Full Report

Project #:	<b>AACPL</b>	Project:	<b>Assessments 2017</b>
County:	<b>Anne Arundel</b>	Region:	<b>1</b>
Site:	<b>Broadneck</b>	Site #:	<b>8180</b>
		Building:	<b>Main Bldg</b>
		Building #:	<b>8180</b>

Systems	Component(s)	% of System	Rating	Score	Possible Score	Percent Score
<b>Structural</b>						
Foundation\Structure	Single Component	100.00	Fair	13.18	21.96	60.00
Exterior Walls	Single Component	100.00	Good	12.22	13.58	90.00
Roof	Metal Roof	80.00	Poor	0.53	1.78	30.00
	Single Ply Roof	20.00	Fair	0.27	0.44	60.00
	<b>System Total:</b>			<b>0.80</b>	<b>2.22</b>	<b>36.00</b>
Exterior Windows	Single Component	100.00	Good	2.09	2.33	90.00
Exterior Doors	Single Component	100.00	Good	0.38	0.42	90.00
Interior Floors	Carpet	90.00	Poor	1.09	3.63	30.00
	Ceramic tile	10.00	Good	0.36	0.40	90.00
	<b>System Total:</b>			<b>1.45</b>	<b>4.04</b>	<b>36.00</b>
Interior Walls	Single Component	100.00	Fair	2.53	4.21	60.00
Interior Doors	Single Component	100.00	Good	1.51	1.67	90.00
Ceiling	Main reading room ceiling	70.00	Fair	2.38	3.97	60.00
	Lay-in tile ceiling	30.00	Good	1.53	1.70	90.00
	<b>System Total:</b>			<b>3.92</b>	<b>5.68</b>	<b>69.00</b>
Fixed Equipment	Kitchen equipment	20.00	Good	0.95	1.05	90.00
	Casework	80.00	Fair	2.53	4.22	60.00
	<b>System Total:</b>			<b>3.48</b>	<b>5.27</b>	<b>66.00</b>
<b>Mechanical</b>						
<b>Electrical</b>						
Main Service	Single Component	100.00	Poor	0.87	2.88	30.00
	Distribution	Single Component	100.00	Good	2.60	2.88
<b>Plumbing</b>						
Supply	Single Component	100.00	Good	0.77	0.85	90.00
Fixtures	Single Component	100.00	Good	0.77	0.85	90.00
Waste	Single Component	100.00	Good	0.77	0.85	90.00
<b>HVAC</b>						
Energy Generation	Boiler	50.00	New	4.24	4.24	100.00
	Rooftop unit	50.00	Poor	1.27	4.24	30.00
	<b>System Total:</b>			<b>5.51</b>	<b>8.48</b>	<b>65.00</b>

Project #: AACPL

Project: Assessments 2017

County: Anne Arundel

Region: 1

Site #: 8180

Building #: 8180

Site: Broadneck

Building: Main Bldg

Systems	Component(s)	% of System	Rating	Score	Possible Score	Percent Score
Distribution	Single Component	100.00	Good	4.58	5.09	90.00
Controls	Single Component	100.00	Fair	2.03	3.39	60.00
Lighting	Single Component	100.00	New	4.63	4.63	100.00
Elevators and Conveyances	Single Component		(N/A)	0.00	0.00	0.00
Connectivity	Single Component	100.00	Good	0.55	0.61	90.00
<b>Safety\Fire Protection</b>						
Means of Exit						
Exit Operation	Single Component	100.00	Good	0.39	0.44	90.00
Exit Safety	Single Component	100.00	Good	0.39	0.44	90.00
Fire Control Capability						
Fire Control Operation	Single Component	100.00	Good	1.12	1.25	90.00
Fire Control Safety	Single Component	100.00	Fair	0.75	1.25	60.00
Fire Alarm System						
Fire Alarm Operation	Single Component	100.00	Good	0.14	0.15	90.00
Fire Alarm Connectivity	Single Component	100.00	Good	0.14	0.15	90.00
Emergency Lighting	Single Component	100.00	Good	0.27	0.30	90.00
Fire Resistance	Single Component	100.00	Good	0.78	0.87	90.00
<b>ADA</b>	Single Component		Good			
<b>Total For Building :</b>				<b>68.60</b>	<b>96.74</b>	<b>70.91</b>

**Comments**

## Structural-&gt;Foundation\Structure

The bermed north wall has water intrusion.

## Structural-&gt;Roof (Metal Roof)

The metal roof is at the end of its useful life. Many joints/flashing points have failed or are deteriorating. There are several leaks.

## Structural-&gt;Roof (Single Ply Roof)

Single ply roof is newer but appears to have been patched frequently due to leaks.

## Structural-&gt;Exterior Doors

The service man door is beginning to rust.

## Structural-&gt;Interior Floors (Carpet)

The carpet tile is beginning to show wear throughout the building and the library is running low on replacement tiles. The carpet in the meeting room is water damaged along the north wall.

## Structural-&gt;Interior Walls

The north wall of the meeting room has water damage. Other walls show minor wear.

## Structural-&gt;Ceiling (Main reading room ceiling)

The ceiling in the public areas has water stains and poor acoustical characteristics.

## Structural-&gt;Fixed Equipment (Casework)

The cabinet doors in the meeting room are damaged. The laminate on the information desk is damaged.

## Mechanical-&gt;Electrical--&gt;Main Service

The main service equipment is at the end of useful life.

## Mechanical-&gt;HVAC--&gt;Energy Generation (Rooftop unit)

The rooftop unit is at end of service life.

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Site:	<b>Broadneck</b>	Building:	<b>Main Bldg</b>		

<b>Systems</b>	<b>Component(s)</b>	<b>% of System</b>	<b>Rating</b>	<b>Score</b>	<b>Possible Score</b>	<b>Percent Score</b>
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**Mechanical->HVAC-->Controls**

The meeting and staff rooms have high humidity at times. The building is uncomfortable during the "crossover" periods since the system can only heat or cool.

**Mechanical->Connectivity**

The phone, PA, and security systems all work well, but the PA system is limited in coverage.

**Safety\Fire Protection->Fire Control Capability-->Fire Control Safety**

There are fire sprinklers in the entry only.

**ADA**

The circulation desk is not accessible.

# BASYS

## Building Assessment System

### Grounds Assessment

Project #:	AACPL	Project:	Assessments 2017
County:	Anne Arundel	Region:	1
Site:	Broadneck	Site #:	8180

Systems	Component(s)	% of System	Rating	Score	Possible Score	Percent Score
<b>Grounds - Library</b>						
<b>Paved Surfaces</b>						
Parking Lots	Single Component	100.00	Good	27.00	30.00	90.00
Driveways	Single Component	100.00	Good	13.50	15.00	90.00
Sidewalks	Single Component	100.00	Good	4.50	5.00	90.00
<b>Landscaped Surfaces</b>						
Lawns\Gardens	Single Component	100.00	Fair	6.00	10.00	60.00
Irrigation System	Single Component	0.00	(N/A)	0.00	0.00	0.00
<b>Hardscaped Areas</b>						
Equipment	Single Component	100.00	Poor	1.50	5.00	30.00
Patios/Courtyards	Single Component	0.00	(N/A)	0.00	0.00	0.00
<b>Utilities</b>						
Water Service	Single Component	100.00	Good	4.50	5.00	90.00
Waste Water Service	Single Component	100.00	Good	4.50	5.00	90.00
Storm Sewer	Single Component	100.00	Good	4.50	5.00	90.00
Site Lighting	Single Component	100.00	Good	4.50	5.00	90.00
<b>Fencing</b>						
	Single Component	0.00	(N/A)	0.00	0.00	0.00
<b>Total For Site :</b>				<b>70.50</b>	<b>85.00</b>	<b>82.94</b>

**Comment**

Grounds - Library->Landscaped Surfaces-->Lawns\Gardens  
 There is at least one dead tree that needs to be cut down.

Grounds - Library->Hardscaped Areas-->Equipment  
 Temporary fuel tank for boiler is not protected. Fuel line conflicts with landscaping.


### Suitability Report - Full

Project #: AACPL	County: Anne Arundel	Site #: 8180
Project: Assessments 2017	Region: 1	Site: Broadneck
Grade Config: BDN	Site Type: Library	Site Size: 4.00

Suitability	Rating	Score	Possible Score	Percent Score
<b>Functionality Library</b>				
<b>General Environment</b>				
Interior Environment	Fair	3.25	5.00	65.00
Exterior Environment	Good	4.00	5.00	80.00
<b>Entry/Reception</b>				
Environment	Fair	0.26	0.40	65.00
Size	Fair	0.65	1.00	65.00
Location	Good	0.24	0.30	80.00
Storage/Fixed Equip	Fair	0.20	0.30	65.00
<b>Managers Offices</b>				
Environment	Fair	0.26	0.40	65.00
Size	Fair	0.65	1.00	65.00
Location	Poor	0.15	0.30	50.00
Storage/Fixed Equip	Poor	0.15	0.30	50.00
<b>Staff Work Room</b>				
Environment	Fair	0.65	1.00	65.00
Size	Fair	1.63	2.50	65.00
Location	Good	0.60	0.75	80.00
Storage/Fixed Equip	Poor	0.38	0.75	50.00
<b>Conference Rooms</b>				
Environment	Unsat	0.00	0.80	0.00
Size	Unsat	0.00	2.00	0.00
Location	Unsat	0.00	0.60	0.00
Storage/Fixed Equip	Unsat	0.00	0.60	0.00
<b>Meeting Rooms</b>				
Environment	Fair	1.82	2.80	65.00
Size	Good	5.60	7.00	80.00
Location	Poor	1.05	2.10	50.00
Storage/Fixed Equip	Fair	1.37	2.10	65.00
<b>Reading Room</b>				
Environment	Fair	1.82	2.80	65.00
Size	Fair	4.55	7.00	65.00
Location	Fair	1.37	2.10	65.00
Storage/Fixed Equip	Poor	1.05	2.10	50.00
<b>Childrens Room</b>				
Environment	Good	2.24	2.80	80.00
Size	Fair	4.55	7.00	65.00

Project #: AACPL

County: Anne Arundel

Site #: 8180

Project: Assessments 2017

Region: 1

Site: Broadneck

Grade Config: BDN

Site Type: Library

Site Size: 4.00

Suitability	Rating	Score	Possible Score	Percent Score
Location	Fair	1.37	2.10	65.00
Storage/Fixed Equip	Poor	1.05	2.10	50.00
<b>Public Service Desks</b>				
Environment	Fair	1.30	2.00	65.00
Size	Good	4.00	5.00	80.00
Location	Good	1.20	1.50	80.00
Storage/Fixed Equip	Poor	0.75	1.50	50.00
<b>Storage</b>				
Environment	Poor	0.50	1.00	50.00
Size	Poor	1.25	2.50	50.00
Location	Poor	0.38	0.75	50.00
Storage/Fixed Equip	Unsat	0.00	0.75	0.00
<b>Teen Areas</b>				
Environment	Fair	0.39	0.60	65.00
Size	Fair	0.98	1.50	65.00
Location	Fair	0.29	0.45	65.00
Storage/Fixed Equip	Unsat	0.00	0.45	0.00
<b>Other1</b>				
Environment	(N/A)	0.00	0.00	0.00
Size	(N/A)	0.00	0.00	0.00
Location	(N/A)	0.00	0.00	0.00
Storage/Fixed Equip	(N/A)	0.00	0.00	0.00
<b>Restrooms</b>				
Environment	Fair	0.26	0.40	65.00
Size	Fair	0.65	1.00	65.00
Location	Good	0.24	0.30	80.00
Storage/Fixed Equip	Unsat	0.00	0.30	0.00
<b>Custodial</b>				
Environment	Good	0.32	0.40	80.00
Size	Good	0.80	1.00	80.00
Location	Good	0.24	0.30	80.00
Storage/Fixed Equip	Good	0.24	0.30	80.00
<b>Traffic</b>				
Vehicular Traffic	Fair	1.63	2.50	65.00
Pedestrian Traffic	Fair	0.81	1.25	65.00
Parking	Fair	0.81	1.25	65.00
<b>Safety</b>				
Fencing	(N/A)	0.00	0.00	0.00
Signage & Way Finding	Fair	0.65	1.00	65.00
Ease of Supervision	Fair	1.63	2.50	65.00
Controlled Entrances	Good	0.40	0.50	80.00
<b>Total For Site:</b>		<b>60.59</b>	<b>96.00</b>	<b>63.11</b>

Comments

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County: Anne Arundel

Site #: 8180

Project: Assessments 2017

Region: 1

Site: Broadneck

Grade Config: BDN

Site Type: Library

Site Size: 4.00

Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library->General Environment-->Interior Environment Entry is dark, central information desk area has pleasant natural light, but the lighting in stack areas is poor.				
Functionality Library->General Environment-->Exterior Environment Nice setting with space for expansion. Lots of green space.				
Functionality Library->Entry/Reception-->Environment Small, odd-shaped entryway. Bi-parting doors. Probably inadequate to keep cold winds from penetrating main part of the building.				
Functionality Library->Entry/Reception-->Size The reception area is too small.				
Functionality Library->Entry/Reception-->Storage/Fixed Equip No dedicated storage in entry area.				
Functionality Library->Managers Offices-->Environment The room was designed as a small conference room.				
Functionality Library->Managers Offices-->Size The room is small and lacks space for a conference table.				
Functionality Library->Managers Offices-->Location The room is in a poor location on the meeting room corridor and far removed from staff.				
Functionality Library->Managers Offices-->Storage/Fixed Equip No dedicated storage space.				
Functionality Library->Staff Work Room-->Environment Crowded. Limited aisle space. Feels a bit claustrophobic.				
Functionality Library->Staff Work Room-->Size Fully utilized - workstation sizes are small.				
Functionality Library->Staff Work Room-->Location Relatively close to circulation.				
Functionality Library->Staff Work Room-->Storage/Fixed Equip Little to no storage (even lacks shelving).				
Functionality Library->Conference Rooms-->Environment Was converted into staff managers office.				
Functionality Library->Conference Rooms-->Size Was converted into staff managers office.				
Functionality Library->Conference Rooms-->Location Was converted into staff managers office.				
Functionality Library->Conference Rooms-->Storage/Fixed Equip Was converted into staff manager's office.				
Functionality Library->Meeting Rooms-->Environment The meeting room is windowless.				
Functionality Library->Meeting Rooms-->Size Good sized meeting room for overall size of facility.				
Functionality Library->Meeting Rooms-->Location The room is located at the end of a narrow hall.				

Project #: AACPL

County: Anne Arundel

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Project: Assessments 2017

Region: 1

Site: Broadneck

Grade Config: BDN

Site Type: Library

Site Size: 4.00

Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library->Meeting Rooms-->Storage/Fixed Equip No enclosed dedicated storage space.				
Functionality Library->Reading Room-->Environment Light in center of room is nice. Lighting in stacks is very poor. Very noisy throughout.				
Functionality Library->Reading Room-->Size Children's area predominates and splits the adult section.				
Functionality Library->Reading Room-->Location Components of adult area are in many different places and broken up by children's and young adult sections.				
Functionality Library->Reading Room-->Storage/Fixed Equip There is no storage on the floor.				
Functionality Library->Childrens Room-->Environment The area by the rear windows is very attractive. The space is noisy and active, but unstructured.				
Functionality Library->Childrens Room-->Size The size of the space is not adequate for the childrens' section.				
Functionality Library->Childrens Room-->Location Children's is very central and visible, but it splits the adult area up.				
Functionality Library->Childrens Room-->Storage/Fixed Equip No storage space on the floor. Many children's materials are on shelving that is too high.				
Functionality Library->Public Service Desks-->Environment Service desks predominate space.				
Functionality Library->Public Service Desks-->Size Service desks are large. Circulation and info desk could be unified.				
Functionality Library->Public Service Desks-->Location Circulation desk is in logical location, but the Information desk predominates prime reading room area.				
Functionality Library->Public Service Desks-->Storage/Fixed Equip There is limited storage space located in close proximity to the service desks.				
Functionality Library->Storage-->Environment Lacks storage rooms.				
Functionality Library->Storage-->Size Storage that is available is undersized.				
Functionality Library->Storage-->Location Storage not available where it is needed.				
Functionality Library->Storage-->Storage/Fixed Equip Very limited storage space.				
Functionality Library->Teen Areas-->Environment Too small to be attractive and to create ownership by teens.				
Functionality Library->Teen Areas-->Size At least it has some seating.				
Functionality Library->Teen Areas-->Location Teen area along with children's area break up adult area. Children's and teens could be pushed to ends of the "wedge".				



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Region: 1

Site: Broadneck

Grade Config: BDN

Site Type: Library

Site Size: 4.00

Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library->Teen Areas-->Storage/Fixed Equip No teen storage space in close proximity to the area.				
Functionality Library->Restrooms-->Environment Dated.				
Functionality Library->Restrooms-->Size Small for size of building and pedestrian traffic.				
Functionality Library->Restrooms-->Storage/Fixed Equip No dedicated supply storage space.				
Functionality Library->Custodial-->Environment Has sink and some storage space.				
Functionality Library->Custodial-->Location Convenient to restrooms, lobby, and meeting room.				
Functionality Library->Traffic-->Vehicular Traffic Confusing entry and exit sequence.				
Functionality Library->Traffic-->Pedestrian Traffic Potential pedestrian/vehicular conflicts.				
Functionality Library->Traffic-->Parking The branch shares parking with other uses (parks, pre-school, etc.) and the area can be congested.				
Functionality Library->Safety-->Signage & Way Finding Very basic and institutional.				
Functionality Library->Safety-->Ease of Supervision Information desk staff have their backs to children.				


### Technology Readiness Report - Full

Project #: <b>AACPL</b>	County: <b>Anne Arundel</b>	Site #: <b>8180</b>
Project: <b>Assessments 2017</b>	Region: <b>1</b>	Site: <b>Broadneck</b>

Technology Readiness	Rating	Score	Possible Score	Percent Score
<b>Technology Readiness</b>				
Comm/IT Closet Provisioning	Unsat	0.00	10.00	0.00
Comm/IT Closet Environment	Unsat	0.00	10.00	0.00
Comm/IT Closet Power	Unsat	0.00	10.00	0.00
Internet Connection Speed	Yes	15.00	15.00	100.00
Public Floor Wi-Fi	Good	15.00	15.00	100.00
Staff Workroom Wi-Fi	Good	10.00	10.00	100.00
Telephone System	Poor	3.30	10.00	33.00
Staff Workroom Electrical Outlets	Poor	3.30	10.00	33.00
Public Floor Electrical Outlets	Unsat	0.00	10.00	0.00
<b>Total For Site:</b>		<b>46.60</b>	<b>100.00</b>	<b>46.60</b>

Comments

Technology Readiness->Comm/IT Closet Provisioning  
No dedicated IT closet.

Technology Readiness->Comm/IT Closet Environment  
Hot shared space.

Technology Readiness->Comm/IT Closet Power  
No dedicated power.

Technology Readiness->Telephone System  
Reported no intercom - phones in branches vary - Looking at VOIP through County.

Technology Readiness->Staff Workroom Electrical Outlets  
Limited outlets for amount of equipment in use.

Technology Readiness->Public Floor Electrical Outlets  
No public floor outlets.