

Building Condition Assessment Full Report

Project #: AACPL	Project: Assessments 2017	Site #: 8156	Building #: 8156
County: Anne Arundel	Region: 1	Building: Main Bldg	
Site: Brooklyn Park			

Systems	Component(s)	% of System	Rating	Score	Possible Score	Percent Score
Structural						
Foundation\Structure	Single Component	100.00	Good	19.76	21.96	90.00
Exterior Walls	Single Component	100.00	Fair	8.15	13.58	60.00
Roof	Single Component	100.00	Unsat	0.00	2.22	0.00
Exterior Windows	Single Component	100.00	Fair	1.40	2.33	60.00
Exterior Doors	Single Component	100.00	Fair	0.25	0.42	60.00
Interior Floors	Single Component	100.00	Fair	2.42	4.04	60.00
Interior Walls	Single Component	100.00	Fair	2.53	4.21	60.00
Interior Doors	Single Component	100.00	Fair	1.00	1.67	60.00
Ceiling	Single Component	100.00	Poor	1.70	5.68	30.00
Fixed Equipment	Single Component	100.00	Good	4.75	5.27	90.00
Mechanical						
Electrical						
Main Service	Single Component	100.00	Poor	0.87	2.88	30.00
Distribution	Single Component	100.00	Poor	0.87	2.88	30.00
Plumbing						
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
HVAC						
Energy Generation	Single Component	100.00	Good	7.63	8.48	90.00
Distribution	Single Component	100.00	Good	4.58	5.09	90.00
Controls	Single Component	100.00	Good	3.05	3.39	90.00
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
Safety\Fire Protection						
Means of Exit						
Exit Operation	Single Component	100.00	Fair	0.26	0.44	60.00
Exit Safety	Single Component	100.00	Fair	0.26	0.44	60.00
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

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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
ADA	Single Component		Fair			
Total For Building :				70.15	96.74	72.52

Comments

Structural->Foundation\Structure

Foundation wall has some water intrusion at stairwell and some perimeter walls. At least one roof beam has delaminating plywood cover.

Structural->Exterior Walls

Concrete exterior walls need cleaning. Some areas of spalling revealing rebar. Some water intrusion especially at windows. Fascia needs painting.

Structural->Roof

Both the metal and single ply roofs are at the end of useful life.

Structural->Exterior Windows

The windows are single pane. Some joints with concrete walls are leaking water. Since there are a lot of windows in this building, the lack of good thermal characteristics is an important factor in the operation of the building.

Structural->Exterior Doors

At least one exterior man door needs to be replaced. Others do not operate smoothly. All show signs of wear.

Structural->Interior Floors

Carpet in entry is stained and due for replacement. Some ceramic tile in restrooms have stained grout.

Structural->Interior Walls

Some interior walls are stained and/or water damaged. Some walls need paint.

Structural->Interior Doors

Some interior doors show wear and some have old, knob type hardware.

Structural->Ceiling

Wood ceiling in main reading rooms is water stained. Ceiling in meeting room is damaged at sliding door/partition.

Mechanical->Electrical-->Main Service

Main service is at capacity.

Mechanical->Electrical-->Distribution

Sub panels are at capacity. Some spaces lack sufficient outlets.

Safety\Fire Protection->Means of Exit-->Exit Operation

Some exit doors do not operate smoothly.

Safety\Fire Protection->Means of Exit-->Exit Safety

Some exit doors lack panic hardware.

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

There is no fire sprinkler system.

ADA

Lower level is not directly accessible to upper level. Some restrooms are marginally accessible.

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County: Anne Arundel

Site #: 8156

Project: Assessments 2017

Region: 1

Site: Brooklyn Park

Grade Config: BPK

Site Type: Library

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Location	Poor	1.05	2.10	50.00
Storage/Fixed Equip	Poor	1.05	2.10	50.00
Public Service Desks				
Environment	Good	1.60	2.00	80.00
Size	Good	4.00	5.00	80.00
Location	Fair	0.98	1.50	65.00
Storage/Fixed Equip	Fair	0.98	1.50	65.00
Storage				
Environment	Fair	0.65	1.00	65.00
Size	Good	2.00	2.50	80.00
Location	Poor	0.38	0.75	50.00
Storage/Fixed Equip	Fair	0.49	0.75	65.00
Teen Areas				
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	Poor	0.23	0.45	50.00
Other1				
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
Restrooms				
Environment	Poor	0.20	0.40	50.00
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
Custodial				
Environment	Fair	0.26	0.40	65.00
Size	Good	0.80	1.00	80.00
Location	Fair	0.20	0.30	65.00
Storage/Fixed Equip	Poor	0.15	0.30	50.00
Traffic				
Vehicular Traffic	Fair	1.63	2.50	65.00
Pedestrian Traffic	Poor	0.63	1.25	50.00
Parking	Excel	1.25	1.25	100.00
Safety				
Fencing	(N/A)	0.00	0.00	0.00
Signage & Way Finding	Fair	0.65	1.00	65.00
Ease of Supervision	Good	2.00	2.50	80.00
Controlled Entrances	Poor	0.25	0.50	50.00
Total For Site:		63.60	96.00	66.25

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Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library->General Environment-->Exterior Environment This branch has multi-level access and no elevator, creating poor handicapped access to meeting room space. There is a lack of sidewalks. The building is tucked in behind other things and doesn't "look like a library," creating invisibility problems.				
Functionality Library->Entry/Reception-->Environment There are two entrances. One from street is really poor, since there are no sidewalks.				
Functionality Library->Entry/Reception-->Size The entry is an odd arrangement located between adult and children's area. It seems better because of ceiling height, but is actually quite small.				
Functionality Library->Entry/Reception-->Location The location of the entry is poor in several ways. It splits the public areas, is on two levels and has no elevator.				
Functionality Library->Entry/Reception-->Storage/Fixed Equip The only storage near public entrance is located in the basement.				
Functionality Library->Managers Offices-->Environment The room is not inviting.				
Functionality Library->Managers Offices-->Size The room is small with no room for a table for staff communications or meetings.				
Functionality Library->Managers Offices-->Location The office is very central, but in a busy area between circulation desk and staff workspace.				
Functionality Library->Managers Offices-->Storage/Fixed Equip Area outside of branch manager's office is used for multi-functions including storage of some supplies, multi-function printer/copier, etc.				
Functionality Library->Staff Work Room-->Environment Feels cluttered and disjointed. The room was probably large enough for six staff, but not big enough for the current staffing level of 10. Additionally, the room is oddly-shaped.				
Functionality Library->Staff Work Room-->Size Too small for staff of ten.				
Functionality Library->Staff Work Room-->Location The space is not immediately adjacent to the circulation desk.				
Functionality Library->Staff Work Room-->Storage/Fixed Equip Limited staff storage space results in cluttered appearance.				
Functionality Library->Conference Rooms-->Environment None - Branch manager says that this is a frequent request.				
Functionality Library->Conference Rooms-->Size None.				
Functionality Library->Conference Rooms-->Location None.				
Functionality Library->Conference Rooms-->Storage/Fixed Equip None.				
Functionality Library->Meeting Rooms-->Environment Windowless basement room. Attractive enough but, a basement nevertheless.				
Functionality Library->Meeting Rooms-->Size Capacity approximately 90 (may be a little high but closer to reality than some).				

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Functionality Library->Meeting Rooms-->Location				
The room is located in the basement. Handicapped access is achieved through a service door that is isolated. The emergency exit from basement area is not handicapped accessible. There is a ramp, but it is too steep.				
Functionality Library->Meeting Rooms-->Storage/Fixed Equip				
No dedicated storage space for the meeting room. There is a combined mechanical room/storage area in the basement but not suitable for storage of meeting room tables and chairs.				
Functionality Library->Reading Room-->Environment				
Daylighting is pleasant, although single-paned windows make it drafty in the winter. The furniture is dated and there is no casual/comfortable seating. There are some wooden arm chairs and rockers, but very few spaces to sit other than at tables and there are too many tables, making the space crowded. Shelving units have very little space available at end of stacks toward the wall. There is almost no perimeter space available because heating units are built into base shelves.				
Functionality Library->Reading Room-->Size				
Feels relatively large because of ceiling height, Area with computers and mysteries feels like an odd add-on.				
Functionality Library->Reading Room-->Location				
Good supervision from the service desk. This location makes sense (children's does not).				
Functionality Library->Reading Room-->Storage/Fixed Equip				
Very little storage space available on the main floor and essentially none in the adult reading room area.				
Functionality Library->Childrens Room-->Environment				
Very attractive play space/discovery dock area. Perimeter shelving is too high. Overall, the room is attractive.				
Functionality Library->Childrens Room-->Size				
Probably adequate for the size of branch; however, they are trying to squeeze a teen area into the space as well. Space could all be for children.				
Functionality Library->Childrens Room-->Location				
Separated from the desk by the entrance. It is difficult to supervise and the placement of teens on the children's side is even more problematic.				
Functionality Library->Childrens Room-->Storage/Fixed Equip				
No storage space available adjacent to the children's room. The nearest is the basement storage/mechanical space.				
Functionality Library->Public Service Desks-->Environment				
Desk is visible and sightlines from the desk are good. Desk is probably adequate for the size of the branch.				
Functionality Library->Public Service Desks-->Size				
Adequate for the size of the branch.				
Functionality Library->Public Service Desks-->Location				
Well located to serve the adults. Not well located to serve children.				
Functionality Library->Public Service Desks-->Storage/Fixed Equip				
Limited storage space for supplies, etc. in the area outside of the branch manager's office.				
Functionality Library->Storage-->Environment				
Storage is primarily concentrated in the combined mechanical/storage room in the basement. This space serves multiple needs.				
Functionality Library->Storage-->Size				
The combined mechanical/storage/wiring closet space is sufficient in size for the building but the location is not good. It is very remote for serving the main portion of the library.				
Functionality Library->Storage-->Location				
The only major storage area is located in the basement.				

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Functionality Library->Storage-->Storage/Fixed Equip Quite a bit of shelving in the storage space but it is traditional book shelving rather than deep storage shelving.				
Functionality Library->Teen Areas-->Environment Too small to be attractive and to create ownership by teens.				
Functionality Library->Teen Areas-->Size There is limited seating available.				
Functionality Library->Teen Areas-->Location Location in the children's space is not ideal.				
Functionality Library->Teen Areas-->Storage/Fixed Equip There is no dedicated storage for the teen area.				
Functionality Library->Restrooms-->Environment Lower restrooms difficult to supervise because of lack of staff on lower level.				
Functionality Library->Restrooms-->Size Upstairs is small. Downstairs are somewhat better.				
Functionality Library->Restrooms-->Location Only one public restroom upstairs. Basement rest rooms are better but they are locked off most of the time.				
Functionality Library->Restrooms-->Storage/Fixed Equip No dedicated supply storage space; only large general storage/mechanical room.				
Functionality Library->Custodial-->Environment Custodial space in the basement is good, but located far away from most of the public activity.				
Functionality Library->Custodial-->Location Poorly located.				
Functionality Library->Custodial-->Storage/Fixed Equip Storage inconveniently located.				
Functionality Library->Traffic-->Vehicular Traffic The vehicle access to a relatively invisible site is poor. You can't tell where you're going.				
Functionality Library->Traffic-->Pedestrian Traffic There are no sidewalks. Pedestrian/vehicle conflicts are not as much of an issue.				
Functionality Library->Traffic-->Parking Parking is adequate for the building.				
Functionality Library->Safety-->Signage & Way Finding Exterior signage is nearly invisible. Interior signage is overdone and looks cheap, not integrated, and added on.				
Functionality Library->Safety-->Ease of Supervision There is good supervision of adult area; but it is not adequate for children's area.				
Functionality Library->Safety-->Controlled Entrances Lower public entry is problematic due to lack of visibility and transference of sound.				

