BASYS
Building Assessment System

Building Condition Assessment Full Report

Project #: AACPL	**Project:** Assessments 2017			
County: Anne Arundel	**Region:** 1	**Site #:** 8158		**Building #:** 8158
Site: Crofton		**Building:** Main Bldg		

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	Good	12.22	13.58	90.00
Roof	Single Component	100.00	Fair	1.33	2.22	60.00
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	Ceramic Tile	10.00	Good	0.36	0.40	90.00
	Carpet in meeting rooms	10.00	Poor	0.12	0.40	30.00
	Carpet in main areas	80.00	Fair	1.94	3.23	60.00
	System Total:			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	Good	1.51	1.67	90.00
Ceiling	Single Component	100.00	Good	5.11	5.68	90.00
Fixed Equipment	Single Component	100.00	Good	4.75	5.27	90.00
Mechanical						
Electrical						
Main Service	Single Component	100.00	Good	2.60	2.88	90.00
Distribution	Single Component	100.00	Good	2.60	2.88	90.00
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	Good	4.17	4.63	90.00
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	Good	0.39	0.44	90.00

Systems	Component(s)	% of System	Rating	Score	Possible Score	Percent Score
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	Good	1.12	1.25	90.00
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
ADA	Single Component		Good			
Total For Building :				**83.79**	**96.74**	**86.62**

Comments

Structural->Exterior Walls
  Concrete window sills need cleaning.

Structural->Roof
  The roof is 15 years old and has at least one active leak at the skylight.

Structural->Interior Floors (Carpet in meeting rooms)
  Carpet in meeting rooms is very stained and soiled.

Structural->Interior Floors (Carpet in main areas)
  Carpet has minor stains.

Structural->Interior Walls
  Interior walls have some soiling and water damage/cracking from past mechanical failure.

Structural->Fixed Equipment
  Toilet partitions are stained.

Mechanical->HVAC-->Distribution
  The system is out of balance sometimes.

Mechanical->HVAC-->Controls
  Building has high humidity sometimes.

Safety\Fire Protection->Means of Exit-->Exit Safety
  Meeting room doors need panic hardware to maintain room occupancy level.

ADA
  Restroom vanities have a cabinet under the sink which makes them not accessible.

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Grounds Assessment

Project #:	AACPL	Project:	Assessments 2017		
County:	Anne Arundel	Region:	1	Site #:	8158
Site:	Crofton				

Systems	Component(s)	% of System	Rating	Score	Possible Score	Percent Score
Grounds - Library						
Paved Surfaces						
Parking Lots	Single Component	100.00	Poor	9.00	30.00	30.00
Driveways	Single Component	100.00	Fair	9.00	15.00	60.00
Sidewalks	Single Component	100.00	Good	4.50	5.00	90.00
Landscaped Surfaces						
Lawns\Gardens	Single Component	100.00	Good	9.00	10.00	90.00
Irrigation System	Single Component	100.00	Good	4.50	5.00	90.00
Hardscaped Areas						
Equipment	Single Component	100.00	Good	4.50	5.00	90.00
Patios/Courtyards	Single Component	100.00	Fair	3.00	5.00	60.00
Utilities						
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
Fencing	Single Component	100.00	Good	4.50	5.00	90.00
Total For Site :				**66.00**	**100.00**	**66.00**

Comment

Grounds - Library->Paved Surfaces-->Parking Lots
  Parking lots have cracks and potholes and some poor drainage.

Grounds - Library->Paved Surfaces-->Driveways
  The driveway paving is cracked.

Grounds - Library->Hardscaped Areas-->Patios/Courtyards
  The awning at the main entrance needs painting.

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Suitability Report - Full

Project #: AACPL	**County:** Anne Arundel	**Site #:** 8158
Project: Assessments 2017	**Region:** 1	**Site:** Crofton
Grade Config: CRO	**Site Type:** Library	**Site Size:** 17.00

Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library				
General Environment				
Interior Environment	Good	4.00	5.00	80.00
Exterior Environment	Good	4.00	5.00	80.00
Entry/Reception				
Environment	Excel	0.40	0.40	100.00
Size	Excel	1.00	1.00	100.00
Location	Good	0.24	0.30	80.00
Storage/Fixed Equip	Good	0.24	0.30	80.00
Managers Offices				
Environment	Good	0.32	0.40	80.00
Size	Excel	1.00	1.00	100.00
Location	Excel	0.30	0.30	100.00
Storage/Fixed Equip	Excel	0.30	0.30	100.00
Staff Work Room				
Environment	Good	0.80	1.00	80.00
Size	Good	2.00	2.50	80.00
Location	Excel	0.75	0.75	100.00
Storage/Fixed Equip	Good	0.60	0.75	80.00
Conference Rooms				
Environment	Good	0.64	0.80	80.00
Size	Good	1.60	2.00	80.00
Location	Excel	0.60	0.60	100.00
Storage/Fixed Equip	Poor	0.30	0.60	50.00
Meeting Rooms				
Environment	Good	2.24	2.80	80.00
Size	Fair	4.55	7.00	65.00
Location	Excel	2.10	2.10	100.00
Storage/Fixed Equip	Poor	1.05	2.10	50.00
Reading Room				
Environment	Good	2.24	2.80	80.00
Size	Good	5.60	7.00	80.00
Location	Good	1.68	2.10	80.00
Storage/Fixed Equip	Fair	1.37	2.10	65.00
Childrens Room				
Environment	Good	2.24	2.80	80.00
Size	Good	5.60	7.00	80.00

Suitability	Rating	Score	Possible Score	Percent Score
Location	Excel	2.10	2.10	100.00
Storage/Fixed Equip	Fair	1.37	2.10	65.00
Public Service Desks				
Environment	Excel	2.00	2.00	100.00
Size	Good	4.00	5.00	80.00
Location	Good	1.20	1.50	80.00
Storage/Fixed Equip	Good	1.20	1.50	80.00
Storage				
Environment	Excel	1.00	1.00	100.00
Size	Fair	1.63	2.50	65.00
Location	Good	0.60	0.75	80.00
Storage/Fixed Equip	Good	0.60	0.75	80.00
Teen Areas				
Environment	Good	0.48	0.60	80.00
Size	Good	1.20	1.50	80.00
Location	Good	0.36	0.45	80.00
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	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	(N/A)	0.00	0.00	0.00
Custodial				
Environment	Good	0.32	0.40	80.00
Size	Excel	1.00	1.00	100.00
Location	Good	0.24	0.30	80.00
Storage/Fixed Equip	Good	0.24	0.30	80.00
Traffic				
Vehicular Traffic	Good	2.00	2.50	80.00
Pedestrian Traffic	Good	1.00	1.25	80.00
Parking	Good	1.00	1.25	80.00
Safety				
Fencing	(N/A)	0.00	0.00	0.00
Signage & Way Finding	Good	0.80	1.00	80.00
Ease of Supervision	Good	2.00	2.50	80.00
Controlled Entrances	Good	0.40	0.50	80.00
Total For Site:		**76.07**	**95.70**	**79.49**

Comments

Suitability	Rating	Score	Possible Score	Percent Score

Functionality Library->General Environment-->Interior Environment

The space has natural light and light finishes. It feels airy and inviting, however there is noise transfer from other areas.

Functionality Library->General Environment-->Exterior Environment

The building is not as visible as it should be, but it is an attractive setting on a major thoroughfare.

Functionality Library->Entry/Reception-->Environment

This is a generous space with doors offset to create isolation of cold drafts getting into main portion of building. There is good natural light in area which is used for displays and a vending machine. The space could be used more effectively.

Functionality Library->Entry/Reception-->Size

Large lobby space.

Functionality Library->Entry/Reception-->Location

A unusual in that the entry is at the far end of a building with a public area that is long and narrow. This provides a good control point, but is odd. The outer appearance of the entry is very plain, lacking any interest or energy.

Functionality Library->Entry/Reception-->Storage/Fixed Equip

There is some storage and a janitorial closet in the hallway to the meeting room in close proximity to the entry lobby.

Functionality Library->Managers Offices-->Environment

A little long and narrow, but a decent-sized office with good light.

Functionality Library->Managers Offices-->Size

About the perfect size for a branch manager's office. There is adequate room for a small table for meeting with a few staff members.

Functionality Library->Managers Offices-->Location

Near the staff office spaces but enough out of the workflow to be reasonably private. Also located close to the public.

Functionality Library->Managers Offices-->Storage/Fixed Equip

The space is immediately adjacent to a large, lockable supply closet.

Functionality Library->Staff Work Room-->Environment

Good area. A lot of thought went into the work spaces and making sure that a variety of tasks could be accommodated. However, the cubicles with constructed walls, rather than using office system furniture, make the space less flexible.

Functionality Library->Staff Work Room-->Size

Probably still OK but not a lot of surplus space.

Functionality Library->Staff Work Room-->Location

There is easy access to the circulation desk and access to the information desk.

Functionality Library->Staff Work Room-->Storage/Fixed Equip

Several storage closets in close proximity.

Functionality Library->Conference Rooms-->Environment

Decent conference room with entries from both the staff and public sides. Usually used for staff purposes only. Could be made available for public use.

Functionality Library->Conference Rooms-->Size

Probably would hold 15 (about 8-10 at table).

Functionality Library->Conference Rooms-->Location

Can be used for both staff and public purposes.

Suitability	Rating	Score	Possible Score	Percent Score

Functionality Library->Conference Rooms-->Storage/Fixed Equip
  No separate storage facility for the conference rom.

Functionality Library->Meeting Rooms-->Environment
  Natural light, high ceiling. Attractive.

Functionality Library->Meeting Rooms-->Size
  Library needs a much larger meeting room. Current room has a capacity of 100 (50 on each side of dividers).

Functionality Library->Meeting Rooms-->Location
  It is in a convenient location off the lobby with a separate entrance from the children's area.

Functionality Library->Meeting Rooms-->Storage/Fixed Equip
  While there is some storage available nearby, None was provided for tables and chairs IN the meeting room itself.

Functionality Library->Reading Room-->Environment
  The space has nice light. It is crowded with furniture.

Functionality Library->Reading Room-->Size
  This area should be larger. The use of long tables (8-tops butted end to end) isn't very welcoming.

Functionality Library->Reading Room-->Storage/Fixed Equip
  No storage space adjacent to the adult reading room.

Functionality Library->Childrens Room-->Environment
  This is a pleasant space, but largely wide open.   Picture books are on 66" high shelving. The play areas and seating
  are good. There is space needed for collections.

Functionality Library->Childrens Room-->Size
  This space is too small and appears to be heavily used.

Functionality Library->Childrens Room-->Location
  Children's room is in the right place with a link to the meeting room; however, it needs to be enclosed.

Functionality Library->Childrens Room-->Storage/Fixed Equip
  No dedicated storage space.

Functionality Library->Public Service Desks-->Environment
  Very pleasant light at the circulation desk (frosted skylight overhead). A bit long and intimidating but overall a good
  desk. Information desk has been reduced in size but could be reduced even more.

Functionality Library->Public Service Desks-->Size
  Circulation desk is about right or maybe a little large. Information desk could be reduced significantly or perhaps
  combined with the circulation desk.

Functionality Library->Public Service Desks-->Location
  Fairly intuitive for the public.

Functionality Library->Public Service Desks-->Storage/Fixed Equip
  Addition of cabinet doors on shelving behind desk was an excellent idea. Provides additional storage and hides a lot
  of clutter.

Functionality Library->Storage-->Environment
  Very good storage areas with several located in various parts of the building.

Functionality Library->Storage-->Size
  The facility lacks one big, centralized storage room.

Functionality Library->Storage-->Location
  Storage scattered throughout the building.

Suitability	Rating	Score	Possible Score	Percent Score

Functionality Library->Storage-->Storage/Fixed Equip
  Many have good characteristics. What is lacking is a large storage room with deep storage shelving rather than book shelving.

Functionality Library->Teen Areas-->Environment
  Teen area is one of the best in Anne Arundel County. It would benefit from being enclosed.

Functionality Library->Teen Areas-->Size
  Not adequate in size.

Functionality Library->Teen Areas-->Location
  Decent sightlines from the information desk.

Functionality Library->Teen Areas-->Storage/Fixed Equip
  No adjacent storage space.

Functionality Library->Restrooms-->Size
  Small for the size of the building and amount of user traffic.

Technology Readiness Report - Full

Project #: AACPL	**County:** Anne Arundel			**Site #:** 8158	
Project: Assessments 2017	**Region:** 1			**Site:** Crofton	

Technology Readiness	Rating	Score	Possible Score	Percent Score
Technology Readiness				
Comm/IT Closet Provisioning	Good	10.00	10.00	100.00
Comm/IT Closet Environment	Fair	6.70	10.00	67.00
Comm/IT Closet Power	Good	10.00	10.00	100.00
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	Fair	5.00	10.00	50.00
Public Floor Electrical Outlets	Fair	6.70	10.00	67.00
Total For Site:		**81.70**	**100.00**	**81.70**

Comments

Technology Readiness->Comm/IT Closet Provisioning
  Good room, but should be lockable.

Technology Readiness->Comm/IT Closet Environment
  Not sure if it has independent heating/cooling.

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
  Limited public outlets.