

Building Condition Assessment Full Report

Project #:	AACPL	Project:	Assessments 2017
County:	Anne Arundel	Region:	1
Site:	Deale	Site #:	8172
		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 ply roof	60.00	Poor	0.40	1.33	30.00
	Metal	40.00	Fair	0.53	0.89	60.00
		System Total:		0.93	2.22	42.00
Exterior Windows	Single Component	100.00	Poor	0.70	2.33	30.00
Exterior Doors	Single Component	100.00	Fair	0.25	0.42	60.00
Interior Floors	Ceramic Tile	10.00	Good	0.36	0.40	90.00
	Carpet	90.00	Poor	1.09	3.63	30.00
		System Total:		1.45	4.04	36.00
Interior Walls	Single Component	100.00	Good	3.79	4.21	90.00
Interior Doors	Single Component	100.00	Good	1.51	1.67	90.00
Ceiling	Single Component	100.00	Fair	3.41	5.68	60.00
Fixed Equipment	Single Component	100.00	Good	4.75	5.27	90.00
Mechanical						
Electrical						
Main Service	Single Component	100.00	Fair	1.73	2.88	60.00
Distribution	Single Component	100.00	Fair	1.73	2.88	60.00
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	Original building	80.00	Poor	2.03	6.78	30.00
	Addition	20.00	Good	1.53	1.70	90.00
		System Total:		3.56	8.48	42.00
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	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	Fair	0.36	0.61	60.00

Systems	Component(s)	% of System	Rating	Score	Possible Score	Percent Score
Safety\Fire Protection						
Means of Exit						
	Exit Operation	Single Component	100.00	Good	0.39	90.00
	Exit Safety	Single Component	100.00	Fair	0.26	60.00
Fire Control Capability						
	Fire Control Operation	Single Component	100.00	Good	1.12	90.00
	Fire Control Safety	Single Component	100.00	Fair	0.75	60.00
Fire Alarm System						
	Fire Alarm Operation	Single Component	100.00	Good	0.14	90.00
	Fire Alarm Connectivity	Single Component	100.00	Good	0.14	90.00
	Emergency Lighting	Single Component	100.00	Good	0.27	90.00
	Fire Resistance	Single Component	100.00	Good	0.78	90.00
	ADA	Single Component		Good		
Total For Building :					73.09	96.74
						75.55

Comments

Structural->Roof (Single ply roof)

The roof has numerous leaks typically where the flat roof meets the vertical wall.

Structural->Roof (Metal)

The metal roof and fascia have faded.

Structural->Exterior Windows

The exterior window wall system is single pane and the frames are at the end of service life.

Structural->Exterior Doors

The rear exterior door is plywood and is delaminating.

Structural->Interior Floors (Carpet)

The carpet is worn, faded and at the end of service life.

Structural->Ceiling

The ceiling tiles and wood slats are water stained and damaged.

Mechanical->Electrical-->Main Service

The main service equipment is old and at the end of service life.

Mechanical->Electrical-->Distribution

Some of the sub-panel are at capacity and there are too few outlets in the main reading room.

Mechanical->HVAC-->Energy Generation (Original building)

The chiller lacks capacity for the building which has a high central atrium. The boiler was recently inspected and found to be in violation of the code. It is at the end of service life.

Mechanical->HVAC-->Controls

The control system does not always communicate well with the central control.

Mechanical->Connectivity

The security system is at the end of service life. The phone, security cameras and IT are all good.

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

The rear exit has no landing.

Project #: AACPL

Project: Assessments 2017

County: Anne Arundel

Region: 1

Site #: 8172

Building #: 8172

Site: Deale

Building: Main Bldg

Systems	Component(s)	% of System	Rating	Score	Possible Score	Percent Score
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Safety\Fire Protection->Fire Control Capability-->Fire Control Safety
There is no fire sprinkler system.

Grounds Assessment

Project #:	AACPL	Project:	Assessments 2017
County:	Anne Arundel	Region:	1
Site:	Deale	Site #:	8172

Systems	Component(s)	% of System	Rating	Score	Possible Score	Percent Score
Grounds - Library						
Paved Surfaces						
Parking Lots	Single Component	100.00	Fair	18.00	30.00	60.00
Driveways	Single Component	100.00	Good	13.50	15.00	90.00
Sidewalks	Single Component	100.00	Good	4.50	5.00	90.00
Landscaped Surfaces						
Lawns\Gardens	Single Component	100.00	Good	9.00	10.00	90.00
Irrigation System	Single Component	0.00	(N/A)	0.00	0.00	0.00
Hardscaped Areas						
Equipment	Single Component	100.00	Good	4.50	5.00	90.00
Patios/Courtyards	Single Component	0.00	(N/A)	0.00	0.00	0.00
Utilities						
Water Service	Single Component	100.00	Fair	3.00	5.00	60.00
Waste Water Service	Single Component	100.00	Poor	1.50	5.00	30.00
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	0.00	(N/A)	0.00	0.00	0.00
Total For Site :				63.00	85.00	74.12

Comment

Grounds - Library->Paved Surfaces-->Parking Lots

The paving has minor cracks, and needs stripping. There is a pothole at the front of the building.

Grounds - Library->Utilities-->Water Service

The water service is from a well and has to be treated for bacteria. This is a frequent problem.

Grounds - Library->Utilities-->Waste Water Service

The waste line take a long route to a grinder pump which requires frequent maintenance. The pump has failed and the system has backed up several times in the past.

Suitability Report - Full

Project #: AACPL	County: Anne Arundel	Site #: 8172
Project: Assessments 2017	Region: 1	Site: Deale
Grade Config: SCO	Site Type: Library	Site Size: 3.00

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	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	Poor	0.15	0.30	50.00
Managers Offices				
Environment	Good	0.32	0.40	80.00
Size	Fair	0.65	1.00	65.00
Location	Fair	0.20	0.30	65.00
Storage/Fixed Equip	Fair	0.20	0.30	65.00
Staff Work Room				
Environment	Fair	0.65	1.00	65.00
Size	Good	2.00	2.50	80.00
Location	Fair	0.49	0.75	65.00
Storage/Fixed Equip	Good	0.60	0.75	80.00
Conference Rooms				
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
Meeting Rooms				
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	Excel	2.10	2.10	100.00
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	Poor	1.05	2.10	50.00
Childrens Room				
Environment	Fair	1.82	2.80	65.00
Size	Fair	4.55	7.00	65.00

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Site #: 8172

Project: Assessments 2017

Region: 1

Site: Deale

Grade Config: SCO

Site Type: Library

Site Size: 3.00

Suitability	Rating	Score	Possible Score	Percent Score
Location	Fair	1.37	2.10	65.00
Storage/Fixed Equip	Fair	1.37	2.10	65.00
Public Service Desks				
Environment	Good	1.60	2.00	80.00
Size	Good	4.00	5.00	80.00
Location	Good	1.20	1.50	80.00
Storage/Fixed Equip	Fair	0.98	1.50	65.00
Storage				
Environment	Good	0.80	1.00	80.00
Size	Fair	1.63	2.50	65.00
Location	Fair	0.49	0.75	65.00
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	Good	0.36	0.45	80.00
Storage/Fixed Equip	Unsat	0.00	0.45	0.00
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	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	Good	2.00	2.50	80.00
Pedestrian Traffic	Fair	0.81	1.25	65.00
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:		68.52	96.00	71.37

Comments

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Project: Assessments 2017

Region: 1

Site: Deale

Grade Config: SCO

Site Type: Library

Site Size: 3.00

Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library->General Environment-->Interior Environment Good light. Multiple leaks and receptacles to catch water detract significantly from look and feel.				
Functionality Library->General Environment-->Exterior Environment Some people misidentify building as a church because of its "steeple" design.				
Functionality Library->Entry/Reception-->Environment Little transition from outside to interior of building.				
Functionality Library->Entry/Reception-->Size Small.				
Functionality Library->Entry/Reception-->Location Visible from the parking lot.				
Functionality Library->Entry/Reception-->Storage/Fixed Equip No dedicated storage nearby.				
Functionality Library->Managers Offices-->Size Office is small and cluttered.				
Functionality Library->Managers Offices-->Location Kind of a labyrinth in the staff area.				
Functionality Library->Managers Offices-->Storage/Fixed Equip Some storage in relatively close proximity.				
Functionality Library->Staff Work Room-->Environment Solid, unmovable walls make the area claustrophobic and less flexible.				
Functionality Library->Staff Work Room-->Location Staff area was an add on and is inconveniently located.				
Functionality Library->Staff Work Room-->Storage/Fixed Equip Some storage available.				
Functionality Library->Conference Rooms-->Environment None.				
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 Nice addition with separate entrance, 128 capacity.				
Functionality Library->Meeting Rooms-->Location The room was an add on and is not near the entrance. It is accessible through the adult area.				
Functionality Library->Meeting Rooms-->Storage/Fixed Equip Both chair/table storage and programming closet.				
Functionality Library->Reading Room-->Environment Nice lighting. Feels a bit crowded.				
Functionality Library->Reading Room-->Size They try to fit a lot in a relatively small space.				

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Grade Config: SCO

Site Type: Library

Site Size: 3.00

Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library->Reading Room-->Storage/Fixed Equip No storage space immediately connected to the reading room.				
Functionality Library->Childrens Room-->Environment The space feels squeezed in and play space dominates the area.				
Functionality Library->Childrens Room-->Size The space is not adequate.				
Functionality Library->Childrens Room-->Location The place for children should be away from the door.				
Functionality Library->Childrens Room-->Storage/Fixed Equip There is some storage space for children's materials, but it isn't near the children's area.				
Functionality Library->Public Service Desks-->Environment Space is OK but really needs to be redesigned. Cart storage is chaotic and there are so many computer terminals that it has to be confusing for patrons. Could be redesigned and some space could be reclaimed.				
Functionality Library->Public Service Desks-->Size Larger service desks than necessary.				
Functionality Library->Public Service Desks-->Storage/Fixed Equip Very limited storage space available in desk area.				
Functionality Library->Storage-->Environment Better than many of the branches.				
Functionality Library->Storage-->Size Storage space is not adequate for the branch.				
Functionality Library->Storage-->Location There are several storage areas. Storage in meeting rooms is excellent. Inadequate in other areas.				
Functionality Library->Storage-->Storage/Fixed Equip Very limited storage space except in meeting room.				
Functionality Library->Teen Areas-->Environment Attractive teen area even though it is small.				
Functionality Library->Teen Areas-->Size Small but reasonable given the overall small size of the branch.				
Functionality Library->Teen Areas-->Location There are several storage areas. Storage in meeting rooms is excellent. Inadequate in other areas.				
Functionality Library->Teen Areas-->Storage/Fixed Equip No dedicated teen storage space.				
Functionality Library->Restrooms-->Environment The restrooms were replaced when the meeting room addition was put on.				
Functionality Library->Restrooms-->Size Rest rooms are non-gender, single person lockable units.				
Functionality Library->Restrooms-->Location The restrooms are hard to find for the general public. They are in a good location for the meeting room.				
Functionality Library->Restrooms-->Storage/Fixed Equip No dedicated storage space for supplies in restrooms.				

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Region: 1

Site: Deale

Grade Config: SCO

Site Type: Library

Site Size: 3.00

Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library->Custodial-->Environment Lack of ventilation.				
Functionality Library->Custodial-->Size Delivery area is adequate.				
Functionality Library->Custodial-->Location Fairly central but not close to restrooms and meeting space.				
Functionality Library->Custodial-->Storage/Fixed Equip Very limited storage units for supplies and equipment.				
Functionality Library->Traffic-->Vehicular Traffic Library is out toward the end of a point. It would be better located back near the highway.				
Functionality Library->Traffic-->Pedestrian Traffic Not a good pedestrian area.				
Functionality Library->Safety-->Signage & Way Finding Signage is simple and clear, but minimal.				
Functionality Library->Safety-->Ease of Supervision Sightlines to public areas are good. Shorter shelves in the center (and not using the tops for displays in the middle) would create better sightlines.				

BASYS

Building Assessment System

Technology Readiness Report - Full

Project #: AACPL	County: Anne Arundel	Site #: 8172
Project: Assessments 2017	Region: 1	Site: Deale

Technology Readiness	Rating	Score	Possible Score	Percent Score
Technology Readiness				
Comm/IT Closet Provisioning	Fair	6.70	10.00	67.00
Comm/IT Closet Environment	Poor	3.30	10.00	33.00
Comm/IT Closet Power	Fair	6.70	10.00	67.00
Internet Connection Speed	No	0.00	15.00	0.00
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
Total For Site:		48.30	100.00	48.30

Comments

Technology Readiness->Comm/IT Closet Provisioning
They use the wiring closet for storage as well as technology.

Technology Readiness->Comm/IT Closet Environment
Doesn't appear to be on a separate system.

Technology Readiness->Comm/IT Closet Power
Does not appear to be dedicated power to room.

Technology Readiness->Internet Connection Speed
Don't know.

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.