

Building Condition Assessment Full Report

Project #: AACPL	Project: Assessments 2017	Site #: 8178	Building #: 8178
County: Anne Arundel	Region: 1	Building: Main Bldg	
Site: Eastport			

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	Good	2.00	2.22	90.00
Exterior Windows	Clerestory windows	50.00	Fair	0.70	1.16	60.00
	Windows	50.00	Good	1.05	1.16	90.00
System Total:				1.75	2.33	75.00
Exterior Doors	Single Component	100.00	Good	0.38	0.42	90.00
Interior Floors	Single Component	100.00	Good	3.63	4.04	90.00
Interior Walls	Single Component	100.00	Good	3.79	4.21	90.00
Interior Doors	Single Component	100.00	Fair	1.00	1.67	60.00
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	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	Good	0.39	0.44	90.00
Exit Safety	Single Component	100.00	Fair	0.26	0.44	60.00
Fire Control Capability						

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Systems	Component(s)	% of System	Rating	Score	Possible Score	Percent Score
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
ADA	Single Component		Good			
Total For Building :				82.10	96.74	84.87

Comments

Structural->Exterior Walls

The cement fascia needs cleaning.

Structural->Exterior Windows (Clerestory windows)

The clerestory windows are single pane.

Structural->Interior Doors

Most of the interior doors have old knob type hardware.

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

The number and location of exits appear to be minimal and should be reviewed.

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

There are no fire sprinklers.

ADA

Some interior doors have knob type hardware and the staff restroom is not accessible.

BASYS

Building Assessment System

Grounds Assessment

Project #:	AACPL	Project:	Assessments 2017
County:	Anne Arundel	Region:	1
Site:	Eastport	Site #:	8178

Systems	Component(s)	% of System	Rating	Score	Possible Score	Percent Score
Grounds - Library						
Paved Surfaces						
Parking Lots	Single Component	100.00	New	30.00	30.00	100.00
Driveways	Single Component	100.00	New	15.00	15.00	100.00
Sidewalks	Single Component	100.00	Good	4.50	5.00	90.00
Landscaped Surfaces						
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
Hardscaped Areas						
Equipment	Single Component	100.00	Fair	3.00	5.00	60.00
Patios/Courtyards	Single Component	0.00	(N/A)	0.00	0.00	0.00
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	Fair	3.00	5.00	60.00
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 :				75.00	85.00	88.24

Comment

Grounds - Library->Landscaped Surfaces-->Lawns\Gardens
Erosion is occurring along one sidewalk which causes sand/sediment to cover the sidewalk.

Grounds - Library->Hardscaped Areas-->Equipment
The handrails at the front steps are rusting.

Grounds - Library->Utilities-->Storm Sewer
There is a low spot in the SW area of the parking lot that has ponding.

Suitability Report - Full

Project #: AACPL	County: Anne Arundel	Site #: 8178
Project: Assessments 2017	Region: 1	Site: Eastport
Grade Config: EAN	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	Poor	0.20	0.40	50.00
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
Managers Offices				
Environment	Fair	0.26	0.40	65.00
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
Staff Work Room				
Environment	Fair	0.65	1.00	65.00
Size	Fair	1.63	2.50	65.00
Location	Fair	0.49	0.75	65.00
Storage/Fixed Equip	Poor	0.38	0.75	50.00
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	Unsat	0.00	2.10	0.00
Reading Room				
Environment	Fair	1.82	2.80	65.00
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	Good	2.24	2.80	80.00
Size	Good	5.60	7.00	80.00

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Region: 1

Site: Eastport

Grade Config: EAN

Site Type: Library

Site Size: 3.00

Suitability	Rating	Score	Possible Score	Percent Score
Location	Good	1.68	2.10	80.00
Storage/Fixed Equip	Poor	1.05	2.10	50.00
Public Service Desks				
Environment	Fair	1.30	2.00	65.00
Size	Fair	3.25	5.00	65.00
Location	Good	1.20	1.50	80.00
Storage/Fixed Equip	Good	1.20	1.50	80.00
Storage				
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	Poor	0.38	0.75	50.00
Teen Areas				
Environment	Good	0.48	0.60	80.00
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	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
Custodial				
Environment	Good	0.32	0.40	80.00
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
Traffic				
Vehicular Traffic	Poor	1.25	2.50	50.00
Pedestrian Traffic	Poor	0.63	1.25	50.00
Parking	Good	1.00	1.25	80.00
Safety				
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
Total For Site:		63.75	96.00	66.40

Comments

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Grade Config: EAN

Site Type: Library

Site Size: 3.00

Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library->General Environment-->Interior Environment Light is good in center and less so in the stacks (especially those with 90"+ high stacks).				
Functionality Library->General Environment-->Exterior Environment More visible than most.				
Functionality Library->Entry/Reception-->Environment Very small entry lobby is not very functional (odd shape, multiple doors/confusing).				
Functionality Library->Entry/Reception-->Size Too small to be effective.				
Functionality Library->Entry/Reception-->Location Not well located in relation to parking. Creates pedestrian/vehicular conflicts. Difficult for seniors to access. (a bit of a hill).				
Functionality Library->Entry/Reception-->Storage/Fixed Equip No dedicated space. Some storage, but not nearby.				
Functionality Library->Managers Offices-->Environment This is a windowless interior room.				
Functionality Library->Managers Offices-->Size Size is OK compared to many others.				
Functionality Library->Managers Offices-->Location The room is located in the middle of the staff area.				
Functionality Library->Managers Offices-->Storage/Fixed Equip There is a lack of storage space in close proximity.				
Functionality Library->Staff Work Room-->Environment Staff is located around the walls with the manager's office in the center. This causes a disjointed traffic flow.				
Functionality Library->Staff Work Room-->Size The staff work room does not meet the size standard.				
Functionality Library->Staff Work Room-->Location Needs to be redesigned with the delivery relocated.				
Functionality Library->Staff Work Room-->Storage/Fixed Equip Little storage space.				
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 This space is an odd shape and rather dark because of the brick, but is attractive nevertheless.				
Functionality Library->Meeting Rooms-->Size Appropriate for size of branch.				

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Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library->Meeting Rooms-->Storage/Fixed Equip No chair and table storage. No program material storage.				
Functionality Library->Reading Room-->Environment Noisy.				
Functionality Library->Reading Room-->Size This is adequate for the size of branch.				
Functionality Library->Reading Room-->Storage/Fixed Equip No dedicate storage in area. Some storage space, but not nearby.				
Functionality Library->Childrens Room-->Environment There are appropriate height shelving for some of the children's materials (42-45").				
Functionality Library->Childrens Room-->Size Reasonable for the size of the branch.				
Functionality Library->Childrens Room-->Location Probably the best placement possible.				
Functionality Library->Childrens Room-->Storage/Fixed Equip No dedicated storage space.				
Functionality Library->Public Service Desks-->Environment Service desks predominate. They are in the process of combining and reducing the size of information desk.				
Functionality Library->Public Service Desks-->Size Not much space behind the circulation portion of the desk.				
Functionality Library->Public Service Desks-->Location Proximity to entrance is good.				
Functionality Library->Public Service Desks-->Storage/Fixed Equip This is a small room that was probably the branch manager's office originally and provides some storage space.				
Functionality Library->Storage-->Environment The branch lacks storage throughout.				
Functionality Library->Storage-->Size Very little storage.				
Functionality Library->Storage-->Location Very little storage.				
Functionality Library->Storage-->Storage/Fixed Equip Very little storage.				
Functionality Library->Teen Areas-->Environment This teen area works a little better than most. It is somewhat secluded which could be a security issue.				
Functionality Library->Teen Areas-->Size Too small to be attractive and to create ownership by teens.				
Functionality Library->Teen Areas-->Location Visibility isn't good and it splits adult area.				
Functionality Library->Teen Areas-->Storage/Fixed Equip No dedicated storage.				
Functionality Library->Restrooms-->Environment Somewhat dated.				

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Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library->Restrooms-->Size Small for amount of pedestrian traffic.				
Functionality Library->Restrooms-->Storage/Fixed Equip No dedicated storage space for cleaning supplies in restrooms.				
Functionality Library->Custodial-->Environment Separate janitorial closet with floor drain/sink area.				
Functionality Library->Custodial-->Size Small for size of building.				
Functionality Library->Custodial-->Storage/Fixed Equip Some storage space provided, but not conveniently located.				
Functionality Library->Traffic-->Vehicular Traffic Major pedestrian/vehicular conflict at the entrance.				
Functionality Library->Traffic-->Pedestrian Traffic Major vehicular/pedestrian conflict at entrance.				
Functionality Library->Safety-->Signage & Way Finding The signage is clear, but overdone.				
Functionality Library->Safety-->Ease of Supervision The information desk staff have their backs to the reading room areas and are unable to provide supervision.				

Technology Readiness Report - Full

Project #: AACPL

County: Anne Arundel

Site #: 8178

Project: Assessments 2017

Region: 1

Site: Eastport

Technology Readiness	Rating	Score	Possible Score	Percent Score
Technology Readiness				
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	Poor	3.30	10.00	33.00
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
Total For Site:		49.90	100.00	49.90

Comments

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

Technology Readiness->Comm/IT Closet Environment
In boiler room - hot.

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.