

Building Condition Assessment Full Report

Project #: AACPL	Project: Assessments 2017	Site #: 8185	Building #: 8185
County: Anne Arundel	Region: 1	Building: Main Bldg	
Site: Edgewater			

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 ply roof	80.00	Poor	0.53	1.78	30.00
	Metal roof	10.00	Good	0.20	0.22	90.00
	Shingle mansard	10.00	Fair	0.13	0.22	60.00
System Total:				0.87	2.22	39.00
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	Ceramic Tile	20.00	Good	0.73	0.81	90.00
	Carpet and VCT	80.00	Fair	1.94	3.23	60.00
System Total:				2.66	4.04	66.00
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	Good	2.60	2.88	90.00
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	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	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	Good	0.55	0.61	90.00
Safety\Fire Protection						

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Building: Main Bldg

Systems	Component(s)	% of System	Rating	Score	Possible Score	Percent Score
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
ADA	Single Component		Fair			
Total For Building :				76.11	96.74	78.67

Comments**Structural->Exterior Walls**

The north wall has lots of mildew stains low on the wall. There are multiple areas that are stained from water flowing off the mansard roof.

Structural->Roof (Single ply roof)

The roof has multiple leaks. There are multiple clogged roof drains, low spots not draining to roof drains, and low spots near HVAC equipment where condensate drains may be backing up. The steel supports for the equipment screen are rusting.

Structural->Roof (Shingle mansard)

There are loose and missing shingles.

Structural->Exterior Windows

Several windows in the clerestory have lost their seal and are fogged.

Structural->Exterior Doors

One man-door on the north side allows water intrusion at heavy rains. The staff man-door is rusted and doesn't shut properly. Some man-doors need painting.

Structural->Interior Floors (Ceramic Tile)

Tile around restroom floor drains has been intentionally chipped to smooth edges of tile.

Structural->Interior Floors (Carpet and VCT)

Carpet and VCT show signs of wear and stains.

Structural->Ceiling

Many ceiling tiles are water stained and mismatched.

Structural->Fixed Equipment

The toilet partitions have minor staining/rusting.

Mechanical->Electrical-->Distribution

There is a lack of outlets near the computer stations in the reading room.

Mechanical->HVAC-->Controls

The meeting room often has high humidity.

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

There are no fire sprinklers.

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Systems	Component(s)	% of System	Rating	Score	Possible Score	Percent Score
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ADA

Staff restrooms are not ADA accessible.

BASYS

Building Assessment System

Grounds Assessment

Project #:	AACPL	Project:	Assessments 2017
County:	Anne Arundel	Region:	1
Site:	Edgewater	Site #:	8185

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	Poor	4.50	15.00	30.00
Sidewalks	Single Component	100.00	Fair	3.00	5.00	60.00
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	Good	4.50	5.00	90.00
Patios/Courtyards	Single Component	100.00	Good	4.50	5.00	90.00
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	Fair	3.00	5.00	60.00
Fencing	Single Component	0.00	(N/A)	0.00	0.00	0.00
Total For Site :				48.00	90.00	53.33

Comment

Grounds - Library->Paved Surfaces-->Parking Lots
Paving is heavily cracked and base may need replacement.

Grounds - Library->Paved Surfaces-->Driveways
Paving is heavily cracked and base may need replacement.

Grounds - Library->Paved Surfaces-->Sidewalks
Brick path is unlevel and could be tripping hazard. Sidewalk in rear of building is spalled.

Grounds - Library->Landscaped Surfaces-->Lawns\Gardens
Lawn on north side needs reseeding. Some erosion next to building on south side into parking lot.

Grounds - Library->Hardscaped Areas-->Patios/Courtyards
Concrete courtyard needs cleaning.

Grounds - Library->Utilities-->Storm Sewer
Low spot in parking lot and rear of building appears to pond near storm drain.

Grounds - Library->Utilities-->Site Lighting
Several of the pole lights (county owned) are not working.

Suitability Report - Full

Project #: AACPL	County: Anne Arundel	Site #: 8185
Project: Assessments 2017	Region: 1	Site: Edgewater
Grade Config: EDG	Site Type: Library	Site Size: 0.00

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	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	Good	0.80	1.00	80.00
Location	Fair	0.20	0.30	65.00
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	Good	0.60	0.75	80.00
Storage/Fixed Equip	Good	0.60	0.75	80.00
Conference Rooms				
Environment	Good	0.64	0.80	80.00
Size	Fair	1.30	2.00	65.00
Location	Good	0.48	0.60	80.00
Storage/Fixed Equip	Good	0.48	0.60	80.00
Meeting Rooms				
Environment	Good	2.24	2.80	80.00
Size	Good	5.60	7.00	80.00
Location	Fair	1.37	2.10	65.00
Storage/Fixed Equip	Good	1.68	2.10	80.00
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	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

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Grade Config: EDG

Site Type: Library

Site Size: 0.00

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	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	Good	1.20	1.50	80.00
Storage				
Environment	Good	0.80	1.00	80.00
Size	Good	2.00	2.50	80.00
Location	Good	0.60	0.75	80.00
Storage/Fixed Equip	Good	0.60	0.75	80.00
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	Fair	0.29	0.45	65.00
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	Fair	0.26	0.40	65.00
Size	Fair	0.65	1.00	65.00
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	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	Fair	0.65	1.00	65.00
Ease of Supervision	Good	2.00	2.50	80.00
Controlled Entrances	Good	0.40	0.50	80.00
Total For Site:		73.17	96.00	76.22

Comments

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Grade Config: EDG

Site Type: Library

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library->General Environment-->Interior Environment Reasonable height shelving contributes positively to the overall feel of openness; however, openness also contributes to noise. You can hear every noise from every area of the main library reading room (includes circulation adult, children's, etc.). The natural lighting is very pleasant.				
Functionality Library->General Environment-->Exterior Environment Some real potential for programming space on exterior of building. There is an odd arrangement for book drop access. Additional paving could provide easier public access.				
Functionality Library->Entry/Reception-->Environment Space is large enough but is sterile and uninviting.				
Functionality Library->Entry/Reception-->Size Adequate size to provide positive airlock quality.				
Functionality Library->Entry/Reception-->Location The entry to the main meeting room (down a long corridor) isn't inviting. Feels narrow and confining. Meeting room is very separate from general library space.				
Functionality Library->Entry/Reception-->Storage/Fixed Equip Building shows evidence of some real thought in regard to storage, supplies, meeting room storage, etc.				
Functionality Library->Managers Offices-->Environment Attractive space.				
Functionality Library->Managers Offices-->Size Would be better if slightly larger to allow a small table for meeting with staff.				
Functionality Library->Managers Offices-->Location The space is not appropriately located.				
Functionality Library->Managers Offices-->Storage/Fixed Equip Building shows evidence of real thought and planning in regard to storage.				
Functionality Library->Staff Work Room-->Environment Reasonable amount of back of the house space. Ridged walls to form cubicles limits flexibility or reconfiguration of space. Lack of space for easy movement of book trucks.				
Functionality Library->Staff Work Room-->Size Lacks good space for volunteers to work.				
Functionality Library->Staff Work Room-->Location Reasonably good proximity to circulation desk.				
Functionality Library->Staff Work Room-->Storage/Fixed Equip The staff work room is crowded with book trucks and needs improved storage and work flow spaces.				
Functionality Library->Conference Rooms-->Environment A bit claustrophobic.				
Functionality Library->Conference Rooms-->Size Sizes OK for branch of this size. There is a lack of tutoring spaces in the library.				
Functionality Library->Conference Rooms-->Location Both rooms are very separate from the library proper.				
Functionality Library->Conference Rooms-->Storage/Fixed Equip Large meeting room has built-in storage for tables/chairs. This is lacking in the conference room. Door to conference room from the public side should have a window/light panel to address security concerns.				

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Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library->Meeting Rooms-->Environment Large meeting room for 100 people + is pleasant. Large windows bring in natural light and electronic shades are effective in darkening the room for presentations.				
Functionality Library->Meeting Rooms-->Size Appears to be adequate for most programs that the library sponsors.				
Functionality Library->Meeting Rooms-->Location The meeting room is down a long, narrow corridor and not very inviting. It is separate from the rest of the library.				
Functionality Library->Meeting Rooms-->Storage/Fixed Equip There are built-in storage areas for chairs and tables. The area functions well.				
Functionality Library->Reading Room-->Environment Natural lighting is good, but noise levels are an issue. The octagonal design results in areas blending into one another. Adult materials bleed into children's space, for example.				
Functionality Library->Reading Room-->Size The size of the reading room is adequate. The computer area is squeezed but most shelving is appropriate in height and the arrangement of the space is fairly intuitive. Staff has done a good job of trying to utilize window spaces. There is more study table space than is needed, but the area could include leisure seating.				
Functionality Library->Reading Room-->Location The space is well located.				
Functionality Library->Reading Room-->Storage/Fixed Equip Storage space for reading room functions is somewhat removed. Information desk (and circulation desk) are both very large and barrier like. Sightlines from desks are pretty good.				
Functionality Library->Childrens Room-->Environment Fairly child friendly. Too exposed to other areas of the library and noise is an issue; however, the space has good furnishings for kids, use of some color, play space, etc.				
Functionality Library->Childrens Room-->Size Could certainly be larger; but proportionally not bad.				
Functionality Library->Childrens Room-->Location Located in the most logical spot given the configuration of the facility.				
Functionality Library->Childrens Room-->Storage/Fixed Equip No storage anywhere near the children's area.				
Functionality Library->Public Service Desks-->Environment Circulation desk configuration is a bit problematic in regard to queuing. Circulation desk is very large. Amount of space dedicated to desks is considerable.				
Functionality Library->Public Service Desks-->Size Circulation desk configuration is a bit problematic in regard to queuing. Circulation desk is very large. Amount of space dedicated to desks is considerable.				
Functionality Library->Public Service Desks-->Location Highly visible.				
Functionality Library->Public Service Desks-->Storage/Fixed Equip Some storage in circulation desk area.				
Functionality Library->Storage-->Location For the most part, storage space is well/logically located.				

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Site: Edgewater

Grade Config: EDG

Site Type: Library

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library->Teen Areas-->Environment Teen space consists of book shelves and a little seating. Too small to be attractive and to create ownership by teens.				
Functionality Library->Teen Areas-->Size It could be larger and more obvious.				
Functionality Library->Teen Areas-->Location The space is hidden.				
Functionality Library->Teen Areas-->Storage/Fixed Equip There is no interactive equipment or tools.				
Functionality Library->Restrooms-->Environment Dated.				
Functionality Library->Restrooms-->Size Small for the size of the building and amount of user traffic.				
Functionality Library->Restrooms-->Storage/Fixed Equip No dedicated supply storage in restrooms.				
Functionality Library->Custodial-->Environment Poor ventilation/lighting.				
Functionality Library->Custodial-->Size Small.				
Functionality Library->Custodial-->Location Location is dictated by design of building rather than in the most efficient/effective spot.				
Functionality Library->Custodial-->Storage/Fixed Equip Inadequate storage space for equipment and supplies.				
Functionality Library->Traffic-->Vehicular Traffic Some potential for pedestrian/vehicular conflicts.				
Functionality Library->Traffic-->Pedestrian Traffic Some potential for pedestrian/vehicular conflicts.				
Functionality Library->Safety-->Signage & Way Finding Building is fairly intuitive so they get by without a lot of signage. What is there is clear and helpful.				

Technology Readiness Report - Full

Project #: AACPL	County: Anne Arundel	Site #: 8185
Project: Assessments 2017	Region: 1	Site: Edgewater

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	Poor	3.30	10.00	33.00
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	Fair	5.00	10.00	50.00
Public Floor Electrical Outlets	Poor	3.30	10.00	33.00
Total For Site:		58.20	100.00	58.20

Comments

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

Technology Readiness->Comm/IT Closet Environment
Don't think that there is a separate system; however room was large enough that when I visited, the temperature was reasonable.

Technology Readiness->Comm/IT Closet Power
Space was designed before technology played a central role and consequently, the library has a "make do" situation.

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

Technology Readiness->Staff Workroom Electrical Outlets
Seems OK.

Technology Readiness->Public Floor Electrical Outlets
Wire poles in use. Helps that there are study carrels with outlets on one wall.