

Building Condition Assessment Full Report

Project #:	AACPL	Project:	Assessments 2017
County:	Anne Arundel	Region:	1
Site:	Glen Burnie	Site #:	8160
		Building #:	8160
		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	Fair	8.15	13.58	60.00
Roof	Single Component	100.00	Poor	0.67	2.22	30.00
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	15.00	Good	0.54	0.61	90.00
	Carpet	85.00	Unsat	0.00	3.43	0.00
System Total:				0.54	4.04	13.50
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	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	Poor	0.87	2.88	30.00
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	Fair	0.51	0.85	60.00
HVAC						
Energy Generation	Single Component	100.00	Poor	2.54	8.48	30.00
Distribution	Single Component	100.00	Poor	1.53	5.09	30.00
Controls	Single Component	100.00	Poor	1.02	3.39	30.00
Lighting	Single Component	100.00	Fair	2.78	4.63	60.00
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
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	Good	0.39	0.44	90.00
Fire Control Capability						

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 :				59.87	96.74	61.89

Comments

Structural->Exterior Walls

The concrete fascia needs cleaning. The brick walls have stained and needs minor tuck pointing.

Structural->Roof

The roof has no slope and numerous low spots that don't drain. The roof drains are clogged. There are active leaks. The skylight is cracked and leaks.

Structural->Exterior Windows

The windows are single pane and the frames are faded and rusting.

Structural->Exterior Doors

Some doors need painting and the storage room door is rusting.

Structural->Interior Floors (Carpet)

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

Structural->Interior Doors

The doors are worn and have knob type hardware.

Structural->Ceiling

Some ceiling tiles are stained at the HVAC grilles.

Mechanical->Electrical-->Main Service

The main service is original equipment and at the end of service life. There is standing water in front of the main service panel.

Mechanical->Electrical-->Distribution

There is a lack of outlets in the main reading rooms and staff areas.

Mechanical->Plumbing-->Waste

Some waste lines clog frequently due to the configuration of the piping.

Mechanical->HVAC-->Energy Generation

Both the boiler and chiller are problematic requiring frequent maintenance and are at the end of service life.

Mechanical->HVAC-->Distribution

The piping from the pumps is heavily corroded and has loose insulation. The rooms are not consistently comfortable, the system needs rebalancing.

Mechanical->HVAC-->Controls

The controls are old pneumatic type.

Mechanical->Lighting

The lighting is dim in some areas and some fixtures still have T-12 bulbs which are not energy efficient.

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Building #: 8160

Site: Glen Burnie

Building: Main Bldg

Systems	Component(s)	% of System	Rating	Score	Possible Score	Percent Score
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Mechanical->Connectivity

The IT equipment is in the boiler room.

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

There are no fire sprinklers.

BASYS

Building Assessment System

Grounds Assessment

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County:	Anne Arundel	Region:	1
Site:	Glen Burnie	Site #:	8160

Systems	Component(s)	% of System	Rating	Score	Possible Score	Percent Score
Grounds - Library						
Paved Surfaces						
Parking Lots	Single Component	100.00	Good	27.00	30.00	90.00
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	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	Poor	1.50	5.00	30.00
Patios/Courtyards	Single Component	100.00	Poor	1.50	5.00	30.00
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	Fair	3.00	5.00	60.00
Fencing	Single Component	0.00	(N/A)	0.00	0.00	0.00
Total For Site :				69.00	90.00	76.67

Comment

Grounds - Library->Paved Surfaces-->Parking Lots
The paving has minor cracking.

Grounds - Library->Paved Surfaces-->Sidewalks
The sidewalks have some spalling.

Grounds - Library->Landscaped Surfaces-->Lawns\Gardens
The lawn on the front of the building needs reseeding.

Grounds - Library->Hardscaped Areas-->Equipment
The handrail on the handicapped ramp is rusting.

Grounds - Library->Hardscaped Areas-->Patios/Courtyards
The brick patio is unlevel and has grass growing in the joints.

Grounds - Library->Utilities-->Storm Sewer
There are low spots in the parking area that ice over.

Grounds - Library->Utilities-->Site Lighting
The light poles (county owned) are rusting.

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Region: 1

Site: Glen Burnie

Grade Config: NCO

Site Type: Library

Site Size: 8.00

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	Poor	1.00	2.00	50.00
Size	Poor	2.50	5.00	50.00
Location	Fair	0.98	1.50	65.00
Storage/Fixed Equip	Poor	0.75	1.50	50.00
Storage				
Environment	Unsat	0.00	1.00	0.00
Size	Unsat	0.00	2.50	0.00
Location	Poor	0.38	0.75	50.00
Storage/Fixed Equip	Poor	0.38	0.75	50.00
Teen Areas				
Environment	Fair	0.39	0.60	65.00
Size	Fair	0.98	1.50	65.00
Location	Poor	0.23	0.45	50.00
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	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
Custodial				
Environment	Poor	0.20	0.40	50.00
Size	Poor	0.50	1.00	50.00
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	Fair	0.81	1.25	65.00
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	Fair	0.33	0.50	65.00
Total For Site:		54.32	96.00	56.59

Comments

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Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library->General Environment-->Interior Environment The facility feels dark and crowded. The 90" black shelving 90" high adds to closed-in feeling. Service desks are large as well.				
Functionality Library->General Environment-->Exterior Environment Everything about the building seems dated and tired.				
Functionality Library->Entry/Reception-->Environment There are two entrances with inadequate air lock space at both entrances.				
Functionality Library->Entry/Reception-->Size The reception area is small for the size of the building.				
Functionality Library->Entry/Reception-->Location The building is on a major route, but nearly invisible. Facility doesn't stand out.				
Functionality Library->Entry/Reception-->Storage/Fixed Equip There is a lack of storage space throughout the building.				
Functionality Library->Managers Offices-->Environment This is an internal space that is highly congested.				
Functionality Library->Managers Offices-->Size The space is not large enough for the table that is in this office.				
Functionality Library->Managers Offices-->Location The office is close to circulation but in a chaotic/cluttered area.				
Functionality Library->Managers Offices-->Storage/Fixed Equip There is none.				
Functionality Library->Staff Work Room-->Environment Staff work areas are cluttered and chaotic and lack adequate electrical outlets.				
Functionality Library->Staff Work Room-->Size Very crowded. Poor workflows.				
Functionality Library->Staff Work Room-->Location Proximity to circulation isn't bad but there is a definite pinch point between circulation and the offices.				
Functionality Library->Staff Work Room-->Storage/Fixed Equip There is no storage closet for tables and chairs. Rubbermaid cabinets are sitting along the walls to store other items.				
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 The meeting room is totally enclosed, dark, and no windows for natural light. There are heating and cooling issues.				
Functionality Library->Meeting Rooms-->Size Room itself seats about 100-130 and it is located immediately as you enter from the parking lot. This library could use several more meeting spaces of a variety of sizes.				

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Grade Config: NCO

Site Type: Library

Site Size: 8.00

Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library->Meeting Rooms-->Location Location of the room is visible to the public.				
Functionality Library->Meeting Rooms-->Storage/Fixed Equip No storage closet for tables and chairs. Rubbermaid cabinets sitting along the walls to store other items.				
Functionality Library->Reading Room-->Environment The space has tall, dark shelving that blocks natural light. It feels crowded and somewhat chaotic.				
Functionality Library->Reading Room-->Size The room is not adequate; there is little space to spread out and few leisure seating units. Computers are scattered in every nook an cranny.				
Functionality Library->Reading Room-->Location Reading rooms are fractured into multiple areas.				
Functionality Library->Reading Room-->Storage/Fixed Equip There is no storage space in close proximity to the reading room areas. Print release stations are also scanners and copy machines and people stand in line to use them.				
Functionality Library->Childrens Room-->Environment The area is attractive to kids.				
Functionality Library->Childrens Room-->Size The room is not large, but has space for most basic functions.				
Functionality Library->Childrens Room-->Location Location is OK. Fragmentation of the reading rooms means that this area does feel a little separated even though it isn't enclosed.				
Functionality Library->Childrens Room-->Storage/Fixed Equip No storage area anywhere near the children's area.				
Functionality Library->Public Service Desks-->Environment Crowded, chaotic.				
Functionality Library->Public Service Desks-->Size Staff workstations are undersized.				
Functionality Library->Public Service Desks-->Location Relatively close in proximity to circulation.				
Functionality Library->Public Service Desks-->Storage/Fixed Equip Almost none.				
Functionality Library->Storage-->Environment Storage is limited, but there is an outdoor storage unit.				
Functionality Library->Storage-->Size Consists of a few closets. There is very little connection between where storage is needed and where it is located.				
Functionality Library->Storage-->Location Storage available is inconveniently located.				
Functionality Library->Storage-->Storage/Fixed Equip Overall lack of adequate storage.				
Functionality Library->Teen Areas-->Environment Too small to be attractive and to create ownership by teens.				
Functionality Library->Teen Areas-->Size Small for size and scope of branch.				

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Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library->Teen Areas-->Location The teen area is located in what otherwise is considered to be "the quiet area".				
Functionality Library->Teen Areas-->Storage/Fixed Equip None.				
Functionality Library->Restrooms-->Environment Dated.				
Functionality Library->Restrooms-->Location Close proximity to meeting room.				
Functionality Library->Restrooms-->Storage/Fixed Equip No dedicated supply storage space in restrooms; however janitorial closet is nearby.				
Functionality Library->Custodial-->Environment Lack of floor drains, ventilation.				
Functionality Library->Custodial-->Size Small for the size of the building.				
Functionality Library->Custodial-->Location In close proximity to restrooms and lobby.				
Functionality Library->Custodial-->Storage/Fixed Equip Inadequate storage units for supplies and equipment.				
Functionality Library->Traffic-->Vehicular Traffic Frontage road makes access a little more difficult but improves safety of entry/exit to library parking area.				
Functionality Library->Traffic-->Pedestrian Traffic Limited pedestrian traffic due to location on highway.				
Functionality Library->Traffic-->Parking Parking is a bit hidden from the street.				
Functionality Library->Safety-->Signage & Way Finding Signage is clear but rather institutional in appearance.				
Functionality Library->Safety-->Ease of Supervision The recessed entryways create some blind spots that are difficult to supervise.				
Functionality Library->Safety-->Controlled Entrances There are two opposing entrances.				

