

### Building Condition Assessment Full Report

Project #:	AACPL	Project:	Assessments 2017
County:	Anne Arundel	Region:	1
Site:	Headquarters	Site #:	8117
		Building:	Main Bldg

Systems	Component(s)	% of System	Rating	Score	Possible Score	Percent Score
<b>Structural</b>						
Foundation\Structure	Single Component	100.00	Fair	13.18	21.96	60.00
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	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	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	Fair	3.41	5.68	60.00
Fixed Equipment	Single Component	100.00	Fair	3.16	5.27	60.00
<b>Mechanical</b>						
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	Heating	50.00	Good	3.82	4.24	90.00
	Cooling	50.00	Unsat	0.00	4.24	0.00
		<b>System Total:</b>		<b>3.82</b>	<b>8.48</b>	<b>45.00</b>
Distribution	Single Component	100.00	Fair	3.05	5.09	60.00
Controls	Single Component	100.00	Poor	1.02	3.39	30.00
Lighting	Single Component	100.00	Good	4.17	4.63	90.00
Elevators and Conveyances	Single Component	100.00	Good	2.93	3.26	90.00
Connectivity	Single Component	100.00	Good	0.55	0.61	90.00
<b>Safety\Fire Protection</b>						
Means of Exit						
Exit Operation	Single Component	100.00	Good	0.39	0.44	90.00
Exit Safety	Single Component	100.00	Unsat	0.00	0.44	0.00
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
<b>ADA</b>	Single Component		Fair			
<b>Total For Building :</b>				<b>65.89</b>	<b>100.00</b>	<b>65.89</b>

**Comments**

**Structural->Foundation\Structure**

At the front of the building, and along the NW wall, there are numerous leaks which appear to be coming from the area where the building wall meets grade. This area has spaces in the building that are below grade but outside of the perimeter wall so are susceptible to ground water or storm drainage.

**Structural->Exterior Walls**

The exterior walls are soiled. There are two exterior exit stairs that need painting and repair.

**Structural->Roof**

The roof membrane is new but old flashing and gutters were reused and is probably the source of numerous leaks.

**Structural->Exterior Windows**

The existing window wall system and the spandrel panels are corroded and rusting. The windows have failed weather stripping and several appear to leak.

**Structural->Exterior Doors**

Most exterior doors are in satisfactory condition, however the patio doors are single pane glass.

**Structural->Interior Doors**

The interior doors have old knob type hardware.

**Structural->Ceiling**

Both the glue-on ceilings tiles and the lay-in ceiling tiles have numerous tiles that are water stained or damaged from water leaks.

**Structural->Fixed Equipment**

The kitchen equipment and general casework are in good condition. The casework in the graphic arts office is worn and stained and the toilet partitions have chipped finishes.

**Mechanical->HVAC-->Energy Generation (Cooling)**

The cooling unit is at the end of useful life. Temporary units have been installed in the lower level.

**Mechanical->HVAC-->Distribution**

The ductwork on the lower floor needs clearing and balancing. Some of the console water source heat pumps on the upper floor are at the end of useful life.

**Mechanical->HVAC-->Controls**

The building is centrally controlled however there are several cooling/heating units that are locally controlled. The temperature and humidity fluctuates throughout the building.

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

Many of the exits open on rotting timber landings and steps. The two exit stairs are not cleaned and can be slippery. Some exit doors lack panic hardware.

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

The fire suppression system in the computer room is Halon and should be replaced.

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Site: Headquarters

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

The building is accessible but the restroom toilet stalls do not meet current ADA requirements.

### Grounds Assessment

Project #:	AACPL	Project:	Assessments 2017
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Site:	Headquarters	Site #:	8117

Systems	Component(s)	% of System	Rating	Score	Possible Score	Percent Score
<b>Grounds - Library</b>						
<b>Paved Surfaces</b>						
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	Fair	3.00	5.00	60.00
<b>Landscaped Surfaces</b>						
Lawns\Gardens	Single Component	100.00	Poor	3.00	10.00	30.00
Irrigation System	Single Component	100.00	Poor	1.50	5.00	30.00
<b>Hardscaped Areas</b>						
Equipment	Single Component	100.00	Unsat	0.00	5.00	0.00
Patios/Courtyards	Single Component	0.00	(N/A)	0.00	0.00	0.00
<b>Utilities</b>						
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	New	5.00	5.00	100.00
<b>Fencing</b>						
Fencing	Single Component	100.00	Good	4.50	5.00	90.00
<b>Total For Site :</b>				<b>62.00</b>	<b>95.00</b>	<b>65.26</b>

**Comment**

Grounds - Library->Paved Surfaces-->Parking Lots  
The parking lot paving is cracked.

Grounds - Library->Paved Surfaces-->Sidewalks  
The sidewalks have some cracks and spalling. The sidewalk at the entry is painted and needs new paint.

Grounds - Library->Landscaped Surfaces-->Lawns\Gardens  
The landscaped areas are natural but need significant maintenance. The path at the rear of the building is eroding.

Grounds - Library->Landscaped Surfaces-->Irrigation System  
The system has lot of leaks and has been abandoned.

Grounds - Library->Hardscaped Areas-->Equipment  
The wood timber retaining walls and stairs have rotted and need to be replaced.