

Building Condition Assessment Full Report

Project #:	AACPL	Project:	Assessments 2017
County:	Anne Arundel	Region:	1
Site:	Linthicum	Site #:	8164
		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 Component	100.00	Fair	1.33	2.22	60.00
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	Carpet	80.00	Unsat	0.00	3.23	0.00
	Ceramic Tile	20.00	Good	0.73	0.81	90.00
System Total:				0.73	4.04	18.00
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	Good	5.11	5.68	90.00
Fixed Equipment	Single Component	100.00	Fair	3.16	5.27	60.00
Mechanical						
Electrical						
Main Service	Single Component	100.00	Poor	0.87	2.88	30.00
Distribution	Single Component	100.00	Poor	0.87	2.88	30.00
Plumbing						
Supply	Single Component	100.00	Good	0.77	0.85	90.00
Fixtures	Single Component	100.00	Fair	0.51	0.85	60.00
Waste	Single Component	100.00	Good	0.77	0.85	90.00
HVAC						
Energy Generation	Single Component	100.00	Poor	2.54	8.48	30.00
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		(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		Fair			
Total For Building :				68.17	96.74	70.47

Comments

Structural->Roof

The roof has at least one active leak.

Structural->Exterior Windows

The windows are single pane.

Structural->Exterior Doors

The exterior doors need paint.

Structural->Interior Floors (Carpet)

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

Structural->Fixed Equipment

The kitchen equipment is worn and dated.

Mechanical->Electrical-->Main Service

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

Mechanical->Electrical-->Distribution

The sub-panels are old, out of capacity and at end of service life.

Mechanical->Plumbing-->Fixtures

The toilets do not flush well frequently.

Mechanical->HVAC-->Energy Generation

The boiler, compressor, and cooling tower are all original equipment and at the end of service life.

Mechanical->HVAC-->Distribution

The air handler is rusted at the condensation pan and is original equipment.

Mechanical->HVAC-->Controls

The controls are old pneumatic type.

Mechanical->Connectivity

The IT equipment is in the boiler room where there is no cooling.

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

There are no fire sprinklers.

ADA

The staff rest room is not accessible.

BASYS

Building Assessment System

Grounds Assessment

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Site:	Linthicum	Site #:	8164

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	Fair	3.00	5.00	60.00
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	0.00	(N/A)	0.00	0.00	0.00
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	Good	4.50	5.00	90.00
Site Lighting	Single Component	100.00	Good	4.50	5.00	90.00
Fencing	Single Component	100.00	Poor	1.50	5.00	30.00
Total For Site :				72.00	85.00	84.71

Comment

Grounds - Library->Paved Surfaces-->Sidewalks
 The sidewalk in the rear of the building is spalled.

Grounds - Library->Fencing
 Slats in the chain link fencing are broken and missing. The steel posts are rusting.

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Project: Assessments 2017

Region: 1

Site: Linthicum

Grade Config: LIN

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	Unsat	0.00	2.10	0.00
Public Service Desks				
Environment	Good	1.60	2.00	80.00
Size	Fair	3.25	5.00	65.00
Location	Fair	0.98	1.50	65.00
Storage/Fixed Equip	Poor	0.75	1.50	50.00
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	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	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	Fair	0.65	1.00	65.00
Location	Good	0.24	0.30	80.00
Storage/Fixed Equip	Unsat	0.00	0.30	0.00
Custodial				
Environment	Unsat	0.00	0.40	0.00
Size	Poor	0.50	1.00	50.00
Location	Poor	0.15	0.30	50.00
Storage/Fixed Equip	Poor	0.15	0.30	50.00
Traffic				
Vehicular Traffic	Good	2.00	2.50	80.00
Pedestrian Traffic	Good	1.00	1.25	80.00
Parking	Poor	0.63	1.25	50.00
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:		59.74	96.00	62.23

Comments

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Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library->General Environment-->Interior Environment The branch interior looks dated and inflexible. There are dead end, black book stacks that make the interior feel uninviting.				
Functionality Library->General Environment-->Exterior Environment Deep in a neighborhood. Dated, but relatively attractive appearance. No access to the building directly from parking lot. Entry appearance OK.				
Functionality Library->Entry/Reception-->Environment Narrow entrance feels confining.				
Functionality Library->Entry/Reception-->Size Very small vestibule. Interior entry lobby is a bit larger but still feels narrow.				
Functionality Library->Entry/Reception-->Location Entry is from pedestrian side. No direct access from parking lot.				
Functionality Library->Entry/Reception-->Storage/Fixed Equip The only storage is in the basement which lacks elevator access and is limited to items not regularly used.				
Functionality Library->Managers Offices-->Environment There is no sound proofing in manager's office. Confidential meetings are held in a conference room because sound passes through the walls.				
Functionality Library->Managers Offices-->Size The office is relatively small and lacks space room for staff meetings.				
Functionality Library->Managers Offices-->Location Adjacent to staff workroom. Good staff access, but poor public access.				
Functionality Library->Managers Offices-->Storage/Fixed Equip Very limited storage (with the exception of the basement) throughout the building.				
Functionality Library->Staff Work Room-->Environment Small for the number of people assigned to the branch. The space is cluttered and crowded.				
Functionality Library->Staff Work Room-->Size Not large enough given the number of staff assigned.				
Functionality Library->Staff Work Room-->Location There is good adjacency to the circulation desk.				
Functionality Library->Staff Work Room-->Storage/Fixed Equip No storage space is available in close proximity to the staff workroom.				
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-->Size The size is adequate for 100 people.				
Functionality Library->Meeting Rooms-->Location Location is fairly good, but entrance is cramped and has doors opening into the corridor.				

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Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library->Meeting Rooms-->Storage/Fixed Equip Originally had a storage room for chairs and tables but this has been appropriated by children's staff for their materials. Chairs and tables sit out along the walls of the room.				
Functionality Library->Reading Room-->Environment Fairly open. High black shelves are a bit oppressive but the aisles are wide, which improves the appearance.				
Functionality Library->Reading Room-->Size Probably undersized. There is a large amount of table seating both for adults and children. This limits the amount of casual seating available.				
Functionality Library->Reading Room-->Storage/Fixed Equip Very little storage space except for the basement.				
Functionality Library->Childrens Room-->Environment Some good attempts have been made to make the space attractive to children. Creative play space seems excessive and there are too many children's study tables.				
Functionality Library->Childrens Room-->Size Children's area has been reduced to provide space for the teen area. Would be good to move teen area and recapture children's space.				
Functionality Library->Childrens Room-->Storage/Fixed Equip No dedicated storage space. Children's has appropriated the chair/table closet in the meeting room.				
Functionality Library->Public Service Desks-->Environment Circulation desk adequate. Information desk is very large.				
Functionality Library->Public Service Desks-->Size Information desk takes up too much space.				
Functionality Library->Public Service Desks-->Location Information desk steals valuable space away from other functions.				
Functionality Library->Public Service Desks-->Storage/Fixed Equip There is no real storage space, with the exception of the basement and there is no elevator.				
Functionality Library->Storage-->Environment Very little available.				
Functionality Library->Storage-->Size Very little available.				
Functionality Library->Storage-->Location Storage space is in basement. Almost none is located near areas that could use storage space.				
Functionality Library->Storage-->Storage/Fixed Equip Almost none.				
Functionality Library->Teen Areas-->Environment A small area has been assigned from the children's space. It is cramped and not inviting.				
Functionality Library->Teen Areas-->Size The space is not adequate.				
Functionality Library->Teen Areas-->Location Teens are part of children's area. Not really a dedicated area.				
Functionality Library->Teen Areas-->Storage/Fixed Equip No teen storage space.				

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Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library->Restrooms-->Environment Located in narrow hallway. Ventilation is poor.				
Functionality Library->Restrooms-->Size Don't appear to be ADA compliant.				
Functionality Library->Restrooms-->Location Near meeting room facility.				
Functionality Library->Restrooms-->Storage/Fixed Equip No dedicated space for storage of supplies in restroom. Little space in tiny janitorial closet either.				
Functionality Library->Custodial-->Environment There is one very small cramped closet with no sink, no floor drain, and no ventilation.				
Functionality Library->Custodial-->Size The one closet is very small.				
Functionality Library->Custodial-->Location The closet is located with hard to open (opposing) doors.				
Functionality Library->Custodial-->Storage/Fixed Equip No dedicate shelving units for storage of supplies and janitorial equipment. There is no sink and no floor drain.				
Functionality Library->Traffic-->Vehicular Traffic The branch is located deep in a neighborhood.				
Functionality Library->Traffic-->Pedestrian Traffic There are sidewalks for bikes and walkers.				
Functionality Library->Traffic-->Parking Parking is not adequate for times when there are programs. There is no entrance directly from parking lot.				
Functionality Library->Safety-->Signage & Way Finding There is lots of low-end signage.				
Functionality Library->Safety-->Ease of Supervision Sightlines into the adult area are reasonably good from the public service desk. Less good into areas in the children's room.				

BASYS

Building Assessment System

Technology Readiness Report - Full

Project #: AACPL

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Project: Assessments 2017

Region: 1

Site: Linthicum

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	Unsat	0.00	10.00	0.00
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:		46.60	100.00	46.60

Comments

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

Technology Readiness->Comm/IT Closet Environment
Unconditioned environment and lack of security.

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.