

### Building Condition Assessment Full Report

Project #:	AACPL	Project:	Assessments 2017
County:	Anne Arundel	Region:	1
Site:	Maryland City at Russett	Site #:	8176
		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	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	Good	0.38	0.42	90.00
Interior Floors	VCT	15.00	Good	0.54	0.61	90.00
	Carpet	85.00	Poor	1.03	3.43	30.00
		<b>System Total:</b>		<b>1.57</b>	<b>4.04</b>	<b>39.00</b>
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	Good	4.75	5.27	90.00
<b>Mechanical</b>						
<b>Electrical</b>						
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
<b>Plumbing</b>						
Supply	Single Component	100.00	New	0.85	0.85	100.00
Fixtures	Single Component	100.00	New	0.85	0.85	100.00
Waste	Single Component	100.00	New	0.85	0.85	100.00
<b>HVAC</b>						
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	Fair	0.36	0.61	60.00
<b>Safety\Fire Protection</b>						
<b>Means of Exit</b>						
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
<b>Fire Control Capability</b>						

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		Good			
<b>Total For Building :</b>				<b>74.74</b>	<b>96.74</b>	<b>77.26</b>

**Comments**

Structural->Foundation\Structure

The south wall of the building has water intrusion below grade.

Structural->Roof

The roof has both metal and built-up sections which are nearing the end of useful life. There is a current leak under the package unit which may be due to a penetration or a flashing issue.

Structural->Exterior Windows

The windows are single pane. The guides for the roll-up shutters trap water at the sill and cause a leak at the window frame along the front wall of the building.

Structural->Interior Floors (Carpet)

The carpet is nearing the end of useful life.

Structural->Interior Doors

The main entrance door to the reading room is a automatic sliding storefront door which does not work since it is missing a part.

Mechanical->Electrical-->Distribution

The main reading room is lacking outlets along the perimeter walls.

Mechanical->HVAC-->Controls

The conference room is frequently too warm. Other areas of the building have a high humidity sometimes.

Mechanical->Connectivity

The IT closet needs a air conditioning unit.

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

Some exit doors need panic hardware.

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

There is no fire sprinkler system.

# BASYS

## Building Assessment System

### Grounds Assessment

Project #:	AACPL	Project:	Assessments 2017
County:	Anne Arundel	Region:	1
Site:	Maryland City at Russett	Site #:	8176

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	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
<b>Landscaped Surfaces</b>						
Lawns\Gardens	Single Component	100.00	Fair	6.00	10.00	60.00
Irrigation System	Single Component	100.00	Good	4.50	5.00	90.00
<b>Hardscaped Areas</b>						
Equipment	Single Component	100.00	Good	4.50	5.00	90.00
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	Fair	3.00	5.00	60.00
Site Lighting	Single Component	100.00	Good	4.50	5.00	90.00
<b>Fencing</b>	Single Component	100.00	Unsat	0.00	5.00	0.00
<b>Total For Site :</b>				<b>48.00</b>	<b>95.00</b>	<b>50.53</b>

**Comment**

Grounds - Library->Paved Surfaces-->Parking Lots

The paving has numerous cracks and "alligatoring" which indicates the base has failed.

Grounds - Library->Paved Surfaces-->Driveways

The paving has numerous cracks and "alligatoring" which indicates the base has failed.

Grounds - Library->Paved Surfaces-->Sidewalks

The concrete walks are spalled.

Grounds - Library->Landscaped Surfaces-->Lawns\Gardens

Some areas of the lawn need reseeding. There is erosion on the bank in the rear of the facility. The bushes need trimming especially at the bike rack.

Grounds - Library->Utilities-->Storm Sewer

The storm drain at the rear of the building has a "sink hole" adjacent to it which affects the drainage.

Grounds - Library->Fencing

The wooden fence has rotted and is due for replacement.

### Suitability Report - Full

Project #: AACPL	County: Anne Arundel	Site #: 8176
Project: Assessments 2017	Region: 1	Site: Maryland City at Russett
Grade Config: MDC	Site Type: Library	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
<b>Functionality Library</b>				
<b>General Environment</b>				
Interior Environment	Good	4.00	5.00	80.00
Exterior Environment	Good	4.00	5.00	80.00
<b>Entry/Reception</b>				
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	Good	0.24	0.30	80.00
<b>Managers Offices</b>				
Environment	Good	0.32	0.40	80.00
Size	Good	0.80	1.00	80.00
Location	Good	0.24	0.30	80.00
Storage/Fixed Equip	Fair	0.20	0.30	65.00
<b>Staff Work Room</b>				
Environment	Fair	0.65	1.00	65.00
Size	Good	2.00	2.50	80.00
Location	Good	0.60	0.75	80.00
Storage/Fixed Equip	Fair	0.49	0.75	65.00
<b>Conference Rooms</b>				
Environment	Good	0.64	0.80	80.00
Size	Good	1.60	2.00	80.00
Location	Fair	0.39	0.60	65.00
Storage/Fixed Equip	Unsat	0.00	0.60	0.00
<b>Meeting Rooms</b>				
Environment	Fair	1.82	2.80	65.00
Size	Fair	4.55	7.00	65.00
Location	Poor	1.05	2.10	50.00
Storage/Fixed Equip	Poor	1.05	2.10	50.00
<b>Reading Room</b>				
Environment	Fair	1.82	2.80	65.00
Size	Good	5.60	7.00	80.00
Location	Fair	1.37	2.10	65.00
Storage/Fixed Equip	Poor	1.05	2.10	50.00
<b>Childrens Room</b>				
Environment	Good	2.24	2.80	80.00
Size	Good	5.60	7.00	80.00

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County: Anne Arundel

Site #: 8176

Project: Assessments 2017

Region: 1

Site: Maryland City at Russett

Grade Config: MDC

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
<b>Public Service Desks</b>				
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	Poor	0.75	1.50	50.00
<b>Storage</b>				
Environment	Fair	0.65	1.00	65.00
Size	Good	2.00	2.50	80.00
Location	Good	0.60	0.75	80.00
Storage/Fixed Equip	Fair	0.49	0.75	65.00
<b>Teen Areas</b>				
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
<b>Other1</b>				
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
<b>Restrooms</b>				
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	Good	0.24	0.30	80.00
<b>Custodial</b>				
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	Good	0.24	0.30	80.00
<b>Traffic</b>				
Vehicular Traffic	Fair	1.63	2.50	65.00
Pedestrian Traffic	Poor	0.63	1.25	50.00
Parking	Good	1.00	1.25	80.00
<b>Safety</b>				
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
<b>Total For Site:</b>		<b>68.32</b>	<b>96.00</b>	<b>71.16</b>

Comments

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County: Anne Arundel

Site #: 8176

Project: Assessments 2017

Region: 1

Site: Maryland City at Russett

Grade Config: MDC

Site Type: Library

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library->General Environment-->Interior Environment The interior of the buildings is attractive overall and seems to be quieter.				
Functionality Library->Entry/Reception-->Environment A very long hallway to the library and meeting rooms is unusual and detracts from the building's functionality.				
Functionality Library->Entry/Reception-->Size This space is too large.				
Functionality Library->Entry/Reception-->Location Having an entrance from the two parking areas is a positive.				
Functionality Library->Managers Offices-->Size The size is not large enough to accommodate a table.				
Functionality Library->Managers Offices-->Location The office is located in close proximity to staff.				
Functionality Library->Managers Offices-->Storage/Fixed Equip One storage room is in close proximity.				
Functionality Library->Staff Work Room-->Environment The staff area is very confining with high structural dividers and lots of cart clutter. The layout of the space detracts from the work environment.				
Functionality Library->Staff Work Room-->Size The size of the space is adequate, but the layout of the dividers decreases the ease of use.				
Functionality Library->Staff Work Room-->Location Close proximity to the circulation desk.				
Functionality Library->Staff Work Room-->Storage/Fixed Equip There is one storage room in close proximity to the area.				
Functionality Library->Conference Rooms-->Location The conference room seems like an add-on in that it steals space away from the adult stacks.				
Functionality Library->Conference Rooms-->Storage/Fixed Equip None.				
Functionality Library->Meeting Rooms-->Environment The meeting room is an odd shape and far removed from the library proper.				
Functionality Library->Meeting Rooms-->Size The room is adequate for the size of the staff, but would be more useful if it was larger.				
Functionality Library->Meeting Rooms-->Location The meeting room is located at the other end of the very long entry corridor distant from the library.				
Functionality Library->Meeting Rooms-->Storage/Fixed Equip No chair/table storage in the room. A little storage space off of the corridor.				
Functionality Library->Reading Room-->Environment The lack of windows, given the wooded setting, is really odd, but a large portion of the library section of the building is actually built into a hillside. The lack of natural light detracts from the building.				
Functionality Library->Reading Room-->Size The room is adequate for this branch.				
Functionality Library->Reading Room-->Location The reading room is located a long distance from the entrance.				

Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library->Reading Room-->Storage/Fixed Equip No real storage immediately adjacent to the library portion of the building.				
Functionality Library->Childrens Room-->Size The space is now adequate and includes a play space.				
Functionality Library->Childrens Room-->Location The children's area is a reasonable placement, given the configuration of the building.				
Functionality Library->Childrens Room-->Storage/Fixed Equip No storage space immediately adjacent to the children's area. Picture book shelving is too high.				
Functionality Library->Public Service Desks-->Environment Lighting is good, but circular designs of both circulation desk and information desk are inefficient. There is little room behind the circulation desk for book carts and the shelving on the back wall is not adequate.				
Functionality Library->Public Service Desks-->Size Overall square footage is adequate, but layout is inefficient.				
Functionality Library->Public Service Desks-->Location Circulation desk location near door and staff areas is good. Sightlines from information desk are good. However, both desks end up with crowded conditions.				
Functionality Library->Public Service Desks-->Storage/Fixed Equip Not much space available behind the desks.				
Functionality Library->Storage-->Environment There are some storage areas in a couple of places, but overall not as much as is needed.				
Functionality Library->Storage-->Size Storage areas are nearly adequate and reasonably well distributed..				
Functionality Library->Storage-->Location Distributed better than some but several areas that need dedicated storage space don't have space immediately adjacent (meeting rooms, children's, conference area, etc.				
Functionality Library->Storage-->Storage/Fixed Equip Some storage areas have appropriate shelving. Some do not.				
Functionality Library->Teen Areas-->Environment They are in the process of creating a larger teen space that will have a pleasant environment. Existing space is quite limited/constrained.				
Functionality Library->Teen Areas-->Size Teen space will still be too small, but will be improved from what they have.				
Functionality Library->Teen Areas-->Location Might be better located near the conference room.				
Functionality Library->Teen Areas-->Storage/Fixed Equip No dedicated teen storage space.				
Functionality Library->Restrooms-->Location Restrooms are far away from the main meeting room. OK proximity to the meeting room.				
Functionality Library->Restrooms-->Storage/Fixed Equip Janitors closet with sink located in close proximity.				
Functionality Library->Custodial-->Environment Two janitorial areas. One storage space and one actual janitorial closet/storage with sink.				

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Region: 1

Site: Maryland City at Russett

Grade Config: MDC

Site Type: Library

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library->Custodial-->Size The size of the janitorial area with the sink is adequate.				
Functionality Library->Custodial-->Location Far removed from the library proper.				
Functionality Library->Custodial-->Storage/Fixed Equip The storage space is adequate. The janitorial area has a sink.				
Functionality Library->Traffic-->Vehicular Traffic The entrance routing is confusing and there have been reports of vehicular conflicts.				
Functionality Library->Traffic-->Pedestrian Traffic The pedestrian access to entry of library is a long distance from any parking spaces.				
Functionality Library->Traffic-->Parking The number of spaces is generally OK (although used for a variety of purposes). However, the parking is distant from the library building.				
Functionality Library->Safety-->Signage & Way Finding Signage is clear and simple, but unattractive.				
Functionality Library->Safety-->Ease of Supervision It would be nice to combine the circulation and information desks but the info desk has much better supervision of the space and it wouldn't work as a circulation desk.				



### Technology Readiness Report - Full

Project #: AACPL

County: Anne Arundel

Site #: 8176

Project: Assessments 2017

Region: 1

Site: Maryland City at Russett

Technology Readiness	Rating	Score	Possible Score	Percent Score
<b>Technology Readiness</b>				
Comm/IT Closet Provisioning	Fair	6.70	10.00	67.00
Comm/IT Closet Environment	Good	10.00	10.00	100.00
Comm/IT Closet Power	Good	10.00	10.00	100.00
Internet Connection Speed	No	0.00	15.00	0.00
Public Floor Wi-Fi	Poor	4.95	15.00	33.00
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	Unsat	0.00	10.00	0.00
<b>Total For Site:</b>		<b>49.95</b>	<b>100.00</b>	<b>49.95</b>

#### Comments

Technology Readiness->Comm/IT Closet Provisioning

Separate lockable telecom/IT room but must be accessed from exterior of the building through the electrical/utility room.

Technology Readiness->Comm/IT Closet Environment

Seems to have independent system.

Technology Readiness->Internet Connection Speed

There are frequent outages.

Technology Readiness->Public Floor Wi-Fi

Staff reports frequent outages and slow speeds.

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

Very few outlets available for public use.