

Building Condition Assessment Full Report

Project #:	AACPL	Project:	Assessments 2017
County:	Anne Arundel	Region:	1
Site:	Mountain Road	Site #:	xxx2
		Building #:	xxx2
		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	New	2.22	2.22	100.00
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	Main reading room, support rooms	85.00	Good	3.09	3.43	90.00
	Meeting room carpet	15.00	Fair	0.36	0.61	60.00
System Total:				3.45	4.04	85.50
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	Good	5.11	5.68	90.00
Fixed Equipment	Single Component	100.00	Good	4.75	5.27	90.00
Mechanical						
Electrical						
Main Service	Single Component	100.00	Fair	1.73	2.88	60.00
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	Fair	5.09	8.48	60.00
Distribution	Single Component	100.00	Fair	3.05	5.09	60.00
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	Poor	0.18	0.61	30.00
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

Systems	Component(s)	% of System	Rating	Score	Possible Score	Percent Score
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		Poor			
Total For Building :				74.15	96.74	76.65

Comments

Structural->Exterior Walls

The exterior walls show damage from water intrusion especially on the rear of the building. The stucco on the front of the building is damaged. The metal soffit is dented and dirty. The rear canopy over the door is soiled.

Structural->Roof

The roof is new but has one leak at an HVAC unit.

Structural->Exterior Windows

The window shutter are rusting.

Structural->Exterior Doors

The exterior doors need paint.

Structural->Interior Floors (Meeting room carpet)

The carpet has some stains and a split seam.

Structural->Interior Doors

The interior doors show some wear.

Structural->Ceiling

The ceiling has a few water stained tiles.

Mechanical->Electrical-->Main Service

The main service is on the exterior of the building and has a roof drain above it. It is enclosed with a chain link fence and the area inside the fence is full of weeds.

Mechanical->Electrical-->Distribution

There is a lack of outlets at the computer stations.

Mechanical->HVAC-->Energy Generation

At least one of the package units is not working and at the end of service life.

Mechanical->HVAC-->Distribution

The staff area lacks sufficient air flow.

Mechanical->HVAC-->Controls

The meeting room has high humidity at times.

Mechanical->Connectivity

The phone and alarm systems are at the end of service life and perform poorly. The IT equipment are in the custodians closet.

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

There are no fire sprinklers.

Project #: AACPL

Project: Assessments 2017

County: Anne Arundel

Region: 1

Site #: xxx2

Building #: xxx2

Site: Mountain Road

Building: Main Bldg

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

ADA

No restrooms are accessible.

Grounds Assessment

Project #:	AACPL	Project:	Assessments 2017
County:	Anne Arundel	Region:	1
Site:	Mountain Road	Site #:	xxx2

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	Poor	1.50	5.00	30.00
Landscaped Surfaces						
Lawns\Gardens	Single Component	0.00	(N/A)	0.00	0.00	0.00
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	Poor	1.50	5.00	30.00
Waste Water Service	Single Component	100.00	Fair	3.00	5.00	60.00
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
Fencing						
Fencing	Single Component	100.00	Good	4.50	5.00	90.00
Total For Site :				31.50	75.00	42.00

Comment

Mountain Road

Mountain Road branch is located in a shopping mall in a leased space. They would like us to do all assessments so they can determine any needs for lessor to do upgrades.

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

The paving has been recently seal coated but has numerous cracks which indicate a failed base.

Grounds - Library->Paved Surfaces-->Driveways

The paving has been recently seal coated but has numerous cracks which indicate a failed base. The driveway in the rear of the building is not paved and has low drainage areas.

Grounds - Library->Paved Surfaces-->Sidewalks

The sidewalks are cracked and spalled.

Grounds - Library->Utilities-->Water Service

The water service is from a well and has low pressure and heavy minerals.

Grounds - Library->Utilities-->Waste Water Service

The waste system goes to a septic system and has backed up in the past.

Grounds - Library->Utilities-->Storm Sewer

There are low spots in the paving that don't drain well.

Project #: AACPL

County: Anne Arundel

Site #: xxx2

Project: Assessments 2017

Region: 1

Site: Mountain Road

Grade Config: MTR

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	Fair	1.30	2.00	65.00
Size	Fair	3.25	5.00	65.00
Location	Good	1.20	1.50	80.00
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	Fair	0.49	0.75	65.00
Storage/Fixed Equip	Poor	0.38	0.75	50.00
Teen Areas				
Environment	Good	0.48	0.60	80.00
Size	Good	1.20	1.50	80.00
Location	Good	0.36	0.45	80.00
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	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	Unsat	0.00	0.30	0.00
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	Unsat	0.00	0.30	0.00
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	Good	0.80	1.00	80.00
Ease of Supervision	Good	2.00	2.50	80.00
Controlled Entrances	Good	0.40	0.50	80.00
Total For Site:		65.70	92.00	71.42

Comments

Project #: AACPL

County: Anne Arundel

Site #: xxx2

Project: Assessments 2017

Region: 1

Site: Mountain Road

Grade Config: MTR

Site Type: Library

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Mountain Road				
Mountain Road branch is located in a shopping mall in a leased space. They would like us to do all assessments so they can determine any needs for lessor to do upgrades.				
Functionality Library->General Environment-->Interior Environment				
There is good natural light for a storefront. The space is colorful and the low shelving makes the facility feel open and inviting.				
Functionality Library->General Environment-->Exterior Environment				
There are the typical drawbacks of a strip mall location. Parking available but no green space. Location is visible from the street.				
Functionality Library->Entry/Reception-->Environment				
Small entry and a bit of a pinch-point at the circulation desk.				
Functionality Library->Entry/Reception-->Size				
The space is small. You enter almost directly from parking lot.				
Functionality Library->Entry/Reception-->Location				
The space is being reconfigured with a move of the children's area which will improve the overall services. They are also removing the information desk. Circulation desk will become crowded.				
Functionality Library->Entry/Reception-->Storage/Fixed Equip				
Very little storage space throughout the building.				
Functionality Library->Managers Offices-->Environment				
Small but functional and attractive. Natural light is a plus. No room for a small conference table but enough room for an individual conversation with a single staff member.				
Functionality Library->Managers Offices-->Size				
The office is small, but adequate.				
Functionality Library->Managers Offices-->Location				
The office location is not near other staff.				
Functionality Library->Managers Offices-->Storage/Fixed Equip				
Lack of storage space throughout facility.				
Functionality Library->Staff Work Room-->Environment				
The space is dark and crowded with the large number of workstations. There is no room for deliveries/ materials in transit.				
Functionality Library->Staff Work Room-->Size				
The space is undersized for the number of people who work in the building.				
Functionality Library->Staff Work Room-->Location				
Offices are located where there is room rather than in an ideal location. Far away from circulation. Will be a little better when children's moves.				
Functionality Library->Staff Work Room-->Storage/Fixed Equip				
No storage space. Adds to the clutter.				
Functionality Library->Conference Rooms-->Size				
None.				
Functionality Library->Meeting Rooms-->Environment				
The space is adequate. Estimated seating at 100.				
Functionality Library->Meeting Rooms-->Size				
Appropriate for size of branch.				

Project #: AACPL

County: Anne Arundel

Site #: xxx2

Project: Assessments 2017

Region: 1

Site: Mountain Road

Grade Config: MTR

Site Type: Library

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library->Meeting Rooms-->Location Location is OK. Will be better when they move children's in closer proximity, although it will mean that adults will have to walk through children's area to access the meeting room.				
Functionality Library->Meeting Rooms-->Storage/Fixed Equip No storage space is dedicated to the meeting room.				
Functionality Library->Reading Room-->Environment Nice natural light and low shelves make it feel open and inviting. However, noise is an issue throughout.				
Functionality Library->Reading Room-->Size Good use of the space that is available. Information desk will be removed. This will free up some space so the adult area won't lose as much when children's expands.				
Functionality Library->Reading Room-->Location They are in the process of swapping the Adult fiction and Children's area. This is a sensible move and will be beneficial.				
Functionality Library->Reading Room-->Storage/Fixed Equip No storage space in proximity to the reading room.				
Functionality Library->Childrens Room-->Environment Very attractive for a small branch and the planned moves will enhance the space more. Children will have a larger area and the area will be safer (more enclosed) than it is currently.				
Functionality Library->Childrens Room-->Size Good and getting larger.				
Functionality Library->Childrens Room-->Location OK as is but will be better when they complete the shift with Adult Fiction/Children's.				
Functionality Library->Childrens Room-->Storage/Fixed Equip No storage for children's except in the staff work room.				
Functionality Library->Public Service Desks-->Environment Circulation desk is crowded. Will be even more crowded when it is combined with the information desk. There is a pinch-point/feeling of compression when you enter the building.				
Functionality Library->Public Service Desks-->Size Small and will be more crowded when the information desk is removed.				
Functionality Library->Public Service Desks-->Location The location is visible immediately inside the entrance.				
Functionality Library->Public Service Desks-->Storage/Fixed Equip Circulation desk has almost no storage for returned materials or anything else and the staff area is removed by quite a distance from the desk.				
Functionality Library->Storage-->Environment Very little storage space. Storage for virtually everything is in the area that also houses technology/switches, etc.				
Functionality Library->Storage-->Size Lack of storage is problematic. Fortunately, the clutter is confined to the staff office areas.				
Functionality Library->Storage-->Location The location of the single storage room is OK, but more storage facilities are needed.				
Functionality Library->Storage-->Storage/Fixed Equip Storage space is shared with custodial space.				

Project #: AACPL

County: Anne Arundel

Site #: xxx2

Project: Assessments 2017

Region: 1

Site: Mountain Road

Grade Config: MTR

Site Type: Library

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library->Teen Areas-->Environment The teen area is open to other areas, making some noise transfer a problem.				
Functionality Library->Teen Areas-->Size Good amount of space given the small overall size of the building.				
Functionality Library->Teen Areas-->Location The space is too open and allows some noise transfer.				
Functionality Library->Teen Areas-->Storage/Fixed Equip No storage provided.				
Functionality Library->Restrooms-->Size Multiple rest rooms.				
Functionality Library->Restrooms-->Storage/Fixed Equip No dedicated supply storage in restrooms.				
Functionality Library->Custodial-->Environment Custodial shares storage room. Very little space.				
Functionality Library->Custodial-->Size Limited space and not dedicated to custodial.				
Functionality Library->Custodial-->Location Custodial space is shared space but is located in close proximity to restrooms.				
Functionality Library->Custodial-->Storage/Fixed Equip No dedicated custodial space.				
Functionality Library->Traffic-->Vehicular Traffic Vehicular traffic immediately outside the building. No green space.				
Functionality Library->Traffic-->Pedestrian Traffic Most people drive to this location. Not good pedestrian access and some vehicular/pedestrian conflict.				
Functionality Library->Traffic-->Parking Surface parking immediately in front of the building.				
Functionality Library->Safety-->Signage & Way Finding Simple but effective.				
Functionality Library->Safety-->Ease of Supervision Sightlines are good. There may be an issue with children's when it is moved. Redesign/expansion of the circulation desk could help with this issue.				

