

Building Condition Assessment Full Report

Project #:	AACPL	Project:	Assessments 2017
County:	Anne Arundel	Region:	1
Site:	Odenton	Site #:	xxx1
		Building #:	xxx1
		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	Good	2.00	2.22	90.00
Exterior Windows	Single Component	100.00	Good	2.09	2.33	90.00
Exterior Doors	Single Component	100.00	Good	0.38	0.42	90.00
Interior Floors	Ceramic Tile	10.00	Good	0.36	0.40	90.00
	VCT	10.00	Poor	0.12	0.40	30.00
	Carpet	80.00	Fair	1.94	3.23	60.00
System Total:				2.42	4.04	60.00
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	Kitchen equipment	10.00	Fair	0.32	0.53	60.00
	Lockers, casework, toilet part.	90.00	Good	4.27	4.75	90.00
System Total:				4.59	5.27	87.00
Mechanical						
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	Boilers	50.00	Good	3.82	4.24	90.00
	Chiller	50.00	Good	3.82	4.24	90.00
System Total:				7.63	8.48	90.00
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

Systems	Component(s)	% of System	Rating	Score	Possible Score	Percent Score
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
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	Poor	0.13	0.44	30.00
Fire Control Capability						
Fire Control Operation	Single Component	100.00	Good	1.12	1.25	90.00
Fire Control Safety	Single Component	100.00	Good	1.12	1.25	90.00
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 :				81.75	100.00	81.75

Comments

Structural->Exterior Walls

Some areas of the exterior walls are stained and/or moldy. The weather stripping in the metal panels on the walls and soffits is falling out.

Structural->Interior Floors (Ceramic Tile)

The ceramic tile floor in the restrooms and entry has minor cracks/chips.

Structural->Interior Floors (VCT)

The VCT is stained, marred, and soiled in many areas.

Structural->Interior Floors (Carpet)

The carpet is stained in the staff area and in the computer room.

Structural->Interior Walls

There are minor cracks in the gyp. bd. in a couple of areas of the main reading room.

Structural->Fixed Equipment (Kitchen equipment)

The dishwasher is rusting and at the end of its service life.

Mechanical->HVAC-->Distribution

The distribution system has frequent leaks in the lines and at valves.

Mechanical->HVAC-->Controls

The controls for cooling are problematic. On very hot days the building does not stay comfortable, has high humidity and this has resulted in closures of the building.

Mechanical->Lighting

The light levels are a bit low in the childrens' reading room stacks.

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

The exit doors have a 15 second delay which is confusing to operate and would be problematic in case of an emergency other than fire.

Project #: AACPL

Project: Assessments 2017

County: Anne Arundel

Region: 1

Site #: xxx1

Building #: xxx1

Site: Odenton

Building: Main Bldg

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

Not all restrooms are ADA accessible.

BASYS

Building Assessment System

Grounds Assessment

Project #:	AACPL	Project:	Assessments 2017
County:	Anne Arundel	Region:	1
Site:	Odenton	Site #:	xxx1

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	Fair	3.00	5.00	60.00
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	Fair	3.00	5.00	60.00
Site Lighting	Pole mounted	60.00	Poor	0.90	3.00	30.00
	Bldg. mounted	40.00	Good	1.80	2.00	90.00
System Total :				2.70	5.00	54.00
Fencing	Single Component	100.00	Good	4.50	5.00	90.00
Total For Site :				73.20	90.00	81.33

Comment

Odenton

Odenton branch was new at the time of the 2006 study, so there are no data for that branch in the report. They want us to do all assessments on this branch.

Grounds - Library->Paved Surfaces-->Driveways

The curb at the main entry is uplifting and will create a tripping hazard over time. There is also minor cracking.

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

Some areas of the lawns need reseeding, especially at the main entrance.

Grounds - Library->Hardscaped Areas-->Equipment

The guardrail at the chiller area is beginning to rust.

Grounds - Library->Utilities-->Storm Sewer

The storm water retention areas need maintenance, they are becoming overgrown.

Grounds - Library->Utilities-->Site Lighting (Pole mounted)

15 pole mounted lights are not working.

BASYS

Building Assessment System

Suitability Report - Full

Project #: AACPL	County: Anne Arundel	Site #: xxx1
Project: Assessments 2017	Region: 1	Site: Odenton
Grade Config: WCO	Site Type: Library	Site Size: 19.00

Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library				
General Environment				
Interior Environment	Excel	5.00	5.00	100.00
Exterior Environment	Excel	5.00	5.00	100.00
Entry/Reception				
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
Managers Offices				
Environment	Excel	0.40	0.40	100.00
Size	Excel	1.00	1.00	100.00
Location	Good	0.24	0.30	80.00
Storage/Fixed Equip	Good	0.24	0.30	80.00
Staff Work Room				
Environment	Good	0.80	1.00	80.00
Size	Excel	2.50	2.50	100.00
Location	Good	0.60	0.75	80.00
Storage/Fixed Equip	Good	0.60	0.75	80.00
Conference Rooms				
Environment	Good	0.64	0.80	80.00
Size	Good	1.60	2.00	80.00
Location	Good	0.48	0.60	80.00
Storage/Fixed Equip	Poor	0.30	0.60	50.00
Meeting Rooms				
Environment	Good	2.24	2.80	80.00
Size	Excel	7.00	7.00	100.00
Location	Good	1.68	2.10	80.00
Storage/Fixed Equip	Good	1.68	2.10	80.00
Reading Room				
Environment	Good	2.24	2.80	80.00
Size	Excel	7.00	7.00	100.00
Location	Good	1.68	2.10	80.00
Storage/Fixed Equip	Fair	1.37	2.10	65.00
Childrens Room				
Environment	Excel	2.80	2.80	100.00
Size	Excel	7.00	7.00	100.00

Project #: AACPL

County: Anne Arundel

Site #: xxx1

Project: Assessments 2017

Region: 1

Site: Odenton

Grade Config: WCO

Site Type: Library

Site Size: 19.00

Suitability	Rating	Score	Possible Score	Percent Score
Location	Good	1.68	2.10	80.00
Storage/Fixed Equip	Good	1.68	2.10	80.00
Public Service Desks				
Environment	Good	1.60	2.00	80.00
Size	Fair	3.25	5.00	65.00
Location	Excel	1.50	1.50	100.00
Storage/Fixed Equip	Good	1.20	1.50	80.00
Storage				
Environment	Good	0.80	1.00	80.00
Size	Good	2.00	2.50	80.00
Location	Excel	0.75	0.75	100.00
Storage/Fixed Equip	Good	0.60	0.75	80.00
Teen Areas				
Environment	Excel	0.60	0.60	100.00
Size	Excel	1.50	1.50	100.00
Location	Good	0.36	0.45	80.00
Storage/Fixed Equip	Fair	0.29	0.45	65.00
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	Good	0.24	0.30	80.00
Custodial				
Environment	Excel	0.40	0.40	100.00
Size	Good	0.80	1.00	80.00
Location	Excel	0.30	0.30	100.00
Storage/Fixed Equip	Good	0.24	0.30	80.00
Traffic				
Vehicular Traffic	Good	2.00	2.50	80.00
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	Fair	0.65	1.00	65.00
Ease of Supervision	Good	2.00	2.50	80.00
Controlled Entrances	Good	0.40	0.50	80.00
Total For Site:		83.64	96.00	87.13

Comments

Project #: AACPL

County: Anne Arundel

Site #: xxx1

Project: Assessments 2017

Region: 1

Site: Odenton

Grade Config: WCO

Site Type: Library

Site Size: 19.00

Suitability	Rating	Score	Possible Score	Percent Score
Odenton				
Odenton branch was new at the time of the 2006 study, so there are no data for that branch in the report. They want us to do all assessments on this branch.				
Functionality Library->General Environment-->Interior Environment				
Overall, spaces are pleasant and offer some potential for flexibility. The environment in the children's area is clearly the best among all of the AACL facilities. The teen area (currently under construction) should be an exceptional space.				
Functionality Library->General Environment-->Exterior Environment				
Library is in a lovely setting. There are some real issues with visibility of the building; however, the space around the library offers great opportunities to use exterior spaces for programming, etc.				
Functionality Library->Entry/Reception-->Environment				
Entry is quite small given the overall size of the building. Entry sequence fails to convey much information about what happens inside the building. Little to draw you in.				
Functionality Library->Entry/Reception-->Size				
The outer lobby is small, but the interior entry hall is quite large and is underutilized. It may be more underutilized as self-checks die off.				
Functionality Library->Entry/Reception-->Location				
Proximity to the circulation/staff workroom is excellent and direct path to the desk from the service entry is also very good.				
Functionality Library->Entry/Reception-->Storage/Fixed Equip				
A variety of storage possibilities exist in close proximity to the area.				
Functionality Library->Managers Offices-->Size				
This is an excellent example for size.				
Functionality Library->Managers Offices-->Location				
Close to staff. Could be a little more centralized in relationship to all staff.				
Functionality Library->Staff Work Room-->Environment				
The fixed furniture, rather than cubicle dividers make the space less flexible and supportive of changes in work patterns.				
Functionality Library->Staff Work Room-->Size				
The space exceeds current need.				
Functionality Library->Staff Work Room-->Location				
Proximity to circulation work area is excellent. Not so good in regard to other functions.				
Functionality Library->Conference Rooms-->Environment				
Conference room is used for staff and classroom purposes only.				
Functionality Library->Conference Rooms-->Storage/Fixed Equip				
No dedicated storage. Overall storage in building is OK.				
Functionality Library->Meeting Rooms-->Environment				
Capacity for combined areas is posted as 137 (reasonable).				
Functionality Library->Meeting Rooms-->Size				
About right sized, although the meeting space is long and narrow when both sections are used together.				
Functionality Library->Meeting Rooms-->Storage/Fixed Equip				
Chair and table space is provided. Program storage space is not available.				

Project #: AACPL

County: Anne Arundel

Site #: xxx1

Project: Assessments 2017

Region: 1

Site: Odenton

Grade Config: WCO

Site Type: Library

Site Size: 19.00

Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library->Reading Room-->Environment The space is noisy but the environment is good with high ceilings and good natural light due to clerestory windows.. There are two good-sized quiet rooms.				
Functionality Library->Reading Room-->Location Second floor location is a bit problematic. Neither the stairway or the elevator to the second floor are highly visible and signage to the second floor is less than adequate.				
Functionality Library->Reading Room-->Storage/Fixed Equip No dedicated storage space but overall storage in the building is adequate.				
Functionality Library->Childrens Room-->Environment Very good except for too-high shelving for picture books. Separate wing of the library from other services. Separate areas within the Children's Dept. as well.				
Functionality Library->Childrens Room-->Size Adequate, but not excessive amount of space for children's services.				
Functionality Library->Childrens Room-->Location First floor location provides separation of most children's room sounds from adult area upstairs. Unfortunately, the entry to the children's area is located immediately at the base of the open stairwell to the second floor and some sound transfers.				
Functionality Library->Childrens Room-->Storage/Fixed Equip There is a dedicated storage area within the children's area. Some picture book shelving is too tall.				
Functionality Library->Public Service Desks-->Environment More than adequate space for circulation function. There is ample space behind the desk for use of the cart system employed for re-shelving materials.				
Functionality Library->Public Service Desks-->Size Circulation desk is larger than it needs to be. Somewhat overwhelming and suggests that the library is about transactions.				
Functionality Library->Public Service Desks-->Location Well located in proximity to entrance and to staff workroom.				
Functionality Library->Public Service Desks-->Storage/Fixed Equip Some shelf storage built in behind desk.				
Functionality Library->Storage-->Environment There is some storage located in each area of the library. .				
Functionality Library->Storage-->Size Adequate, not excessive.				
Functionality Library->Storage-->Location Distribution of storage spaces is good.				
Functionality Library->Storage-->Storage/Fixed Equip Storage for the meeting room isn't particularly well designed with a single chair and table closet, as opposed to separate entry to storage for each segment of room. There is no storage space for programming.				
Functionality Library->Teen Areas-->Environment Construction is underway to create a new teen area that will be the largest in the Anne Arundel system. Description indicates that is will be an exceptionally high-quality space.				
Functionality Library->Teen Areas-->Size This will be the largest teen area in the system.				

Project #: AACPL

County: Anne Arundel

Site #: xxx1

Project: Assessments 2017

Region: 1

Site: Odenton

Grade Config: WCO

Site Type: Library

Site Size: 19.00

Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library->Teen Areas-->Location Location should work and should minimize sound transference because teen area will be enclosed with glass.				
Functionality Library->Teen Areas-->Storage/Fixed Equip Unclear how they are dealing with storage in this area.				
Functionality Library->Restrooms-->Location Upper level locations are a bit hidden.				
Functionality Library->Custodial-->Environment Multiple custodial closets.				
Functionality Library->Traffic-->Vehicular Traffic Drop off near main entrance. Drive from road is long and the parking lot is a bit confusing. Most parking spaces are quite removed from the main entrance.				
Functionality Library->Traffic-->Pedestrian Traffic Long walk and pedestrian/vehicular conflict points.				
Functionality Library->Traffic-->Parking Appears to have adequate parking for daily use.				
Functionality Library->Safety-->Signage & Way Finding Some of the signage is too subtle and therefore is hard to see/notice. Need signage to direct people to the adult/teen areas on the second floor.				
Functionality Library->Safety-->Ease of Supervision Separate children's room makes supervision more difficult and requires staffing at least three desk locations.				

Technology Readiness Report - Full

Project #: AACPL	County: Anne Arundel	Site #: xxx1
Project: Assessments 2017	Region: 1	Site: Odenton

Technology Readiness	Rating	Score	Possible Score	Percent Score
Technology Readiness				
Comm/IT Closet Provisioning	Good	10.00	10.00	100.00
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	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	Good	10.00	10.00	100.00
Public Floor Electrical Outlets	Good	10.00	10.00	100.00
Total For Site:		93.30	100.00	93.30

Comments

Technology Readiness->Telephone System
 Reported no intercom - phones in branches vary - Looking at VOIP through County.