

Building Condition Assessment Full Report

Project #: AACPL	Project: Assessments 2017	Site #: 8182	Building #: 8182
County: Anne Arundel	Region: 1	Building: Main Bldg	
Site: Severn			

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	Metal roof	50.00	Fair	0.67	1.11	60.00
	Flat roof	50.00	Poor	0.33	1.11	30.00
System Total:				1.00	2.22	45.00
Exterior Windows	Single Component	100.00	Good	2.09	2.33	90.00
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	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	Good	2.60	2.88	90.00
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	Good	4.58	5.09	90.00
Controls	Single Component	100.00	Good	3.05	3.39	90.00
Lighting	Single Component	100.00	Fair	2.78	4.63	60.00
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	Poor	0.13	0.44	30.00
Fire Control Capability						

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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	Poor	0.37	1.25	30.00
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 :				78.37	96.74	81.01

Comments

Structural->Exterior Walls
The metal soffit is stained.

Structural->Roof (Metal roof)
The metal roof is ageing but not leaking.

Structural->Roof (Flat roof)
The flat roofs have leaks and are at the end of service life.

Structural->Exterior Doors
The exterior man-doors need paint.

Structural->Interior Walls
Wainscot in meeting room needs paint.

Structural->Fixed Equipment
The kitchen cabinets are delaminating.

Mechanical->Electrical-->Distribution
There are insufficient outlets at the computer stations.

Mechanical->HVAC-->Energy Generation
The roof-top units are fairly new but very problematic and require frequent maintenance.

Mechanical->Lighting
The lighting is dim in the stacks, the circulation desk area and the meeting room.

Mechanical->Connectivity
The IT equipment is in the electrical/storage room which is not cooled.

Safety\Fire Protection->Means of Exit-->Exit Safety
The exits other than the main entrance have sloped landings or a step.

Safety\Fire Protection->Fire Control Capability-->Fire Control Safety
There is no fire sprinkler system.

ADA
No restrooms are accessible.

BASYS

Building Assessment System

Grounds Assessment

Project #:	AACPL	Project:	Assessments 2017
County:	Anne Arundel	Region:	1
Site:	Severn	Site #:	8182

Systems	Component(s)	% of System	Rating	Score	Possible Score	Percent Score
Grounds - Library						
Paved Surfaces						
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
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	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	Fair	3.00	5.00	60.00
Site Lighting	Single Component	100.00	Good	4.50	5.00	90.00
Fencing	Single Component	0.00	(N/A)	0.00	0.00	0.00
Total For Site :				57.00	80.00	71.25

Comment

Grounds - Library->Paved Surfaces-->Parking Lots
The paving has some cracks.

Grounds - Library->Paved Surfaces-->Sidewalks
The sidewalks are spalled at rear of the building and need cleaning everywhere.

Grounds - Library->Landscaped Surfaces-->Lawns\Gardens
Several bushes are dying.

Grounds - Library->Utilities-->Storm Sewer
There is one area on the west side of the building where ponding occurs on the sidewalk.

Suitability Report - Full

Project #: AACPL	County: Anne Arundel	Site #: 8182
Project: Assessments 2017	Region: 1	Site: Severn
Grade Config: PRO	Site Type: Library	Site Size: 1.00

Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library				
General Environment				
Interior Environment	Fair	3.25	5.00	65.00
Exterior Environment	Fair	3.25	5.00	65.00
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	Poor	0.15	0.30	50.00
Managers Offices				
Environment	Fair	0.26	0.40	65.00
Size	Fair	0.65	1.00	65.00
Location	Fair	0.20	0.30	65.00
Storage/Fixed Equip	Fair	0.20	0.30	65.00
Staff Work Room				
Environment	Fair	0.65	1.00	65.00
Size	Fair	1.63	2.50	65.00
Location	Fair	0.49	0.75	65.00
Storage/Fixed Equip	Fair	0.49	0.75	65.00
Conference Rooms				
Environment	Poor	0.40	0.80	50.00
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	Poor	1.40	2.80	50.00
Size	Good	5.60	7.00	80.00
Location	Fair	1.37	2.10	65.00
Storage/Fixed Equip	Good	1.68	2.10	80.00
Reading Room				
Environment	Fair	1.82	2.80	65.00
Size	Good	5.60	7.00	80.00
Location	Good	1.68	2.10	80.00
Storage/Fixed Equip	Poor	1.05	2.10	50.00
Childrens Room				
Environment	Fair	1.82	2.80	65.00
Size	Fair	4.55	7.00	65.00

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Grade Config: PRO

Site Type: Library

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Suitability	Rating	Score	Possible Score	Percent Score
Location	Fair	1.37	2.10	65.00
Storage/Fixed Equip	Poor	1.05	2.10	50.00
Public Service Desks				
Environment	Fair	1.30	2.00	65.00
Size	Good	4.00	5.00	80.00
Location	Good	1.20	1.50	80.00
Storage/Fixed Equip	Fair	0.98	1.50	65.00
Storage				
Environment	Fair	0.65	1.00	65.00
Size	Fair	1.63	2.50	65.00
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	Good	0.36	0.45	80.00
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	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	Poor	0.15	0.30	50.00
Traffic				
Vehicular Traffic	Poor	1.25	2.50	50.00
Pedestrian Traffic	Poor	0.63	1.25	50.00
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	Fair	1.63	2.50	65.00
Controlled Entrances	Good	0.40	0.50	80.00
Total For Site:		65.27	96.00	67.99

Comments

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Region: 1

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Grade Config: PRO

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Site Size: 1.00

Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library->General Environment-->Interior Environment Center area and back has some natural light. The high stacks on both sides (with poor lighting) makes the room seem oppressive.				
Functionality Library->General Environment-->Exterior Environment This is a freestanding building, but in a strip mall environment. There is no green space and the dark brick and few windows means that the facility ends up looking rather dark and dingy.				
Functionality Library->Entry/Reception-->Environment Reasonable size entry hall for a branch of this size, but the long, narrow hallway to restrooms and meeting room detract from entry experience.				
Functionality Library->Entry/Reception-->Size Adequate for a branch of this size.				
Functionality Library->Entry/Reception-->Location Location of entry is as good as possible on site. The entry would be considerably better if there was a transparent element that allowed you to see inside.				
Functionality Library->Entry/Reception-->Storage/Fixed Equip No dedicated storage for reception/entry.				
Functionality Library->Managers Offices-->Environment The interior space is dark and poorly lighted.				
Functionality Library->Managers Offices-->Size Not enough room for meeting with multiple staff members.				
Functionality Library->Managers Offices-->Location Staff access is good. Poor place for public access to branch manager.				
Functionality Library->Managers Offices-->Storage/Fixed Equip No dedicated storage for executive offices but general storage space is nearby.				
Functionality Library->Staff Work Room-->Environment The space is dark and crowded. Computers are in the center and narrow staff workstations are around the perimeter.				
Functionality Library->Staff Work Room-->Size Crowded for the number of staff working at the branch.				
Functionality Library->Staff Work Room-->Location Seems very isolated from the action.				
Functionality Library->Staff Work Room-->Storage/Fixed Equip Some storage space is available, although it is inadequate overall.				
Functionality Library->Conference Rooms-->Environment Conference room is located off a long, narrow, and uninviting hallway.				
Functionality Library->Conference Rooms-->Size Can seat about 8.				
Functionality Library->Conference Rooms-->Location The conference room is near the meeting room, but out of sight of staff at desk.				
Functionality Library->Conference Rooms-->Storage/Fixed Equip No dedicated storage.				

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Functionality Library->Meeting Rooms-->Environment Room is OK but access through long, narrow, uninviting hallway. Visual approach will be greatly enhanced when renovation is completed as a window wall will separate the hallway from the reading room.				
Functionality Library->Meeting Rooms-->Size The space is adequate. Estimated seating at 125.				
Functionality Library->Meeting Rooms-->Location Location is OK, but approach to the space is unpleasant.				
Functionality Library->Meeting Rooms-->Storage/Fixed Equip Room does include a storage space.				
Functionality Library->Reading Room-->Environment New plans will improve the area considerably, including the replacement of 90" shelving.				
Functionality Library->Reading Room-->Size OK.				
Functionality Library->Reading Room-->Storage/Fixed Equip No dedicated storage space in reading room and limited storage in entire building.				
Functionality Library->Childrens Room-->Environment There is limited amount of space that has a children's look and feel.				
Functionality Library->Childrens Room-->Size The space is small, given the demographics of the area.				
Functionality Library->Childrens Room-->Location Not very visible.				
Functionality Library->Childrens Room-->Storage/Fixed Equip They have carved out an area of the staff workroom to use for children's storage; however, it is VERY limited.				
Functionality Library->Public Service Desks-->Environment Dark area without good lighting or natural light.				
Functionality Library->Public Service Desks-->Size This area is spacious for the size branch.				
Functionality Library->Public Service Desks-->Location Combined circulation and information desk seems to be working.				
Functionality Library->Public Service Desks-->Storage/Fixed Equip Some storage in an area off the staff workroom, which is adjacent to circulation desk.				
Functionality Library->Storage-->Environment Very limited.				
Functionality Library->Storage-->Size OK for meeting room and not too bad for staff workroom. Poor for children's.				
Functionality Library->Storage-->Location Storage for meeting room is OK and for staff room is probably OK. Children's and general storage space not adequate.				
Functionality Library->Storage-->Storage/Fixed Equip Limited storage shelving is available.				
Functionality Library->Teen Areas-->Environment Existing teen space is uninspiring. Planned redesign should improve the situation. Teen area is under remodel/renovation to improve current environment.				

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Functionality Library->Teen Areas-->Size Teen space is small. Teen area is under remodel/renovation to improve current environment.				
Functionality Library->Teen Areas-->Location The teen space seems to work reasonably well in this location. It is removed from the desk, but there are good sightlines to the area.				
Functionality Library->Teen Areas-->Storage/Fixed Equip No dedicated storage area for teens. Teen area is under remodel/renovation to improve current environment.				
Functionality Library->Restrooms-->Environment Dated.				
Functionality Library->Restrooms-->Size The restrooms do not appear to be fully ADA accessible.				
Functionality Library->Restrooms-->Storage/Fixed Equip No dedicated storage for supplies in restroom.				
Functionality Library->Custodial-->Environment Poor ventilation.				
Functionality Library->Custodial-->Size Small, but dedicated janitorial space.				
Functionality Library->Custodial-->Location In close proximity to restrooms, lobby, and meeting spaces.				
Functionality Library->Custodial-->Storage/Fixed Equip Limited storage units for supplies and equipment.				
Functionality Library->Traffic-->Vehicular Traffic Congested traffic and no dedicated library parking due to location as part of a strip mall.				
Functionality Library->Traffic-->Pedestrian Traffic Considerable potential for pedestrian/vehicular conflicts.				
Functionality Library->Safety-->Signage & Way Finding Exterior signage is not adequate to help visitors located the library. The interior signage includes some way finding signs.				
Functionality Library->Safety-->Ease of Supervision Sightlines from desk are adequate, but could be improved.				

