

Building Condition Assessment Full Report

Project #:	AACPL	Project:	Assessments 2017
County:	Anne Arundel	Region:	1
Site:	Severna Park	Site #:	8170
		Building:	Main Bldg

Systems	Component(s)	% of System	Rating	Score	Possible Score	Percent Score
Structural						
Foundation\Structure	Brick structure	60.00	Good	11.86	13.18	90.00
	Concrete structure	40.00	Poor	2.64	8.78	30.00
				System Total:	14.49	21.96
Exterior Walls	Brick	60.00	Good	7.33	8.15	90.00
	Concrete	40.00	Poor	1.63	5.43	30.00
				System Total:	8.96	13.58
Roof	Single Component	100.00	Poor	0.67	2.22	30.00
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	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	Fair	1.00	1.67	60.00
Ceiling	Single Component	100.00	Poor	1.70	5.68	30.00
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	Fair	0.51	0.85	60.00
HVAC						
Energy Generation	Single Component	100.00	Poor	2.54	8.48	30.00
Distribution	Single Component	100.00	Good	4.58	5.09	90.00
Controls	Single Component	100.00	Poor	1.02	3.39	30.00
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	Good	0.55	0.61	90.00
Safety\Fire Protection						
Means of Exit						

Systems	Component(s)	% of System	Rating	Score	Possible Score	Percent Score
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						
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 :				61.73	96.74	63.81

Comments

Structural->Foundation\Structure (Concrete structure)

The circular concrete walls have vertical cracks that go through the walls on either side of the expansion joints. The area at the cracks is rust colored indicating that the rebar in the wall may be rusting. The cracks should be monitored.

Structural->Exterior Walls (Concrete)

The circular concrete walls have vertical cracks that go through the walls on either side of the expansion joints. The area at the cracks is rust colored indicating that the rebar in the wall may be rusting. The cracks should be monitored.

Structural->Roof

The roof has multiple leaks and a history of leaking. There are bubbles/blisters in the membrane, low spots and clogged drains.

Structural->Exterior Windows

The exterior windows are single pane.

Structural->Exterior Doors

The metal frame of the storefront door at the main entry is oxidizing.

Structural->Interior Doors

The interior doors show minor wear and have knob type hardware.

Structural->Ceiling

Many ceiling tiles are water damaged. The ceiling tiles in the meeting room are also soiled and sagging. There is also some water damage on the hard ceiling.

Mechanical->Electrical-->Main Service

The main service equipment is old and near end of service life.

Mechanical->Electrical-->Distribution

Some sub-panels lack any more capacity and are not labeled accurately.

Mechanical->Plumbing-->Waste

Waste lines are corroded.

Mechanical->HVAC-->Energy Generation

The four package roof top units are problematic and require frequent maintenance. The units may be nearing the end of service life.

Mechanical->HVAC-->Controls

Temperatures are not consistently comfortable and the meeting room, at least, has high humidity at times.

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Project: Assessments 2017

County: Anne Arundel

Region: 1

Site #: 8170

Building #: 8170

Site: Severna Park

Building: Main Bldg

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

The lighting is dim in the stacks. The meeting room lighting is dim and mismatched.

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

There are no fire sprinklers.

ADA

The staff restrooms are not accessible.

BASYS

Building Assessment System

Grounds Assessment

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Site:	Severna Park	Site #:	8170

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	100.00	Good	4.50	5.00	90.00
Hardscaped Areas						
Equipment	Single Component	100.00	Fair	3.00	5.00	60.00
Patios/Courtyards	Single Component	100.00	Good	4.50	5.00	90.00
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 :				79.50	95.00	83.68

Comment

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

Grounds - Library->Paved Surfaces-->Driveways
The paving has minor cracks.

Grounds - Library->Landscaped Surfaces-->Lawns\Gardens
Lawn areas need reseeding.

Grounds - Library->Hardscaped Areas-->Equipment
The wooden picnic tables and guardrail are weathered.

Grounds - Library->Utilities-->Storm Sewer
The storm drain in the parking lot tends to become clogged in winter and ices over.

Grounds - Library->Utilities-->Site Lighting
The path lighting through the native plant garden area is dim.

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Region: 1

Site: Severna Park

Grade Config: SPK

Site Type: Library

Site Size: 1.00

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	Good	1.20	1.50	80.00
Storage/Fixed Equip	Fair	0.98	1.50	65.00
Storage				
Environment	Good	0.80	1.00	80.00
Size	Good	2.00	2.50	80.00
Location	Good	0.60	0.75	80.00
Storage/Fixed Equip	Good	0.60	0.75	80.00
Teen Areas				
Environment	Fair	0.39	0.60	65.00
Size	Poor	0.75	1.50	50.00
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	Fair	0.20	0.30	65.00
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	Good	0.24	0.30	80.00
Traffic				
Vehicular Traffic	Fair	1.63	2.50	65.00
Pedestrian Traffic	Poor	0.63	1.25	50.00
Parking	Fair	0.81	1.25	65.00
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:		73.23	96.00	76.28

Comments

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Site Type: Library

Site Size: 1.00

Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library->General Environment-->Interior Environment The interior of the building is dated, but overall attractive. Blue shelving and dark brick makes the facility feel dark.				
Functionality Library->General Environment-->Exterior Environment This is a very attractive, wooded setting, but requires long walks (in many cases uphill) to get to the entrance.				
Functionality Library->Entry/Reception-->Environment The large entry lobby seems inviting and appears to be well-used for community information.				
Functionality Library->Entry/Reception-->Size More than adequate.				
Functionality Library->Entry/Reception-->Location The location is fine in relationship to library services, but not so good in relationship to parking. There is a hill from the front parking to the entry or a long walk from back parking lot.				
Functionality Library->Entry/Reception-->Storage/Fixed Equip Storage space in entire building is good. Multiple rooms in adjacency to a variety of elements.				
Functionality Library->Managers Offices-->Environment This is an odd-shaped room, making it difficult to arrange furnishings.				
Functionality Library->Managers Offices-->Size Enough square feet but difficult to furnish effectively because it wasn't originally an office.				
Functionality Library->Managers Offices-->Location The office is not easily accessible by many staff.				
Functionality Library->Managers Offices-->Storage/Fixed Equip There is a storage closet and restroom connected to the office.				
Functionality Library->Staff Work Room-->Environment The space is crowded with desks and book trucks. It is not an efficient layout.				
Functionality Library->Staff Work Room-->Size The space has an open office design with counter workstations along walls and cubicles in the center. There are some pinch points because of the large number of book trucks. About sufficient for current staffing.				
Functionality Library->Staff Work Room-->Location Immediately adjacent to circulation. Access from desk is adequate.				
Functionality Library->Staff Work Room-->Storage/Fixed Equip Some storage adjacent to staff workroom.				
Functionality Library->Conference Rooms-->Size Adequate size. They could probably use two more similar rooms.				
Functionality Library->Conference Rooms-->Location Nicely connected for both public and staff use.				
Functionality Library->Conference Rooms-->Storage/Fixed Equip Some storage nearby.				
Functionality Library->Meeting Rooms-->Size The room has capacity for 180.				
Functionality Library->Meeting Rooms-->Location Off of main entry hall - Direct into room.				
Functionality Library->Meeting Rooms-->Storage/Fixed Equip Very good storage (chairs and tables) plus a separate closet for AV stuff.				

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Region: 1

Site: Severna Park

Grade Config: SPK

Site Type: Library

Site Size: 1.00

Suitability	Rating	Score	Possible Score	Percent Score
Functionality Library->Reading Room-->Environment The reading room is dark and dimly lighted and loses a lot of space due to radial stacks.				
Functionality Library->Reading Room-->Size Generally OK. Had to get creative to carve out space for children and teens.				
Functionality Library->Reading Room-->Storage/Fixed Equip Some storage space on perimeter.				
Functionality Library->Childrens Room-->Environment They have converted a adult environment into a children's area.				
Functionality Library->Childrens Room-->Size The space is not large enough.				
Functionality Library->Childrens Room-->Storage/Fixed Equip There is one storage closet on the floor and another in the back of the house for children's materials.				
Functionality Library->Public Service Desks-->Environment The public service desks are combined which is not optimum.				
Functionality Library->Public Service Desks-->Size The space is small for the size of the branch.				
Functionality Library->Public Service Desks-->Location The desks are in a good location to provide sightlines to most of library. There are some areas in children's section that are not visible.				
Functionality Library->Public Service Desks-->Storage/Fixed Equip Limited storage in close proximity to the circulation/info desk.				
Functionality Library->Storage-->Environment Lots of storage rooms scattered around the building.				
Functionality Library->Teen Areas-->Environment A bit too small to feel distinct and to create ownership by teens.				
Functionality Library->Teen Areas-->Size 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-->Location Could work in this location. Removed from desk but fairly good sightlines to the area.				
Functionality Library->Teen Areas-->Storage/Fixed Equip No dedicated storage.				
Functionality Library->Restrooms-->Storage/Fixed Equip No dedicated storage space in restrooms but janitorial room nearby.				
Functionality Library->Custodial-->Environment Limited ventilation.				
Functionality Library->Custodial-->Size Small for the size of the building.				
Functionality Library->Traffic-->Vehicular Traffic The unusual parking lot surrounding a ,round building leads to some odd traffic patterns especially at the connection to the egress driveway.				

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Suitability

Rating

Score

**Possible
Score**

**Percent
Score**

Functionality Library->Traffic-->Pedestrian Traffic

The building has difficult pedestrian access. Patrons either a climb up a relatively steep hill or have a very long walk around the back of the building.

Functionality Library->Traffic-->Parking

The number of spaces is adequate; however, distance from many spaces to entrance is excessive.

Functionality Library->Safety-->Ease of Supervision

Radial design makes sightlines pretty good.

