

**Appendix A**  
**Facilities Condition Assessment**



## Facilities Condition Assessment

Buildings on the Harford Community College campus have been well-maintained and are in excellent condition. Recent renovations to Havre de Grace and Bel Air halls demonstrate the College's commitment to maintaining a first-rate environment for teaching and learning. The College should continue investing in the renewal of its existing facilities as well as planning for future expansion to meet the demands of its growing enrollment.

The "Assessment and Adequacy of Buildings: On-Campus Facilities" prepared by the Campus Operations Staff in 2006 provides a comprehensive analysis of the condition of all buildings on campus. The facilities maintenance projects detailed in that assessment have been included in this Facilities Master Plan, as well as the following list of projects that has been compiled from observations by the master planning team and recommendations received from faculty and staff. The "Assessment and Adequacy of Building: On-Campus Facilities" has also been included in this Facilities Master Plan for reference.

### Bel Air Hall

- Replace the single-glazed windows that face the main quad with double-glazed, energy-efficient units (this work will be completed in May 2008).
- Replace the concrete ramp at the main entrance and install a code-compliant handrail.
- Replace the air-handling unit with a new energy-efficient unit.

### Chesapeake Center

- Construct a canopy over the existing loading dock for loading and unloading trucks in inclement weather.
- Renovate the toilet rooms adjacent to the kitchen to bring them into compliance with the current building code.

### Havre de Grace Hall

- Install a code-compliant handrail at the main entrance ramp.

### **Joppa Hall**

- Modify the concrete ramp at the main entrance so that it has the code required landing.
- Replace the boiler that is original to the building with a new energy-efficient unit.

### **Maryland Hall**

- Replace the caulk between the brick walls and stone base.
- Modify the concrete ramp at the main entrance so that it has the code required landing.

### **Science Annex**

- Replace all peeling sheet vinyl in the building.

### **Student Center**

- Replace all deteriorating sheet vinyl in the building.

In addition, the following projects should be considered by the College in the next ten years:

- Replace all public telephones on campus with telephones that have the code-required volume control.
- Repair/replace all damaged portions of the FRP pipeline that connects all buildings on campus to the central heating/cooling plant.
- Repair/replace the most severely damaged areas of asphalt paving.
- Replace all site lighting with new energy-efficient light fixtures that will minimize light pollution.

NOTE: The buildings that are currently under extensive renovation, including Aberdeen Hall and the Hays-Heighe House were not included in the Facilities Condition Assessment. In addition, the Susquehanna Center was not included due to the fact that the College plans to renovate the building in the near future. The Daycare Center was also omitted because it is a leased facility and, therefore, any improvements to the building would be funded by an outside source.

The following definitions were used for the Building Condition Assessments located on the following pages:

- E – Excellent      Conditions generally at a “like new” level. Exemplary maintenance and appropriate funding is required to maintain this level.
- G – Good            Conditions generally at an acceptable level. Routine maintenance and funding are required to maintain this level.
- F – Fair             Conditions generally at a minimally acceptable level. Required improvements exceed routine maintenance and additional funding is required.
- P – Poor             Conditions generally below minimally acceptable levels. Substantial capital repairs and maintenance effort is required.

# Building Condition Assessment

Facilities Master Plan

## Building Name: Bel Air Hall

Construction Year: 1964 (Renovated 2004)  
GSF: 27,000



Building Component	Condition				Comments
	E	G	F	P	
<b>Building Exterior</b>					
Roofs		X			The roof was replaced in 1998 and is in excellent condition. The perimeter fascia, however, has sustained damage from insects and should be replaced.
Walls		X			
Windows			X		The single-glazed windows that face the main quad should be replaced with double-glazed, energy-efficient units.
Doors/Hardware		X			
Stairs/Ramps/Entrances			X		The concrete ramp at the main entrance should be replaced and a code-compliant handrail should be installed at the new ramp.
Painting/Caulking		X			
<b>Building Interior</b>					
Floors	X				
Walls	X				
Ceilings		X			
Doors/Hardware	X				
Stairs	X				
Painting	X				
Building Component	Condition				Comments
	C	PC	NC		
<b>ADA</b>					
Exterior Doors	X				
Interior Doors	X				
Accessible Routes (Hor)	X				
Accessible Routes (Vert)	X				
Elevators	X				
Signage	X				
Telephone			X		The public telephones in the building do not have the code required volume control and should be replaced.
Assistive Listening Device					
Drinking Fountains	X				
Toilet Rooms	X				

E - Excellent; G - Good; F - Fair; P - Poor

C - Compliant; PC - Partially Compliant; NC - Non-Compliant

# Building Condition Assessment

Facilities Master Plan

## Building Name: Chesapeake Center

Construction Year: 1967 (Renovated 2002)

GSF: 32,266



Building Component	Condition				Comments
	E	G	F	P	
<b>Building Exterior</b>					
Roofs			X		The roof (installed in 1988) is no longer under warranty and should be replaced. The perimeter fascia has sustained damage from insects and should be replaced.
Walls		X			
Windows			X		The single-glazed windows in the building should be replaced with double-glazed, energy-efficient units.
Doors/Hardware		X			
Stairs/Ramps/Entrances			X		The brick pavers and planter walls in the adjoining courtyard have deteriorated and should be repaired or replaced.
Painting/Caulking		X			
<b>Building Interior</b>					
Floors		X			
Walls		X			
Ceilings		X			
Doors/Hardware		X			
Stairs					
Painting		X			
Building Component	Condition				Comments
	C	PC	NC		
<b>ADA</b>					
Exterior Doors	X				
Interior Doors	X				
Accessible Routes (Hour)	X				
Accessible Routes (Vet)					
Elevators					
Signage	X				
Telephone			X		The public telephones in the building do not have the code required volume control and should be replaced.
Assistive Listening Device					
Drinking Fountains	X				
Toilet Rooms			X		The toilet rooms adjacent to the kitchen are not compliant and should be renovated.

E - Excellent; G - Good; F - Fair; P - Poor

C - Compliant; PC - Partially Compliant; NC - Non-Compliant

# Building Condition Assessment

Facilities Master Plan

## Building Name: Edgewood Hall

Construction Year: 1995

GSF: 33,845



Building Component	Condition				Comments
	E	G	F	P	
<b>Building Exterior</b>					
Roofs			X		There is evidence of water damage on the existing fascia and soffit. They should be replaced and the source of the water infiltration should be investigated.
Walls		X			
Windows		X			
Doors/Hardware		X			
Stairs/Ramps/Entrances		X			
Painting/Caulking		X			
<b>Building Interior</b>					
Floors	X				The carpet and vinyl composition tile in the common areas appears to be new. The floor finishes in the remainder of the building are in good condition.
Walls	X				
Ceilings	X				The ceiling in the common areas appears to be new. The ceilings in the remainder of the building are in good condition.
Doors/Hardware		X			
Stairs			X		Chipping paint was observed at the handrails. They should be scraped and repainted.
Painting		X			
Building Component	Condition				Comments
	C	PC	NC		
<b>ADA</b>					
Exterior Doors		X			Door operators should be installed at the exterior door closest to Fallston Hall.
Interior Doors	X				
Accessible Routes (Hor)	X				
Accessible Routes (Vert)	X				
Elevators	X				
Signage	X				
Telephone					
Assistive Listening Device					
Drinking Fountains					
Toilet Rooms	X				

E - Excellent; G - Good; F - Fair; P - Poor

C - Compliant; PC - Partially Compliant; NC - Non-Compliant

# Building Condition Assessment

Facilities Master Plan

## Building Name: Fallston Hall

Construction Year: 1997  
GSF: 25,000



Building Component	Condition				Comments
	E	G	F	P	
<b>Building Exterior</b>					
Roofs			X		There is evidence of water damage on the existing fascia and soffit. They should be replaced and the source of the water infiltration should be investigated.
Walls		X			
Windows		X			
Doors/Hardware		X			
Stairs/Ramps/Entrances		X			
Painting/Caulking		X			
<b>Building Interior</b>					
Floors	X				
Walls	X				
Ceilings	X				
Doors/Hardware		X			
Stairs		X			
Painting		X			
Building Component	Condition				Comments
	C	PC	NC		
<b>ADA</b>					
Exterior Doors	X				Door operators should be installed at the exterior door closest to Edgewood Hall.
Interior Doors	X				
Accessible Routes (Hor)	X				
Accessible Routes (Vert)	X				
Elevators	X				
Signage	X				
Telephone	X				
Assistive Listening Device					
Drinking Fountains	X				
Toilet Rooms	X				

E - Excellent; G - Good; F - Fair; P - Poor

C - Compliant; PC - Partially Compliant; NC - Non-Compliant

# Building Condition Assessment

Facilities Master Plan

## Building Name: Havre de Grace Hall

Construction Year: 1967 (Renovated 2005-2006)

GSF: 18,156



Building Component	Condition				Comments
	E	G	F	P	
<b>Building Exterior</b>					
Roofs	X				The roof was replaced in 1998 and is in excellent condition.
Walls		X			
Windows		X			
Doors/Hardware		X			
Stairs/Ramps/Entrances		X			
Painting/Caulking		X			Peeling paint was observed at the handrails around the building. The handrails should be scraped and repainted.
<b>Building Interior</b>					
Floors	X				
Walls	X				
Ceilings		X			
Doors/Hardware	X				
Stairs	X				
Painting	X				
Building Component	Condition				Comments
	C	PC	NC		
<b>ADA</b>					
Exterior Doors	X				
Interior Doors	X				
Accessible Routes (Hor)		X			A code-compliant handrail should be installed at the main entrance ramp.
Accessible Routes (Vert)	X				
Elevators	X				
Signage	X				
Telephone			X		The public telephones in the building do not have the code required volume control and should be replaced.
Assistive Listening Device					
Drinking Fountains	X				
Toilet Rooms	X				

E - Excellent; G - Good; F - Fair; P - Poor

C - Compliant; PC - Partially Compliant; NC - Non-Compliant

# Building Condition Assessment

Facilities Master Plan

## Building Name: Joppa Hall

Construction Year: 1965 (Renovated 2004-2005)

GSF: 76,447

Building Component	Condition				Comments
	E	G	F	P	
<b>Building Exterior</b>					
Roofs	X				The roof was replaced in 2006 and is in excellent condition.
Walls		X			
Windows		X			
Doors/Hardware		X			
Stairs/Ramps/Entrances		X			
Painting/Caulking		X			
<b>Building Interior</b>					
Floors		X			
Walls		X			
Ceilings		X			
Doors/Hardware		X			
Stairs					
Painting		X			
Building Component	Condition				Comments
	C	PC	NC		
<b>ADA</b>					
Exterior Doors	X				
Interior Doors	X				
Accessible Routes (Hor)		X			The concrete ramp at the main entrance does not have the code required landing and should be modified.
Accessible Routes (Vert)					
Elevators					
Signage	X				
Telephone					
Assistive Listening Device					
Drinking Fountains	X				
Toilet Rooms	X				

E - Excellent; G - Good; F - Fair; P - Poor

C - Compliant; PC - Partially Compliant; NC - Non-Compliant

# Building Condition Assessment

Facilities Master Plan

**Building Name: Library**

Construction Year: 1999-2000

GSF: 49,280



Building Component	Condition				Comments
	E	G	F	P	
<b>Building Exterior</b>					
Roofs		X			
Walls		X			
Windows		X			
Doors/Hardware		X			
Stairs/Ramps/Entrances		X			Several brick pavers have become loose and should be reset.
Painting/Caulking		X			
<b>Building Interior</b>					
Floors	X				
Walls	X				
Ceilings		X			
Doors/Hardware		X			
Stairs		X			
Painting		X			
Building Component	Condition				Comments
	C	PC	NC		
<b>ADA</b>					
Exterior Doors	X				
Interior Doors	X				
Accessible Routes (Hor)	X				
Accessible Routes (Vert)	X				
Elevators	X				
Signage	X				
Telephone					
Assistive Listening Device					
Drinking Fountains	X				
Toilet Rooms	X				

E - Excellent; G - Good; F - Fair; P - Poor

C - Compliant; PC - Partially Compliant; NC - Non-Compliant

# Building Condition Assessment

Facilities Master Plan

## Building Name: Maryland Hall

Construction Year: 1964 (Renovated 2002)

GSF: 10,303



Building Component	Condition				Comments
	E	G	F	P	
<b>Building Exterior</b>					
Roofs		X			The roof was replaced in 1993 and is in excellent condition. The perimeter fascia, however, has sustained damage from insects and should be replaced.
Walls	X				
Windows			X		The single-glazed windows in the building should be replaced with double-glazed, energy-efficient units.
Doors/Hardware		X			
Stairs/Ramps/Entrances			X		The stone walls at the patio on the east side of the building have deteriorated and should be repaired or replaced.
Painting/Caulking			X		The caulk between the brick walls and stone base is beginning to crack and should be replaced.
<b>Building Interior</b>					
Floors	X				
Walls	X				
Ceilings		X			
Doors/Hardware	X				
Stairs					
Painting	X				
Building Component	Condition				Comments
	C	PC	NC		
<b>ADA</b>					
Exterior Doors	X				
Interior Doors	X				
Accessible Routes (Hor)		X			The concrete ramp at the main entrance does not have the code required landing and should be modified.
Accessible Routes (Vert)					
Elevators					
Signage	X				
Telephone			X		The public telephones in the building do not have the code required volume control and should be replaced.
Assistive Listening Device					
Drinking Fountains	X				
Toilet Rooms	X				

E - Excellent; G - Good; F - Fair; P - Poor

C - Compliant; PC - Partially Compliant; NC - Non-Compliant

# Building Condition Assessment

Facilities Master Plan

## Building Name: Plant Services Building

Construction Year: 2001

GSF: 17,500

Building Component	Condition				Comments
	E	G	F	P	
<b>Building Exterior</b>					
Roofs	X				
Walls	X				
Windows		X			
Doors/Hardware		X			
Stairs/Ramps/Entrances		X			
Painting/Caulking		X			
<b>Building Interior</b>					
Floors	X				
Walls	X				
Ceilings		X			
Doors/Hardware	X				
Stairs	X				
Painting	X				
Building Component	Condition				Comments
	C	PC	NC		
<b>ADA</b>					
Exterior Doors	X				
Interior Doors	X				
Accessible Routes (Hor)	X				
Accessible Routes (Vert)					
Elevators					
Signage	X				
Telephone					
Assistive Listening Device					
Drinking Fountains	X				
Toilet Rooms	X				

E - Excellent; G - Good; F - Fair; P - Poor

C - Compliant; PC - Partially Compliant; NC - Non-Compliant

# Building Condition Assessment

Facilities Master Plan

**Building Name: Science Annex**

Construction Year: 1993 (Renovated 2002)

GSF: 2,337



Building Component	Condition				Comments
	E	G	F	P	
<b>Building Exterior</b>					
Roofs	X				
Walls	X				
Windows	X				
Doors/Hardware		X			
Stairs/Ramps/Entrances		X			
Painting/Caulking		X			
<b>Building Interior</b>					
Floors		X			Some of the sheet vinyl in the building is beginning to peel and should be replaced.
Walls	X				
Ceilings	X				
Doors/Hardware	X				
Stairs					
Painting	X				
Building Component	Condition				Comments
	C	PC	NC		
<b>ADA</b>					
Exterior Doors	X				
Interior Doors	X				
Accessible Routes (Hor)	X				
Accessible Routes (Vert)					
Elevators					
Signage	X				
Telephone					
Assistive Listening Device					
Drinking Fountains	X				
Toilet Rooms	X				

E - Excellent; G - Good; F - Fair; P - Poor

C - Compliant; PC - Partially Compliant; NC - Non-Compliant

# Building Condition Assessment

Facilities Master Plan

## Building Name: Student Center

Construction Year: 1975 (Renovated 2001)

GSF: 50,294



Building Component	Condition				Comments
	E	G	F	P	
<b>Building Exterior</b>					
Roofs		X			The roof (installed in 1990) is no longer under warranty and should be replaced.
Walls		X			Minor efflorescence was observed on the brick walls. The walls should be cleaned and monitored to ensure that the efflorescence is not the result of water infiltration.
Windows			X		The single-glazed windows in the building should be replaced with double-glazed, energy-efficient units.
Doors/Hardware		X			
Stairs/Ramps/Entrances		X			
Painting/Caulking		X			Peeling paint was observed at several locations around the building. These areas should be scraped and repainted.
<b>Building Interior</b>					
Floors		X			Some of the sheet vinyl in the building is beginning to deteriorate and should be replaced.
Walls	X				
Ceilings		X			
Doors/Hardware	X				
Stairs	X				
Painting	X				
Building Component	Condition				Comments
	C	PC	NC		
<b>ADA</b>					
Exterior Doors	X				
Interior Doors	X				
Accessible Routes (Hor)	X				
Accessible Routes (Vert)	X				
Elevators	X				
Signage	X				
Telephone			X		The public telephones in the building do not have the code required volume control and should be replaced.
Assistive Listening Device					
Drinking Fountains	X				
Toilet Rooms	X				

E - Excellent; G - Good; F - Fair; P - Poor

C - Compliant; PC - Partially Compliant; NC - Non-Compliant

## **Appendix B**

### **Assessment and Adequacy of Buildings**

## Appendix B

### ASSESSMENT AND ADEQUACY OF BUILDINGS ON-CAMPUS FACILITIES

#### ■ Aberdeen Hall

##### 1. Overview

Aberdeen Hall is a 22,741 GSF, single-story, steel frame and masonry building with flat roof, originally constructed in 1964. Interior renovations and an addition of two classrooms were accomplished in 1985. The building serves primarily as the science building with four general-purpose classrooms, one lecture hall, seven laboratories, one microcomputer lab, offices, and various storage and prep rooms, including a small greenhouse.

HVAC systems consist of one single-zone unit for the chemistry lab, two multi-zone units, and several exhaust fans. All units are two-pipe systems with hot water for heating or chilled water for cooling.

##### 2. Infrastructure and Mechanical Systems

Aberdeen Hall's boilers, domestic water system and main electrical systems date back to 1965 and are in need of replacement. Most of the replacement parts required to maintain this equipment are no longer available with retrofitting routinely taking place. One of the three boilers was taken out of service over ten years ago due to failure. The remaining two have been retrofitted from oil to natural gas. The water storage tanks are corroded and the interconnecting piping is clogged with mineral deposits. The electrical rooms equipment is rusted and unsafe due to moisture problems. Water routinely enters this room from a failing foundation drain tile system causing damage. The air conveyance system has undergone a partial upgrade but is also in need of total replacement. All of the building's science laboratories have inadequate ventilation causing fumes to enter classroom and office space. The building's fire alarm system, fire dampers and smoke dampers routinely fail during power fluctuations resulting in high maintenance. The building's phone and data wiring are original and in need of upgrading.

##### 3. Building Envelope and Roofing Systems

The roof was replaced in 1994 and is in excellent condition. The roof's perimeter fascia and soffit system is wood, has suffered damage due to insects, and requires partial replacement. Exhaust systems located on the roof are in need of replacement due to exposure to elements. The exterior building walls consist of brick facing and are in excellent condition. Windows are single pane glass, which should be replaced. Several of the concrete entrance patios have shifted causing cracking. An attached greenhouse on the south side of the building is original and in poor condition. The majority of the greenhouse metal framing is rusted; operable windows no longer work.

##### 4. Interior Space and Finishes

Overall the interior finishes are in poor and worn condition. Major building features such as doors, millwork, flooring systems and ceiling are in need of replacement due to use.

Restroom fixtures are dated and worn; some do not meet current ADA guidelines. This building contains several science laboratories that have fixtures dating to the 1970s; fume hoods, sinks, chemical preparation and storage rooms are in need of upgrading or replacement.

## ■ Bel Air Hall

### 1. Overview

Bel Air Hall is a 27,000 GSF, two-story, steel frame and masonry building with flat roof, originally constructed in 1964. In 2004, a 12,500 GSF, two-story addition was added to the east side of the original 14,500 GSF building. The addition includes eight classrooms, adjoining hallways and an elevator. Minimal interior renovations were made to the original building to optimize office and classroom space. Select upgrades were made to mechanical and life safety systems.

The HVAC system consists of one main air handler serving the original building space. Heating is provided by boilers in an adjoining building (Aberdeen Hall), with cooling from an adjoining building (Student Center). The addition has a secondary self-contained air conditioning system using variable air volume boxes.

### 2. Infrastructure and Mechanical Systems

With exception to one existing air handler all major mechanical, electrical, plumbing and telecommunications systems were upgraded or replaced as part of the 2004 building renovation and are in excellent condition. This air handler was installed in 1996 and was found to be in excellent condition.

### 3. Building Envelope and Roofing Systems

The roof on existing building was replaced in 1998 and is in excellent condition. The perimeter fascia and soffit system has sustained damage from insects and is in need of partial replacement. The building's exterior shell consists of brick and drivet facing and is in good condition. Exterior glazing and frames were replaced as part of the 2004 renovation.

### 4. Interior Space and Finishes

All interior space and finishes were upgraded or replaced as part of the 2004 renovation and in excellent condition.

## ■ Chesapeake Center

### 1. Overview

The Chesapeake Center is a 32,266 GSF, single-story, steel frame and masonry building with flat roof, originally constructed in 1967 as the Student Union. After the addition of a small lounge space in 1978, all original student lounge space was converted to offices. This lounge addition was converted to a board room as part of interior renovations in 1992-93. In 2002 eight thousand square feet of the building were renovated to accommodate the administrative offices for the campus. The building also contains a theater, kitchen and meeting rooms. The campus main telecommunications switch is also located in this building.

The HVAC system consists of one multizone unit, two single-zone units serving the theater and food services, one rooftop self-contained unit serving the board room, several unit ventilators and exhaust fans. All units are two-pipe systems with hot water for heating being supplied from an adjacent building. The chilled water for cooling is provided by a chiller located in a basement mechanical room. One split-system air conditioner serves the telephone switch and main distribution frame.

## 2. Infrastructure and Mechanical Systems

The building's main mechanical room is original, dating to 1968, and is in need of upgrading and/or replacement. Equipment consists of two main air handlers serving the theater and dining rooms as well as associated unit ventilators, pumping systems and controls. The main chiller and cooling tower and associated plumbing are over 15 years old and should also be replaced within the next five years. A partial renovation to the building in 2002 included replacement of several smaller heating and cooling systems.

The campus' main telecommunication system is located in this building. Partial upgrading has taken place with isolated equipment. The main telephone distribution center dates to 1968 and is in need of replacement.

Main electrical panels were replaced and a recycled diesel-powered emergency generator was installed in 2002. The used generator was purchased from a local hospital.

## 3. Building Envelope and Roofing Systems

The roof underwent a partial upgrade in 1988 and carried a ten-year warranty. The roof suffers sporadic leaks, has scattered cracking at flexible joints and shows signs of several past repairs. The roof should be replaced within the next five years. The high roof over the building's theater contains a slate mansard, which is scheduled for replacement in 2004. The perimeter wood fascia and soffit system has suffered insect damage and is in need of partial replacement.

The building envelope consists of brick and is in good condition. The majority of the building's windows are original single pane glass, which should be replaced. This building has an adjoining brick paver courtyard and stone planter system that has deteriorated due to weather and use. The planter walls are cracked and patched, and require repair after each winter. The courtyard pavers and interconnecting concrete has begun to break apart and shift.

## 4. Interior Space and Finishes

A partial renovation in 2002 converted eight thousand square feet of space into administrative offices. This space is in excellent condition. The remaining space consists of a theater, dining rooms and kitchen. These spaces have all undergone minor upgrading over the years. The majority of the kitchen systems are original to the building and in need of replacement. The theater seating, dressing rooms, restrooms, stage, rigging and support systems are original to the building and in need of upgrading and or replacement.

## ■ Daycare Center

### 1. Overview

The Daycare Center, a child and senior care facility, is a 13,194 GSF, single-story, masonry and concrete building with flat roof, constructed in 1979. A 3,000 GSF addition was added to the south end of the building in 2000. This addition now houses the adult care operation, which was previously located in the main building. The original building space is used for the childcare operation.

The HVAC system consists of one rooftop unit and multiple through-wall heat pumps.

### 2. Infrastructure and Mechanical Systems

The building's one main HVAC system was replaced in 2001 and is in excellent condition. The remaining systems are small through-wall units of varying ages. Routine replacement of these is expected due to their short life expectancy.

### 3. Building Envelope and Roofing Systems

The roof deck is concrete and in good condition. The entire facility has a wooded mansard around its perimeter, which was recovered in 1998. The entrance canopy was replaced in 1999 and is in good condition. The exterior walls are brick and in good condition. Windows are single pane glass and should be replaced as part of a building renovation. The building has numerous exterior wooden doors, which should be replaced with exterior grade doors.

### 4. Interior Space and Finishes

The interior space is used as both a child and senior day care operation. Overall finishes are in good condition. Since this facility is leased and not used for academic purposes, upgrades or improvements would be funded by an outside source.

## ■ Edgewood Hall

### 1. Overview

Edgewood Hall is a 33,845 GSF, steel frame and masonry building with standing seam, metal roof. It opened in 1995 and serves as a classroom building with eleven general-purpose classrooms, twenty-two offices, two seminar rooms, a computer lab, and a lecture hall.

The HVAC system consists of five air handlers serving all but the classrooms; unit ventilators serve the classrooms. Hot water for heating and chilled water for cooling are provided through a two-pipe system. A split-system air conditioner provides supplemental cooling for the computer lab.

### 2. Infrastructure and Mechanical Systems

Constructed in 1994 the mechanical systems serving this building are in overall good condition. The chiller barrel was replaced in 1995 due to internal leaks and has performed well since. This work was covered by the chiller's warranty at no cost to the College. Classrooms are heated and cooled using unit ventilators. Although functioning as designed,

these systems have proven to be noisy and disruptive to classroom instruction, provide uneven heat flow, and are difficult to work on when a room is occupied.

### 3. Building Envelope and Roofing Systems

The roof consists of standing seam painted metal laid over insulated foam board, and is in good condition. The fascia and soffit system for this building was constructed using sheetrock resulting in routine maintenance due to water damage.

The exterior walls are brick and in excellent condition. Windows are double pane low-e glazing and in excellent condition. Entranceways contain enclosed vestibules, which are also in excellent condition.

### 4. Interior Space and Finishes

Several of the building's soft finishes are beginning to show signs of wear. Carpet and floor tile have been replaced in the main hallways and other selected areas. General painting of walls has begun due to normal wear. Overall space is in excellent condition and will remain so with routine maintenance and upkeep.

## ■ Fallston Hall

### 1. Overview

Fallston Hall is a 25,000 GSF, two-story, masonry building with a standing seam, metal roof. The building opened in 1997 and serves as a classroom building with eleven general-purpose classrooms, twenty-two offices, and assessment, math, and writing centers.

The HVAC system consists of one variable frequency drive air handler and fintube radiation serving the office areas; unit ventilators serve the remainder of the building. Hot water for heating and chilled water for cooling are provided through a four-pipe system.

### 2. Infrastructure and Mechanical Systems

Constructed in 1997 the mechanical systems serving this building are in overall good condition. As noted with Edgewood Hall, unit ventilators are used in classroom space for heating and cooling. These units have also proven to be problematic due to noise, uneven distribution of heat and inaccessibility.

The rear section of boiler number two recently failed due to leakage. This section was replaced under the system's warranty at no cost to the College.

### 3. Building Envelope and Roofing Systems

The roof consists of a standing seam metal laid over insulated foam board. All metal components associated with the roof are in excellent condition. Similar to Edgewood Hall, this roof has fascia and soffit constructed with sheetrock. This system has proven to be problematic due to water damage, resulting in routine replacement of material.

Exterior walls are brick and in excellent condition. Windows are double-glazed low-e and in excellent condition. Entranceways contain vestibules, which are also in excellent condition.

#### 4. Interior Space and Finishes

Overall space and finishes are in excellent condition.

### ■ Havre de Grace Hall

#### 1. Overview

Havre de Grace Hall is a 18,156 GSF, two-story, steel frame and masonry building with flat roof, originally constructed in 1967 as the Fine Arts building. A complete renovation to the building was completed in two phases in 2005-2006. All of the buildings electrical, mechanical and life safety features including a new sprinkler system and elevator were added and or replaced. The buildings upper level provides five general purpose classrooms and thirteen offices for Humanities program employees. The lower level provides space for two general purpose classrooms, two laboratories, and five offices.

#### 2. Infrastructure and Mechanical Systems

All mechanical systems were replaced with exception to one existing air handler, which was installed in 1996 and found to be in excellent condition. A new roof mounted air handling system was installed to replace obsolete classroom unit ventilators. A sprinkler system and elevator were added as well as new electrical and fire alarm systems. New fiber optic and telecommunication cabling were also added.

#### 3. Building envelope and Roofing Systems

The buildings roof was replaced in 1998, consisting of a built up modified system and is in excellent condition. All exterior windows and doors were replaced with energy efficient glazing. The exterior walls are masonry and in good condition.

#### 4. Interior Space and Finishes

All interior space and finishes were upgraded or replaced as part of the 2005-06 renovation and in excellent condition.

### ■ Hays-Heighe House

#### 1. Overview

Hays-Heighe House is a 6,610 GSF, two- and three- story, fieldstone building with slate roof, originally constructed in 1808 as a residence. The building is currently being used a teaching laboratory the Building Preservation and Restoration (BPR) program.

The HVAC system consists of a low-pressure boiler located in the basement serving radiators throughout the building. One split-system air conditioner serves a portion of the second and third floors with the remaining being served by window air conditioners.

#### 2. Infrastructure and Mechanical Systems

The boiler is in good condition and with routine maintenance will last many years. The hot

water radiators placed throughout the building are original with unknown age. These are cast-iron and in relatively good condition. The remaining building heating and cooling systems are small window units, which are routinely replaced due to their short life expectancy. The electrical and plumbing systems in this building are in very bad condition and should be upgraded or replaced.

### 3. Building Envelope and Roofing Systems

The roofing system is slate, age unknown. The slate is in poor condition with many pieces missing and falling off. Settlement has occurred at an addition to the main building and around a chimney. Fascia and soffit trim is made of wood and in need of upgrading and replacement. Water damage has occurred at several areas. Windows and framing are original to the building and in poor condition. Building envelope is stone and in good condition.

Settlement has occurred throughout the building causing floors, doorways, windows and stairs to shift. Extensive foundation work is required to improve these conditions. Water penetration through the stone foundation and into the basement has occurred over time.

### 4. Interior Space and Finishes

Although difficult to achieve, accessibility for the disabled should be provided to at least the first floor. The historical quality of this building is part of its function as a symbol of stability on campus. Renovation of the interior should remove layers of infill to reveal the original quality of the building. Functional demands upon the spaces should be given priority over historical concerns only after alternatives have been pursued.

Every effort should be made to restore the original architectural elements, materials, and details, and to remove inappropriate “improvements” that compromise the historical integrity of its appearance. The rear patio should be improved by providing adequate furniture and lighting.

## ■ Joppa Annex

### 1. Overview

Joppa Hall Annexes 1 & 2 is a 1,724 GSF, steel, re-locatable, classroom building of unknown age. The unit was previously used when brought to campus in the 1970s. At one time the building was used for painting and ceramics labs. Current use is for morning or afternoon pre-school and various non-credit classes. The HVAC system consists of unit ventilators with resistance heating and window air conditioners. Current plans call for these units to be converted to storage use only.

Joppa Hall Annexes 3 & 4 is a 1,344 GSF, wood frame, re-locatable, classroom building installed in 1991. The two classrooms serve non-credit classes. The HVAC system consists of heat pumps mounted on end of the building. Current plans call for these units to be used as instructional and office overflow space as needed.

## ■ Joppa Hall

### 1. Overview

Joppa Hall is a 76,447 GSF, single-story, steel frame and masonry building with flat roof, originally constructed as a Vo-Tech High School in 1965. After the High School moved out in 1981, the interior was renovated to convert the building into a multi-purpose college facility. A comprehensive building renovation was completed in 2004-2005, and included the consolidation of the Fine and Applied Arts program from Havre de Grace Hall. A 3,500 GSF addition was added to the south end of the building to meet program space needs. The addition and renovated space consist of three recital rooms, a multimedia classroom, piano practice room, ten individual practice rooms and supporting technical space. This renovation also included a 5,500 GSF addition on the northeast end of the building that houses the new Building Preservation & Restoration program. The remainder of the building houses six general-purpose and nine computer classrooms, labs for painting and drawing, photography, ceramics and sculpture, interior design, and HVAC, a radio station, and a TV station. The renovated space also includes offices, a conference room and vending area.

The entire HVAC system was replaced as part of the overall renovation. This new system consists of a centrifugal chiller and cooling tower, condensing boiler, variable frequency drive pumps and air handlers. The renovation incorporated many energy conservation measures aimed at reducing overall building energy use. These included a 20,000-gallon underground storage tank to capture roof rainwater, which feeds the chiller's cooling tower. Waterless urinals and dual flush commodes were added to reduce water consumption in the restrooms. A new energy management system was incorporated to control the building's mechanical equipment and assure minimal energy use. Green roofs were added to the additions to reduce water run off and energy consumption.

### 2. Infrastructure and Mechanical Systems

In 2004-05 this building underwent a major renovation. All mechanical, electrical and plumbing systems with the exception of one boiler and the domestic water system were replaced. This remaining boiler serves as an emergency backup. The domestic water system is scheduled for upgrading in fiscal year 2006. All telephone, data and fiber optic cabling was replaced as part of the renovation. The new mechanical systems consist of a condensing boiler sized to handle 100 percent of the building's load. A 330-ton centrifugal chiller and water-cooled tower serve variable air volume boxes throughout the building. New heating and cooling circulation pumps and new air handling equipment are on variable frequency drives. The entire mechanical package for this building has been designed to reduce energy consumption to a high degree.

### 3. Building Envelope and Roofing Systems

The existing roof underwent partial upgrading in 1990. This work consisted of repairs to select problem areas and a re-saturation of the entire roof. The re-saturation process has begun to fail; scores of large roof blisters are now present. These blisters expand and contract as the outside air temperature changes. Over time, due to this repeated movement, these blisters will begin to crack open and allow water into the roof system and building.

Two additions were added to the renovations that have green roofs. These roofs are designed to reduce rainwater runoff, reduce building energy consumption and island heating, and

contribute to the cleaning of the air.

Exterior walls prior to renovation consisted of brick veneer and stone panels. The majority of the stone panels were replaced; the brick is in good condition. The exterior windows consisted of single pane glass and metal frames prior to renovation. All windows and frames were replaced and upgraded to energy-efficient systems.

#### 4. Interior Space and Finishes

All interior space were upgraded or replaced as part of the 2004-05 renovation. All existing deficiencies that were known prior to renovation were corrected.

### ■ Library

#### 1. Overview

The Library is a three-story, steel frame and masonry construction with a standing seam metal-sloped roof. Constructed in 1999-2000, this building houses the campus Library, computer services operation and security personnel. The data center to which all campus computers are connected is located on the first floor. Campus networking operations are provided from this facility. The first floor also houses five computer rooms, computer personnel offices, technical support offices for the library operation and the campus security office. The second and third floors contain the library collection; several study rooms, meeting rooms, offices and the special collections room. Computers are provided for general use on both floors.

#### 2. Infrastructure and Mechanical Systems

HVAC systems consist of two low-pressure, gas-fired, hot water boilers, an air-cooled chiller, and three main air handling systems serving eighty two variable air volume boxes. A stand-alone air conditioning system is located in the first floor data center. Two additional smaller air conditioning systems provide cooling for a telecommunication room and elevator machine room. An emergency generator was recently installed to provide backup power for this buildings computer operation. This building serves as the central hub for the campus's computer systems.

#### 3. Building Envelope and Roofing Systems

This three-story structure is constructed by post and beam with exterior brick veneer. The roof consists of a standing seam "Galvalume" material. The chiller, two air handlers and several smaller pieces of mechanical equipment are located in an open penthouse located on roof. Windows are double glazed set in aluminum frames. The exterior building envelope is in excellent condition.

#### 4. Interior Space and Finishes

Having opened for use in 2000 the interior finishes of this building remains in excellent condition. Minor maintenance activity is routinely performed on high use items such as stairs, doors and painting.

## ■ Maryland Hall

### 1. Overview

Maryland Hall is a 10,303 GSF, single-story, steel and masonry building with flat roof, constructed in 1964. The building originally served as the College's library but was renovated in 1978 into a counseling center, nursing offices and laboratories. The building was renovated in 2002 to house solely the nursing program, and consists of offices, classroom space and laboratories.

The HVAC system consists of one variable frequency drive air handler serving variable air volume boxes. Chilled water is provided by a chiller located in an adjacent building (Library). Hot water is provided by boilers located in an adjacent building (Aberdeen Hall).

### 2. Infrastructure and Mechanical Systems

All mechanical systems were replaced as part of a complete building renovation in 2002. Telecommunications wiring was upgraded to meet current standards. All mechanical systems are in excellent condition.

### 3. Building Envelope and Roofing Systems

The roof was replaced in 1993 and carries a twenty-year warranty. The roof's mansard contained slate, which was replaced with a standing seam painted metal. All components of the roof are in excellent condition. The fascia and soffit system on the perimeter of the building is made of wood, which has sustained partial damage from insects.

The exterior building shell is brick and in excellent condition. The exterior windows are single pane glass and in good condition. The east side of the building has a concrete and stone-faced patio, which shows signs of settlement and cracking.

### 4. Interior Space and Finishes

All interior finishes were replaced as part of the 2002 renovation and are in excellent condition.

## ■ Observatory

### 1. Overview

The Observatory is a 1,725 GSF, two-story, wood frame and steel building; the majority of the roof is a steel dome. The facility was constructed in 2000 and is located on an isolated parcel of land directly to the west side of the main College property. Location was selected to minimize interference from commercial nighttime lighting.

The HVAC system consists of a geothermal heating and cooling system. The building is served by its own domestic well and sanitary system.

### 2. Infrastructure and Mechanical Systems

The Observatory was relocated to an isolated piece of property across from and directly west

of main campus. This 1999 project consisted of both new construction as well as partial reuse of the existing structure. The mechanical system consists of a geothermal heat pump, which is in excellent condition. All electrical, mechanical and plumbing systems are new and in excellent condition.

### 3. Building Envelope and Roofing Systems

This building's roof consists of a raised dome housing the main telescope and a low-sloped roof over the remaining structure. The dome was reused from the previous Observatory structure due to its unique design and history. This dome is in fair condition with signs of rust beginning to show. The remainder of the building's roof is in excellent condition.

The remaining structure consists of metal panels and is in excellent condition.

### 4. Interior Space and Finishes

Interior space and finishes are new and in excellent condition.

## ■ Plant Services Building

### 1. Overview

The Plant Services Building is a 17,500 GSF, pre-engineered building, consisting of steel post and beam construction with metal siding and partial brick veneer. The Building was constructed in 2001 to house College support services including maintenance, warehousing, shipping and receiving, conferencing and meetings, environmental services, computer repair and campus safety.

HVAC systems consist of a geothermal heating and cooling system for office areas and gas-fired ceiling mounted units for the shop and warehouse areas. The building also utilizes solar panels for heating domestic hot water.

### 2. Infrastructure and Mechanical Systems

Constructed in 2002 the mechanical systems are in excellent condition. These systems consist of a geothermal system, solar domestic hot water, gas-fired warehouse heaters and air-to-air heat exchangers.

### 3. Building Envelope and Roofing Systems

All associated systems are in excellent condition. This is a pre-engineered building consisting of steel post and beam construction. Roof and exterior walls are metal panels with brick veneer on the front of the building.

### 4. Interior Space and Finishes

The office and warehouse spaces are in excellent condition.

## ■ Pump Station

### 1. Overview

The Pump House, a fire pump station, is a 852 GSF, single-story, masonry building atop a mostly underground, concrete, 250,000-gallon water storage tank. The two pumps in this facility supply the dedicated campus fire fighting water system. A small centrifugal jockey pump maintains 75–100 psi on the system at all times. An electric, turbine pump provides approximately 1500 g.p.m. at 125 psi when activated. A like-sized, diesel-driven, turbine pump supplies the system if the electric turbine pump fails to operate or during a campus power failure.

## ■ Science Annex

### 1. Overview

The Science Annex is a 2,337 GSF, single-story, steel framed, masonry building originally constructed in 1993 as the College bookstore. The building was renovated in 2002 to convert space into a science classroom, laboratory, laboratory support room and restrooms.

HVAC systems include two gas-fired, hot air furnaces and air conditioning systems.

### 2. Infrastructure and Mechanical Systems

All mechanical systems were replaced as part of a building renovation in 2002. These systems are in excellent condition. Telecommunications wiring was upgraded to meet current standards.

### 3. Building Envelope and Roofing Systems

Roofing consists of a standing seam painted metal original to the building's construction in 1990. All components of the roof are in excellent condition. The exterior building envelope consists of brick and is in excellent condition. Exterior windows are double pane glass with metal framing and are in excellent condition.

### 4. Interior Space and Finishes

All interior finishes were replaced as part of the renovation in 2002 and are in excellent condition.

## ■ Student Center

### 1. Overview

The Student Center is a 50,294 GSF, two-story, masonry and concrete building with flat roof, constructed in 1975. Building was originally identified as the Learning Resources Center. A complete building renovation was completed in 2001. The renovation included replacement of all mechanical, electrical, plumbing and life safety systems as well as a complete interior renovation. The building's use was converted from the College library to a comprehensive student services facility. The building now provides for all student-related needs on two levels. The lower level contains finance and accounting, cashiers office, copy center, College

store, kitchen and dining services and the wellness center. The upper level contains financial aid, records and registration, institutional research, outreach and enrollment, tutoring services, advising, career and disabilities services, student development and institutional effectiveness, the Chesapeake Gallery and general offices.

HVAC systems consist of a 330-ton air-cooled chiller, two gas-fired boilers, and three main variable frequency drive air handlers serving variable air volume boxes throughout the building.

## 2. Infrastructure and Mechanical Systems

This building underwent a complete renovation in 2001. All mechanical systems were replaced and are in excellent condition. Two existing gas-fired boilers were assessed for longevity and were not replaced. These boilers and respective gas-fired burners are in good condition. All telephone and data cabling was replaced as part of the renovation.

## 3. Building Envelope and Roofing Systems

The building's roof was not included as part of the 2001 renovation. It was determined at that time to be in good condition and did not warrant any work. It was last replaced in 1990 and carried a ten-year warranty. The roof experiences sporadic leaks concentrated at roof penetration drains. The roof is in good condition and with routine maintenance will continue to remain sound.

The exterior walls consist of brick and are in good condition. Only a partial replacement of exterior glazing took place in the 2001 renovation. The remaining windows are single pane with metal frames. These windows should be replaced to reduce energy consumption.

## 4. Interior Space and Finishes

All interior space was upgraded or replaced as part of the 2001 renovation and is in excellent condition.

### ■ Susquehanna Center

#### 1. Overview

The Susquehanna Center is a 52,445 GSF, single-story, steel and masonry building with flat roof, constructed in 1967. It serves as the physical education building and includes a gym with seating for 1,200, a wellness center, indoor swimming pool, locker rooms, shower rooms, team meeting rooms, dance studio, one classroom, and six faculty and administrative offices.

HVAC systems include eight single-zone air handlers and multiple fan coils. Hot water for heating is provided by low-pressure natural gas-fired boilers. An air-cooled condensing unit provides air conditioning for the wellness center.

#### 2. Infrastructure and Mechanical Systems

Boilers were replaced and converted from oil to natural gas in 1996. These boilers are used for space heating and the heating of domestic hot water. These boilers provide heat for an

adjacent building (Chesapeake Center) as well. Boilers and burners are in excellent condition. The remaining mechanical systems scattered throughout the building are original dating to 1968. These systems are in varying stages of obsolescence and in need of replacement. Many offices are cooled by window units; these should be replaced by a central system.

Dating to original construction in 1968, the domestic water system is in need of total replacement.

This building has a 150,000-gallon indoor pool original to the building dating back to 1968. All piping, fittings and electrical components associated with the pool are corroded due to long-term use of chlorine. These pipes, as well as the pool's mechanical room, are in need of complete replacement.

### 3. Building Envelope and Roofing Systems

The building's roof was last upgraded in 1990 and carried a ten-year warranty. It is in overall good condition with no major deficiencies. Routine maintenance will keep the roof sound for the next six to eight years. The perimeter fascia and soffit system is made of wood, which has been partially damaged by insects; routine repair is required.

Exterior walls consist of brick and are in good condition. Window glazing throughout the building is single pane and should be replaced. Exterior doors are original to the building and are in need of replacement. The front entrance concrete patio is uneven and cracking.

### 4. Interior Space and Finishes

The condition of the pool tile is poor; tile is cracked, chipped, discolored and missing. The pool tile has an irreversible stained appearance due to long-term use. Starting blocks have been removed and the tile repaired where the blocks were once mounted. The diving board has also been removed and the tile repaired where the board was mounted. Many portions of the tile around the pool deck have been replaced with tile of different colors due to inaccessibility of original tile. Locker room and shower room tile is in similar poor condition. Shower room fixtures are corroded and leaking.

The gymnasium has a large dividing wall that is operated electrically. This wall has sustained wear and tear due to constant use. The gym floor is wood and in good condition. Retractable wooden grandstands are located on each side of gym and are in good condition. The basketball backboards are original to the building.

The Wellness Center underwent a minor renovation in 2000 to upgrade the carpet, ceiling tile, paint and lighting. This room is in good condition. Finishes in offices and the classroom are in poor condition and in need of upgrading or replacement.

## ■ TRP Sportsplex Building

### 1. Overview

The TRP (Thomas Run Park) Sportplex Building, an operations, concessions, and restroom facility at Thomas Run Park, is a 1,590 GSF, single-story, masonry building with pitched, steel, standing seam roof. It was constructed in 1990 to provide services to an adult recreation facility, which serves both the Harford County community and HCC athletics. The

overall facility provides: eight tennis courts (four lighted); a 1,000-seat stadium with playing field for soccer, field hockey and lacrosse; a walking/jogging track; two practice fields; two fenced, lighted softball fields; and a fenced, lighted baseball field.

The HVAC systems consist of one split air conditioning system and one through-the-wall unit.

## 2. Infrastructure and Mechanical Systems

The building is served by several small split HVAC systems, which are in good condition. A new domestic well was installed in 2002, which primarily serves this facility. The remaining mechanical, electrical and plumbing systems are in good condition. There is a need to replace the existing buried telephone line, which is fed from the Susquehanna Center. This line has incurred damage on several occasions due to construction activity.

## 3. Building Envelope and Roofing Systems

The roof consists of standing seam metal, which is in good condition. Exterior walls are brick and in good condition.

## 4. Interior Space and Finishes

The building contains a small concession stand, which is in need of upgrading due to intense use. The floor in this room has recently been replaced with an epoxy system. The building has an office, public restrooms and storage room. Due to intense public use, restrooms are in need of upgrading.

## **ASSESSMENT AND ADEQUACY OF BUILDINGS OFF-CAMPUS FACILITIES**

### ■ Amoss Center

#### 1. Overview

Constructed in the year 2000 the William H. Amos Performing Arts Center was conceived as a joint venture between Harford Community College and the Harford County Public School System. This facility acts to serve as the main center for county wide cultural events and performing arts. It is located directly across the street from the college and adjoins Harford Vocational Technical High School. This building was constructed as a state of the art performing arts center consisting of over a nine hundred seat theater, rehearsal room, dressing rooms, scene shop, costume room and several classrooms. The theater is outfitted with a sunken orchestra pit, advance lighting and rigging systems and state of the art control room.

In the fall of 2005 the college will introduce a series of new classes under the “Theatre Arts Curriculum “. These classes provide both instructional and hands on experience associated with the performing arts. Serving as a joint use facility both the College and High School are active in the buildings daily use. The college holds events such as symphonies, operas, musical performances, plays and ballets. Well known performing groups such as the Washington Ballet and Baltimore Symphony Orchestra conduct regular performances here.

#### 2. Infrastructure and Mechanical Systems

Interior space is conditioned by several roof top package units. Heat is provided by low pressure boilers located in schools main heating plant. Smaller classroom can be heated and cooled without heating or cooling the main theater space. All systems associated with this facility are new and in excellent condition. Facilities personnel from the college and High School have the ability to remotely control the heating and cooling systems by use of an energy management system. Being directly attached to the high school the water, sewer and electrical services were expanded on to accommodate the theater addition.

#### 3. Building Envelop and Roofing Systems

The building is constructed by steel post and beam method. Exterior walls consist of brick veneer over block. The roof consists of a built up modified system with tapered insulation. All exterior windows and storefronts are double insulated in aluminum frames. Being relatively new the exterior surfaces are in excellent condition.

#### 4. Interior Space and Finishes

Overall finish selections were designed and specified to handle the high demands of a performing arts center. Floors consist of high grade carpet, tile and wood and are in good condition. Some wear has developed in areas near the loading dock and stage entrance due to the moving of scenery and props. Walls in main hallways are glazed block and brick and in excellent condition. The majority of ceilings are lay-in ceiling tile with exception to the main theater.

## ■ HEAT Center East

### 1. Overview

Constructed in 1994 Heat Center East is a single story ten thousand square foot facility. This building is located approximately ten miles north of the main campus and is situated on approximately seven acres. A tall steel structure designed to symbolize the buildings purpose as a facility of Higher Education and Applied Technology is located directly above the main entrance. Several partnerships are in place with four-year institutions in which degrees can be obtained by taking classes here. The building consists of classrooms, offices and three computer rooms. In addition to undergraduate classes' credit, non-credit and conferencing as well as business and industry training are offered. An additional unique feature of this facility is the ability to offer distance learning through video conferencing.

### 2. Infrastructure and Mechanical Systems

Mechanical systems are comprised of seven-combination gas fired air-conditioning systems and one ductless air-conditioning system. The nearby city of Aberdeen provides domestic water and sewer. The building contains a security, fire alarm and sprinkler system. The mechanical systems are beginning to show signs of wear and should be placed on a schedule of replacement.

### 3. Building Envelop and Roofing Systems

The facility is constructed by a post and beam method on a concrete slab. Exterior walls consist of metal studding, fire rated plywood and brick veneer. The roof consists of standing seam metal panels with glued on ice guards. Failures of ice-guards on roof have been a persistent problem resulting in occasional damage to buildings gutter system.

### 4. Interior Space and Finishes

Interior building space is divided up between offices, classrooms and computer labs. Finishes consist of sheetrock walls, carpet or tile floors and lay-in ceiling tile. A small vending area is located at the extreme rear of building. There is an abundance of stained wood trim throughout the interior space, which has remained in very good condition. Signs of normal wear are visible but manageable with routine maintenance such as cleaning, painting, ceiling tile and carpet replacement.

## ■ Heat Center West

### 1. Overview

Constructed in 1997 Heat Center West is a two story eighteen thousand square foot facility. This building is located approximately ten miles north of the main campus and is situated on approximately seven acres. The building is physically connected to Heat Center East at a main entrance lobby giving the appearance of one continuous building. The buildings use is divided between offices, classrooms, a chemistry prep room, laboratory, meeting and conference space.

The Harford County Government Office of Economic Development occupies several offices

in this building. Working with them is the North Eastern Maryland Technology Council ( NMTC ), which consist of local business's providing support to the Economic Development Office. The Army Alliance is also located in building and acts as a liaison between Aberdeen proving Ground and Harford County Government. Several spaces in the building are leased out to technology oriented startup companies. The goal is that our facility acts as an incubator allowing these companies to eventually grow, expand and move into the community.

## 2. Infrastructure and Mechanical Systems

Mechanical systems are comprised of fourteen-combination gas fired air-conditioning systems. At the time of construction these systems were the most energy efficient available. The city of Aberdeen provides domestic water and sewer to the building. The building contains a security, fire alarm and sprinkler system. Several fume hoods with associated exhaust systems are located in the buildings chemistry laboratory and preparation room. These systems are interconnected to the room's air handling system to insure negative air pressure at all times. Overall mechanical systems remain in good condition.

## 3. Building Envelop and Roofing Systems

The facility is constructed by a post and beam method on a concrete slab. Exterior walls consist of metal studding, fire rated plywood and brick veneer. The roof consists of standing seam metal panels with glued on ice guards. Failures of ice-guards on roof have been a persistent problem resulting in occasional damage to buildings gutter system. Exterior windows consist of energy efficient double glazing in aluminum frames. An open terrace is located on the second floor, which is used in conjunction with the buildings conference rooms. The terrace floor consists of brick pavers placed over an EPDM roofing system.

## 4. Interior Space and Finishes

Interior building space is divided up between office, classroom and a chemistry laboratory. Finishes consist of sheetrock walls, carpet or tile floors and lay-in ceiling tile. A lobby is located on the first floor, which connects to an exterior rear garden and patio area. These areas serve as overflow for the buildings conference rooms and are used for special events. There is an abundance of stained wood trim throughout the interior space, which has remained in very good condition.

## **Appendix C**

### **Capital Improvement Program**

**HARFORD COMMUNITY COLLEGE**

Capital Improvement Program

November 13, 2007

Project Title	Total Cost	Prior Approp.	Budget Year FY 2009	Capital Program								
				FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
Aberdeen Hall Renovations	14,144,106	12,572,167	1,571,939									
Hays Heighe House Renovations	1,343,890	968,890	375,000									
Milestone & Technology Project	5,414,436	4,854,212	560,224									
West Campus Expansion	1,915,500	1,665,500	250,000									
Campus Safety - Camera System	375,000	125,000	250,000									
Susquehanna Ctr. Addition/Renovations	26,849,604	1,974,600	11,791,957	13,083,047								
Roof Replacements	1,394,574		910,282	484,292								
Site & Parking Lot Improvements	5,026,824	2,425,500	788,751	960,662	851,911							
Utility & Related Infrastr. Improvements	11,340,325	1,150,000		2,550,000		694,575	6,945,750					
Allied Health & Nursing Building	12,456,250			992,500	9,925,000	1,538,750						
Observatory Expansion	353,100			353,100								
West Campus Infrastructure	3,025,000				275,000	2,750,000						
Parking Expansion	2,200,000					200,000	2,000,000					
Apprentice Training Center	11,500,000					920,000	9,200,000	1,380,000				
Fallston Hall Renovation	6,914,400						553,152	5,531,520	829,728			
Math, Engineering & Tech Building	23,668,750								1,893,500	18,935,000	2,840,250	
Edgewood Hall Renovation	10,407,338								832,587	8,325,870	1,248,881	
Water & Sewer	3,795,000										345,000	3,450,000

<b>Total -- By Project</b>	<b>\$142,124,097</b>	<b>\$25,735,869</b>	<b>\$16,498,153</b>	<b>\$18,423,601</b>	<b>\$11,051,911</b>	<b>\$6,103,325</b>	<b>\$18,698,902</b>	<b>\$6,911,520</b>	<b>\$3,555,815</b>	<b>\$27,260,870</b>	<b>\$4,434,131</b>	<b>\$3,450,000</b>
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Harford County PayGo Funds	8,020,140	5,561,622	1,370,975	576,397	511,147							
Prior Harford County Bonds												
Future Harford County Bonds	53,351,581	6,812,767	6,135,421	7,222,014	4,264,150	2,577,919	8,018,476	2,764,608	1,422,326	10,904,348	1,780,552	1,449,000
State of Maryland Bonds	71,122,796	7,439,000	7,774,644	9,355,968	5,935,850	3,445,406	9,880,426	4,146,912	2,133,489	16,356,522	2,653,579	2,001,000
Other Funds (HCC)	9,629,579	5,922,480	1,217,113	1,269,222	340,764	80,000	800,000					
Harford County Lease Purchase Funds												
<b>Total -- By Fund</b>	<b>\$142,124,098</b>	<b>\$25,735,869</b>	<b>\$16,498,153</b>	<b>\$18,423,601</b>	<b>\$11,051,911</b>	<b>\$6,103,325</b>	<b>\$18,698,902</b>	<b>\$6,911,520</b>	<b>\$3,555,815</b>	<b>\$27,260,870</b>	<b>\$4,434,131</b>	<b>\$3,450,000</b>