

Maintenance Issues

Below are list chronic maintenance issues that need to be addressed at the Maryland State Archives facility in Annapolis:

Leaky roof

- The roof on the Archives main facility was replaced many years ago. We are told that a faulty initial design resulted in inadequate or improper flashing installation. Any hard rain results in numerous leaks. This has been reported untold number of times and various attempts have been made to rectify the situation but to no good result.

HVAC

- The stack areas of the Archives are supposed to maintain consistent temperature and humidity control, yet the stacks frequently are subject to fluctuations that are well beyond acceptable levels of tolerance. An attempt was made this past year to upgrade the controls, but this has not corrected the problem. We have requested that a study be commissioned to examine the chillers, boilers, AHU's (air handling units) and controls to determine whether any components need to be replaced.
- The AHU's serving the stack areas are designed to be equipped with a HEPPA filtration system that protects the records from mold spores. The filters are to be replaced every couple years. It has been quite some time since these filters have been replaced.

Electrical Issues

- High heat and high harmonics exist in most electrical closets. The result is that the doors to these closets cannot be closed and secured.
- A project to provision some electrical supply in the Archives was started by Buildings and Grounds some time ago but never finished leaving at least one breaker box open and exposed for months at a time.

Lighting

- More than half of the overhead lights in the public search room are out. Past efforts to relamp these fixtures have not resulted in any solution that seems to last more than a couple years.
- The lighting in the stack areas was replaced with energy efficient fixtures and motion detectors. For a variety of reasons the system has not worked very well and frequently the lights go out on staff while they are in the stacks. Often, staff may be up on ladders presenting a hazard.