STATE OF NEW JERSEY
SCHOOLS DEVELOPMENT AUTHORITY

Facilities Condition Assessment Report

Camden High School
Camden, NJ

As of April 2012

For purposes of public disclosure certain information that has been deemed critical to the safety of the school and its occupants has been redacted from the report

CONFIDENTIAL

OVERVIEW

Camden High School (CHS) is located at 1700 Park Boulevard in Camden, New Jersey. A site visit team consisting of representatives from the NJSDA and NJDOE surveyed the school on April 3-6, 2012. Consisting of a Main Building, Annex and Vocational Wing, the approximately 287,500 Gross Square Feet (GSF) facility is located on an 11.3-acre site with a current enrollment of 735 students in grades 9-12 (as of April 2012). The original building was built in 1916, the Annex in 1959 and the Vocational wing in 1970. The main building is a multi-story masonry structure while the Annex and Vocational wing are steel-framed with brick façade. All three sections are connected via enclosed walkways; however the second-floor of the walk between the Annex and Vocational Wing is closed due to district-reported structural concerns.

The building consists of three (3) sections:

- Main building: 128,000 GSF. It has three (3) levels above grade. This wing includes instructional spaces (both regular classrooms and specialized spaces), music rooms, administrative/student support spaces, the auditorium, cafeteria and kitchen, Jr. ROTC, a weight room and the school's sole elevator.

- Annex: 61,000 GSF. This section can be thought of as having two sides: one for academics and the other for the gymnasium and locker rooms. It has three (3) levels that are above grade and one (1) level below grade that is located under the gymnasium. This wing includes instructional spaces (both regular classrooms and the library) in the three-story section as well as the gymnasium, below-grade locker rooms and an auxiliary gymnasium (wrestling room). This wing also connects the original building to the vocational wings.

- Vocational Wing: 98,500 GSF. This wing consists of three (3) connected circular "pods" with instructional spaces (both regular classrooms and vocational workshops). Two (2) pods are single story slab on grade construction, while the third is a three-story pod with two (2) stories above grade and one (1) below. One (1) pod houses large-space vocational programs (automotive, electrical and carpentry), while another has cosmetology and tailoring equipment, technology programs and administrative/student support spaces. The third pod contains a daycare center, a cafeteria and kitchen and technology classrooms.

SUMMARY

Camden High School is a well-built building. However site visits identified issues regarding conditions of building systems in all sections (site, shell, interior construction, accessibility, electrical, plumbing – fixtures and piping, casework, low voltage specialties, hazardous materials remediation, and heating & ventilation).

BUILDING ENVELOPE

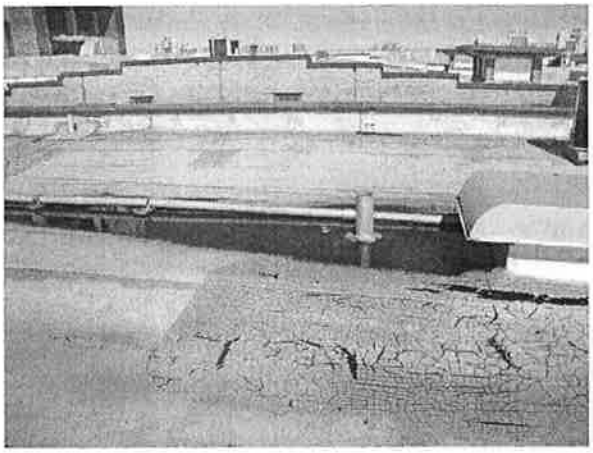
Main Building (1916)
The Main Building is three (3) stories above grade with a partial, below-grade basement serving as a mechanical room. The building is comprised of a combination of load-bearing masonry walls and steel framing with replacement double-glazed windows from 1994.

- Roof and gutter system – The roofing system is comprised of membrane multi-ply hot mopped modified bitumen sheets. This surface has been painted and is showing signs of nearing the end of its useful life. Alligatoring and bubbling were observed on various locations, while standing water was observed on a southeast section of the roof. One corner of the roof showed signs of tearing from the flashings and deterioration of the roofing material. Age of roof is unknown. Roof drainage via internal roof drains.
- Roof structure – A limited attic inspection showed the roof structure to be sound and dry and comprised of precast pan joist panels.
- Masonry – Brick load-bearing masonry walls. Exterior walls appear to be in fair condition. These walls show minor settlement cracks but no glaring deficiencies. Interior courtyard walls are in poor condition. Bluestone plinths are spalling from surface water and deicing chemicals. A brick chimney located at the rear of the Main Building appears to be in poor condition with cracks and spalling brick.
- Terra cotta – Architectural features are in terra cotta and in poor condition, especially at finer details. All terra cotta joints are in poor condition, while approximately 25% of terra cotta work missing or deteriorating. Of note are the small bushes growing from terra cotta at parapet wall. In numerous locations, the structural steel supporting the terra cotta is exposed; a temporary, spray-on cementitious terra cotta repair was observed in several locations.
- Basement- The basement appears to be sound and dry. A concrete beam located in the center of the boiler room is cracked, while a beam along the back wall of the room has exposed rebar.
- Windows – District reports double-paned aluminum windows were replaced in 1994. Limited repairs to the windows in this section of the building were completed under an NJSDA Emergent project in 2009 (Contract #EP-0003-C01) with no issues observed. Given limited repairs, windows observed appear functional.
- Exterior doors – Metal doors appear functional even though cosmetic damage was observed.
- Central tower/main entrance – The central tower/main entrance façade restoration was completed in December 2010 by the NJSDA (Contract #CA-0012-C01) with no issues observed. Restoration to these areas included repair, replacement and stabilization of deteriorated terra-cotta, stone and brick.
- Auditorium balcony – District staff indicated the auditorium balcony had been closed for a number of years due to structural concerns; however no published report can be produced by the district detailing the issues with the balcony. Visual observation shows no obvious signs of structural distress.
- Exterior Scaffolding – Scaffolding was installed to provide pedestrian protection at the entrances/exits to this section of the building due to falling terra cotta; installation was completed in 2007 by NJSDA. Scaffolding was observed in place at the entrances/exits located on the Garden Drive and Baird Boulevard sides of the building. Observation from underneath of the scaffolding shows rusted scaffolding pipe and rotting wooden bases.

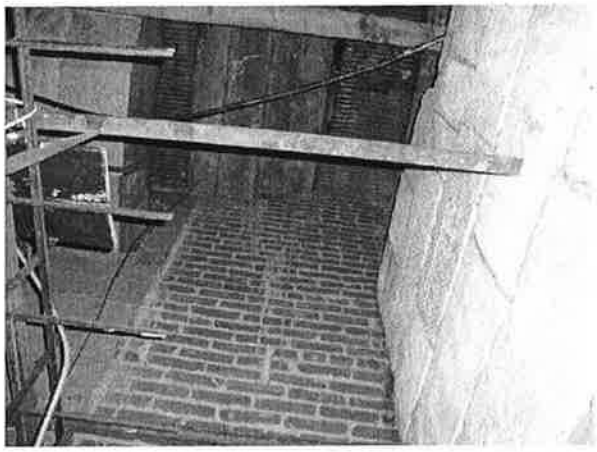
Original 1916 School South Side

Typical Terra Cotta Deterioration

Parapet wall with Vegetation (common)



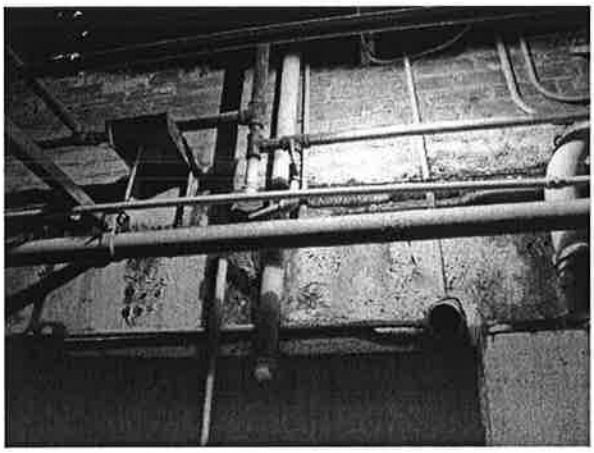
1916 Roof w/ Alligatoring and Standing Water



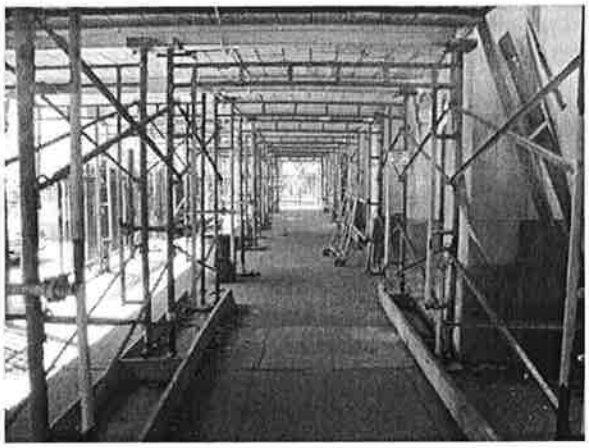
Interior Structural View Looking Up

Restored Central Tower

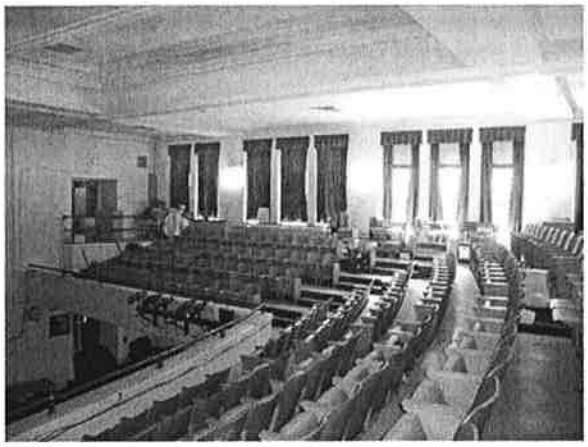
Spalling Bluestone Plinths



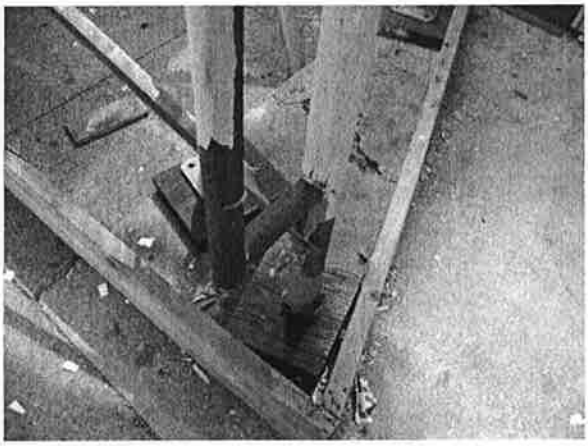
Deteriorating beam in Boiler Room



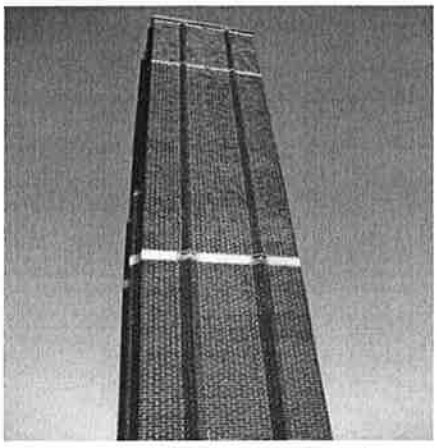
View Underneath Scaffolding



Auditorium Balcony



Corroded Scaffolding Pipe

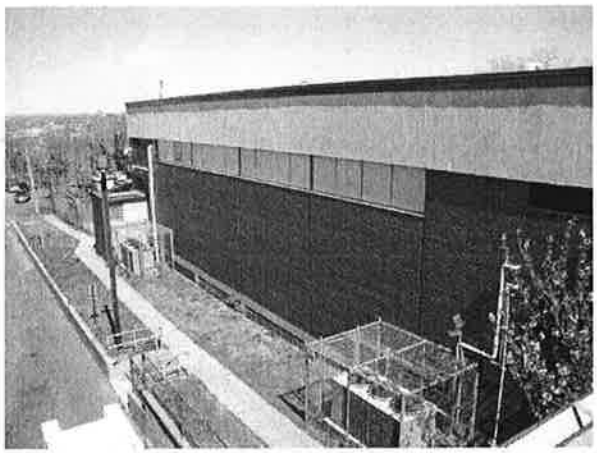


Chimney at Rear of Building

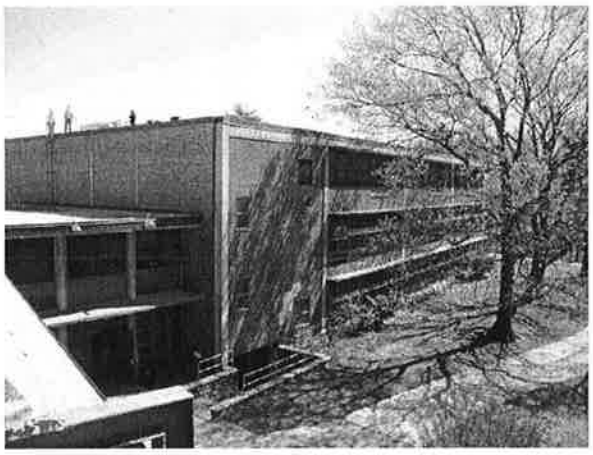
Annex (1959)

The Annex is a steel and concrete frame with brick façade, three-story structure that is adjoined to a multi-story gymnasium. Both the Annex and the gymnasium have flat roofs without parapet walls. The Annex has replacement double-paned windows that are approximately 20 years old.

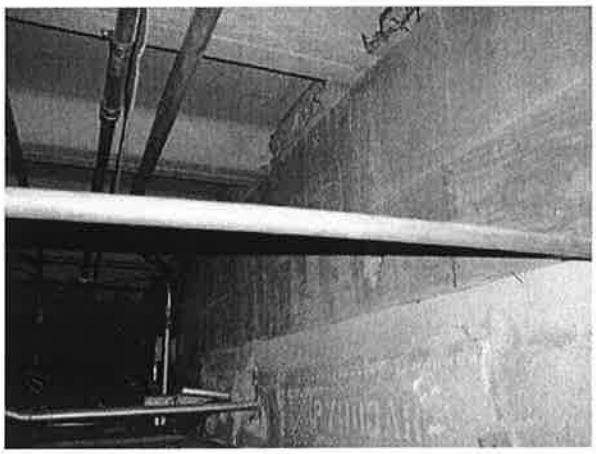
- Roof and gutter system – Roof drainage is via internal leaders. The roofing system is comprised of built-up, granular bitumen which is functional but nearing the end of its useful life. The metal coping observed around the edge of the roof is in good condition.
- Masonry – This section of the building has brick masonry walls in fair condition.
- Pre-cast concrete – A decorative border set in pre-cast concrete was observed around the Annex building. Observed sections of the concrete border are showing signs of corrosion and exposed rebar.
- Basement - The basement (locker rooms) under the gymnasium appears to be sound and dry.
- Windows – Double-paned aluminum windows are reported as approximately 20 years old with no issues observed.
- Exterior doors – Metal doors appear functional even though cosmetic damage was observed.
- Gymnasium Awnings – Metal awnings on gymnasium entrance/exits to parking lot are nearing the end of their useful life. The wooden frames and metal of the awnings are rotting and corroding.



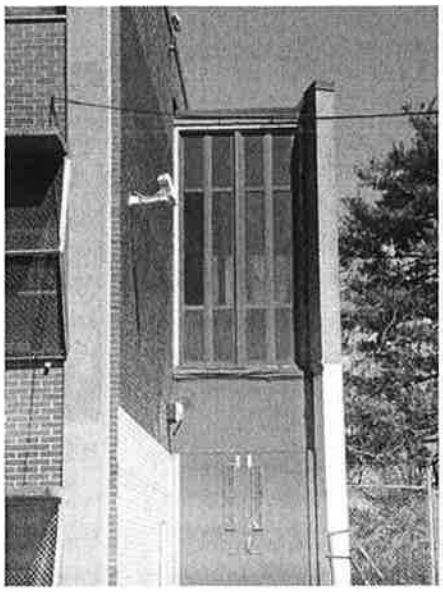
Gym Section of Annex



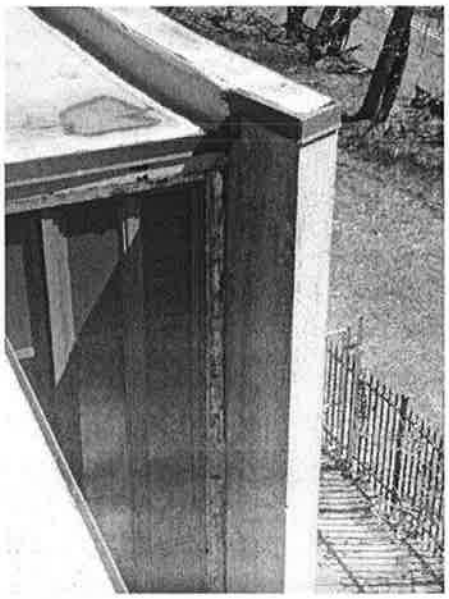
Classroom Section of Annex



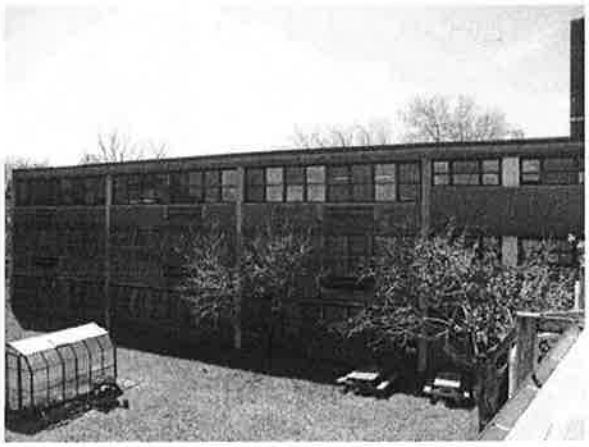
Typical Annex Roof Deck/Bearing Wall Assembly



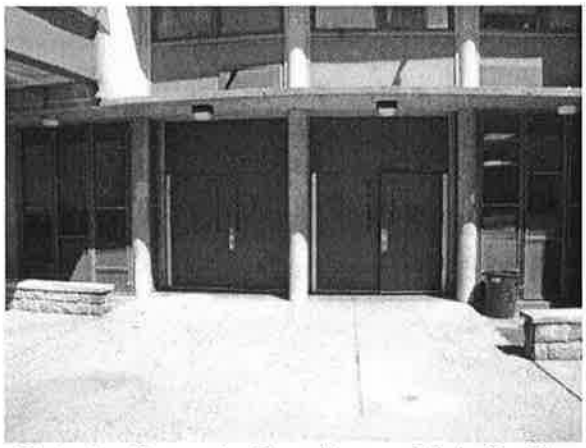
Annex Stair Tower



Rusted Window Lintel - Annex Stair Tower



Rear View of Annex Classroom Section

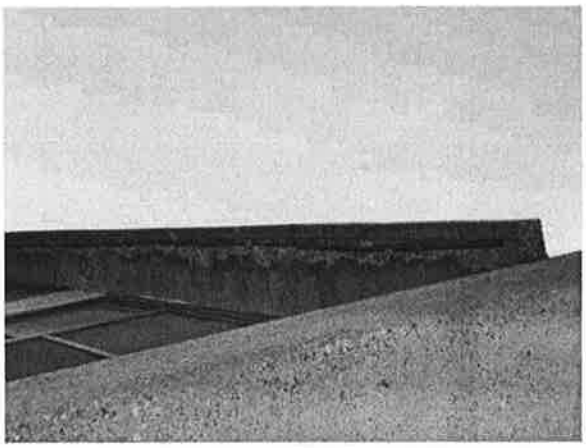


Exterior Doors to Gym/Annex Main Lobby

Gymnasium Entrance/Exit to Parking Lot

Metal Awning over Gymnasium Entrance/Exit

Exposed Rebar on Pre-cast Concrete



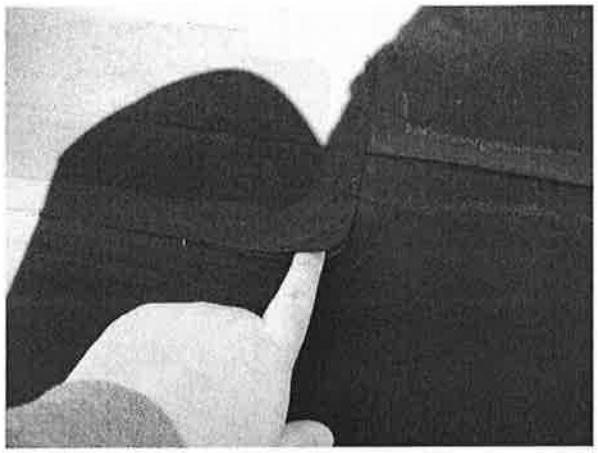
Exposed Rebar on Pre-cast Concrete

Vocational Wing (1970)

The Vocational Wing is comprised of three (3) circular pods and contains large workshop areas, traditional classrooms, and administrative spaces. The pods are connected at the center and are steel frame construction with Concrete Masonry Unit (CMU) curtain walls and brick façade. Two (2) pods are single-story and the third is three-stories with a half-basement. This wing is in generally good condition with the exception of the windows which appear to be original, single-pane aluminum.

- Roof – The EPDM roof is in fair condition. The surface shows a need for general maintenance at seams and spot locations until such time it is replaced.
- Masonry – Brick facing on CMU walls was observed to be in fair condition.
- Basement – The half basement within the three-story pod was observed to be sound and dry.
- Roof construction – Steel I-beam structural system with lightweight concrete panels. No issues observed.
- Windows – Single-pane windows appear to be original. All windows are enclosed with metal caging. No issued were observed or reported.
- Exterior doors – Building has metal doors in varying condition that appear to be functional.

Typical Exterior of Vocational Wing

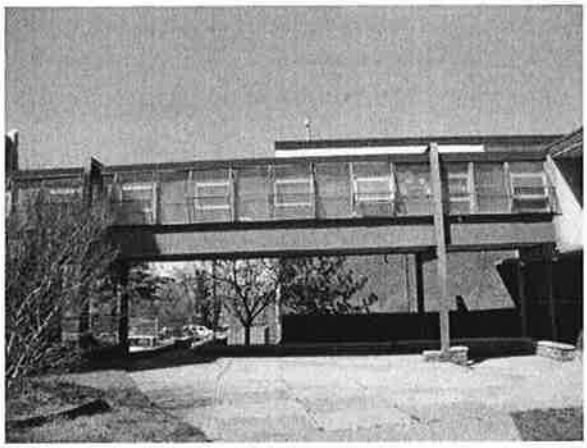


Faulty Seam on Vocational Wing Roof

Connection Bridges (1959 and 1970)

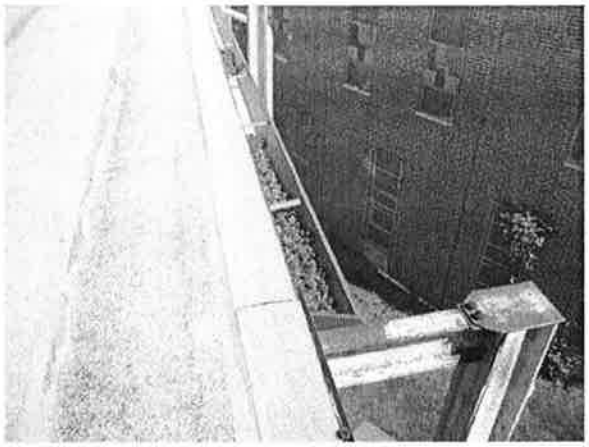
There are two separate bridges connecting the three sections of the high school. The 1959 bridge connects the Main Building and the Annex at the second floor level. The 1970 bridge connects the Annex and the Vocational Wing at the first and second floor levels.

- Roof and gutter system – The granular bituminous roofing surface on both bridges is nearing the end of its useful life. Roofing drainage is supplied by exterior aluminum gutters that are functional but filled with debris at the time of the observation.
- Windows – Single-pane windows in both bridges were observed to be operational; 1959 appear to be replacements while the 1970 appear to be original. All windows on the 1959 bridge are enclosed with metal caging.
- Exterior doors – The 1959 bridge does not have any exterior doors as it is elevated. The 1970 bridge has hollow metal exterior doors that are in fair condition.
- Structural Steel Columns – Issues with the exterior structural steel columns supporting the 1970 bridge have been reported by the District. Only the first floor of this bridge is open for use; the second floor of this bridge is closed due to these District reported structural concerns. SDA staff has requested a copy of any existing reports concerning these issues; further investigation is warranted.



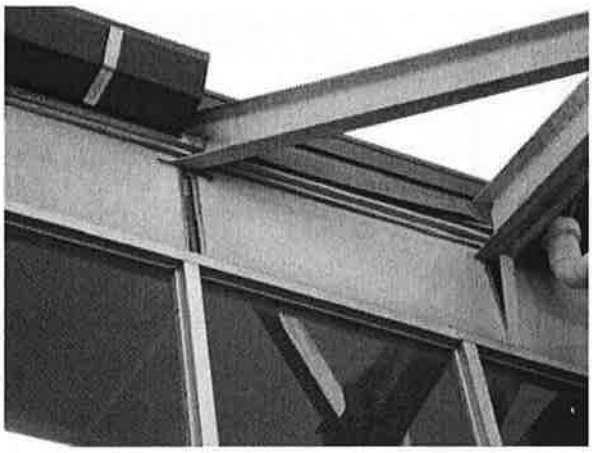
1959 Bridge

1970 Bridge – Parking Lot Side



Roof and Gutters of 1970 Bridge

Steel Column Supports for 1970 Bridge



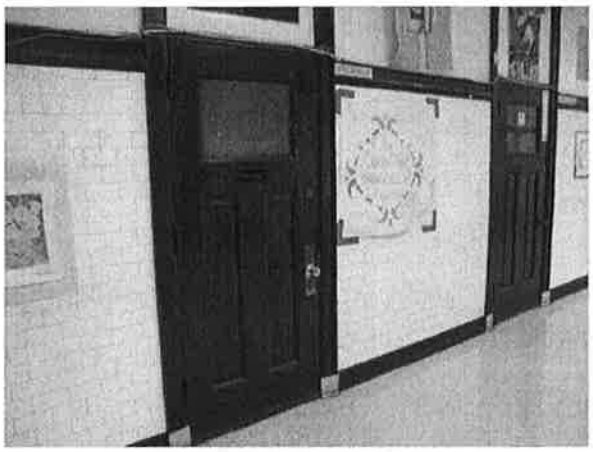
Structural Steel Joints with 1970 Bridge

INTERIOR CONSTRUCTION

Main Building (1916)

- Walls – Plaster walls with 3"x6" ceramic tile wainscoting up to 7'0" are in good condition.
- Floors – Hallways are 12"x12" Vinyl Composition Tile (VCT) over terrazzo except in basement where the terrazzo has not been covered. Classrooms are primarily 12"x"12" VCT, although some have 9"x9" asbestos tile, in particular science classrooms and the auditorium balcony. The cafeteria seating area has 12"x12" VCT while the kitchen is 9"x9" asbestos tile. The main floor of the auditorium has carpet in travel aisles and concrete under seating. All tile flooring appears to be in fair condition.
- Ceiling – With exception of entry, volume spaces, and basement, the hallways and classrooms have a 4'x2' suspended ceiling with acoustical ceiling tiles (ACT) that are in good condition.
- Interior doors – There is a mix of interior door types – original, solid-wood two-panel doors with glass and replacement solid-core doors with glass. The original, solid-wood two-panel doors are in poor condition in student areas; doors in staff-only locations are in fair condition. Very few have lever-type hardware.
- Stairs – Treads (of unknown material but likely terrazzo) have anti-slip coverings in fair condition with the need for replacement. Walls within the stairwells are plaster while the landings are 12"x12" VCT. Both walls and landing surfaces appear to be in good condition.
- Casework – Original casework and chalkboards in most classrooms but generally in poor condition.
- Lockers – Appear to be 20 +/- years old. Approximately 1,600 lockers. Majority of lockers in this section of the building have broken latches and/or missing/damaged doors.
- Toilet rooms – Toilet room walls are floor-to-ceiling 4"x4" ceramic tile while the flooring is sheets of 1"x1" ceramic tile. All tile work appears to be in good condition. Ceilings are suspended 4"x2" ACT that is in good condition and stall dividers are primarily solid core that are in varying states of repair.

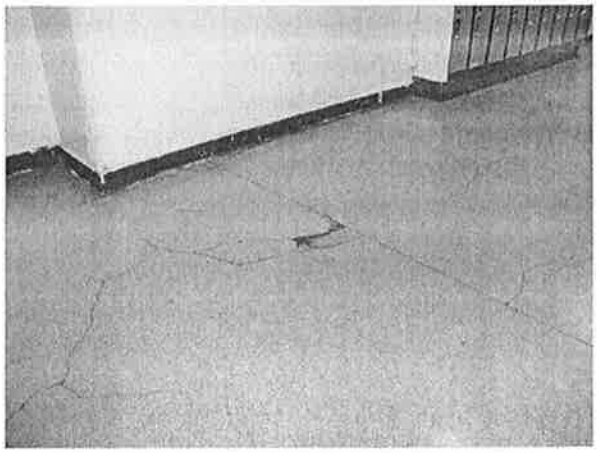
Typical Upper Floor Hallway with Lockers



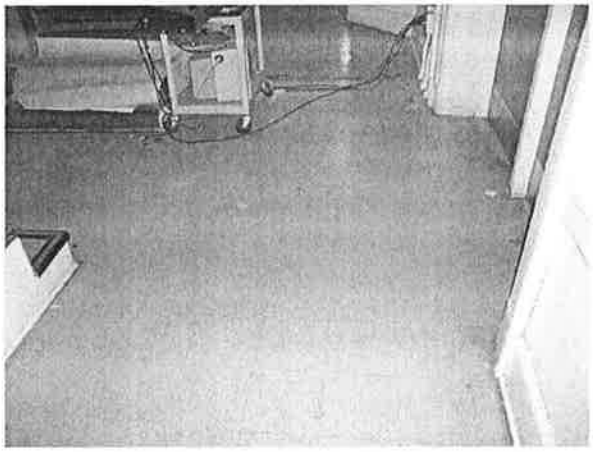
Typical Hallway Finishes

Typical Classroom Display Boards

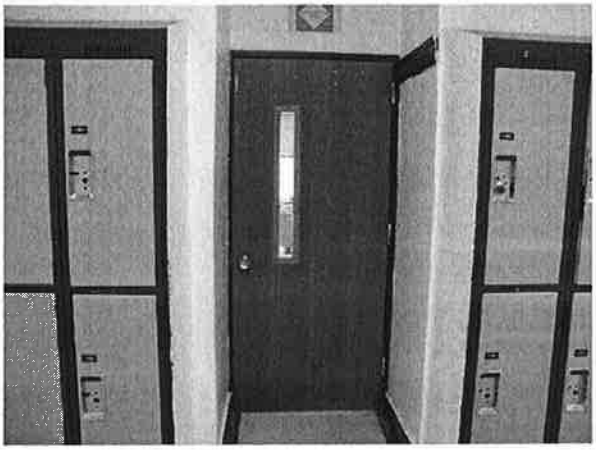
Typical Classroom Unit Ventilator



Cracked Terrazzo Floor in Basement

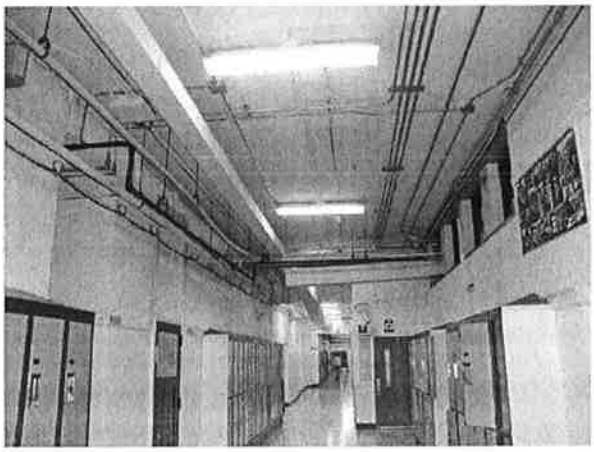


Auditorium Balcony with 9"x9" Tiles



Typical Classroom Door

Typical Stair Treads



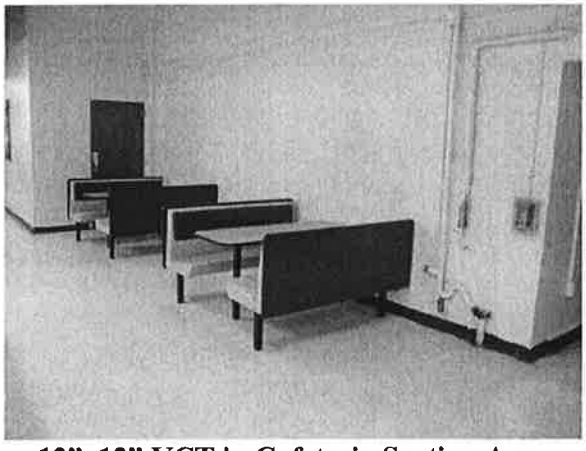
Basement Hallway with Open Ceiling

Hallway with 12"x12" VCT and 4'x2' ACT

View from Auditorium Stage

Typical Lockers in the Basement Hallways

9"x9" Tiles in Kitchen



12"x12" VCT in Cafeteria Seating Area

Typical Group Toilet room Stall Dividers

Typical Toilet room Wall Finish

Typical Stairwell Corridor

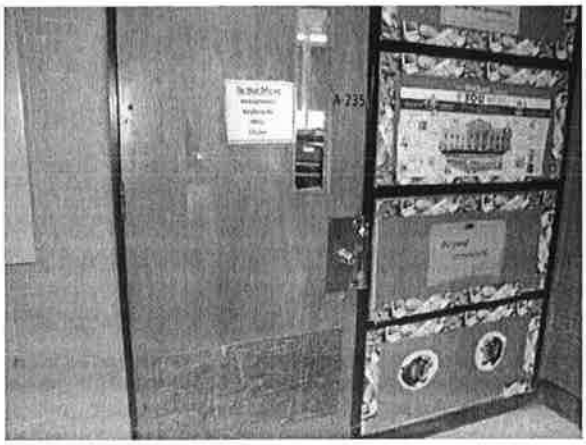
Annex (1959)

- Ceilings – 4'x2' ACT suspended ceilings and some concrete ceilings with sprayed-on "popcorn" finish. Minor spots of the ACT show signs of water intrusion above the ceiling level; ceilings mostly in good condition.
- Walls – Mix of drywall, brick and CMU walls; all in good condition.
- Floors – 12"x12" VCT flooring in halls and classrooms, carpet in library. All appear functional and in good condition. The gymnasium floor is wood and was upgraded as a part of NJSDA Grant #GB-0046 with no issues observed.
- Doors – Classroom and office doors are solid-wood two-panel doors with glass. Very few doors have lever-type hardware.
- Stairs – Stairways are comprised of metal risers and painted concrete treads. Engraved grooves used for anti-slip footing have been painted over or have worn. Walls within the stairwells are glazed brick and block while the landings are painted concrete. Both walls and landing surfaces appear to be in fair condition.
- Casework – Original casework and chalkboards in most classrooms but generally in poor condition. An unidentified amount of classrooms contained interactive whiteboards.
- Lockers – Approximately 500 lockers that are approximately 20 +/- years old. All appear to be functional.
- Locker rooms – District reports the locker rooms are no longer used for gym classes. Locker room floors are painted concrete with glazed block walls and plaster ceilings. Lockers within both spaces appear to be functional; overall both spaces are in good condition.
- Toilet rooms – Toilet room walls are floor-to-ceiling glazed block while the flooring is sheets of 1"x1" ceramic tile. All tile work appears to be in good condition. Ceilings are suspended 4"x2" ACT that is in good condition and stall dividers are primarily solid core that are in varying states of repair.

Library within Annex

Typical Stairwell Corridor in Annex

Typical Chalkboard in Annex Classroom

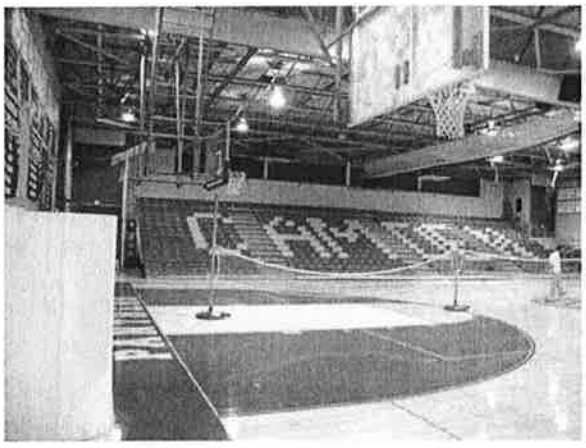


Typical Classroom Door in Annex Building

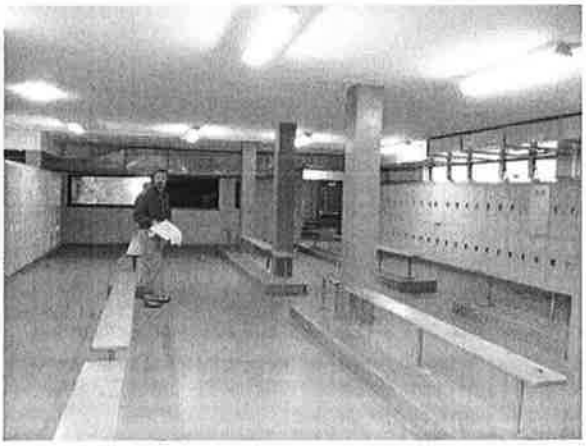
Concrete Steps in Annex Stairwell

Library Mailbox in Annex Building

Typical Lockers in Annex Hallways

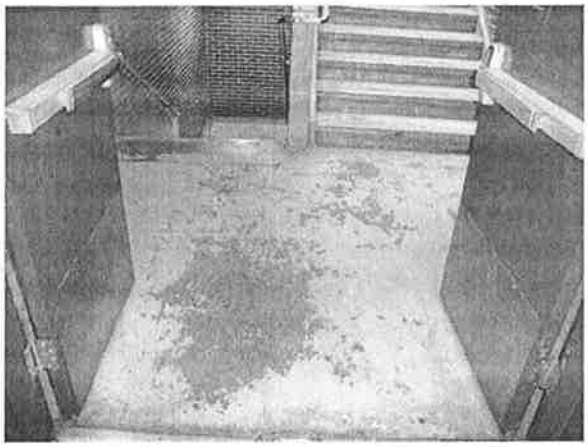


Gymnasium Floor



Locker Room Dressing Area

Auxiliary Gymnasium (Wrestling Room)

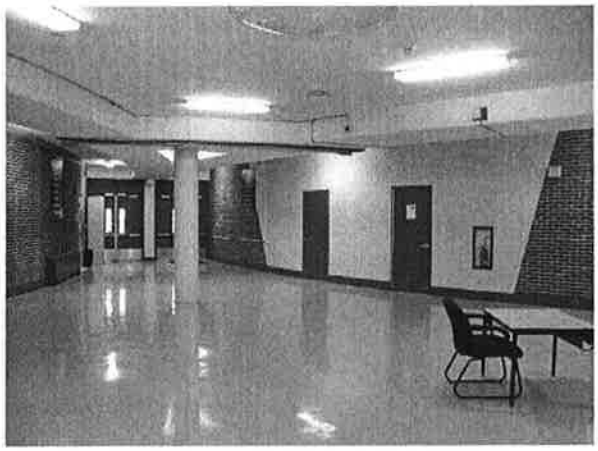


Painted Concrete Floor of Stairwell

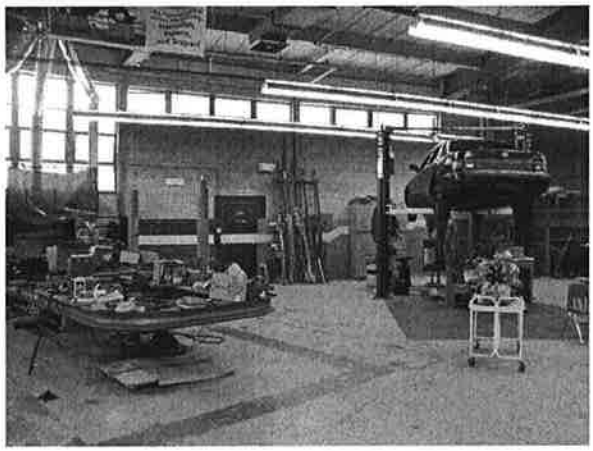
Typical Toilet Room Finishes

Vocational Wing (1970)

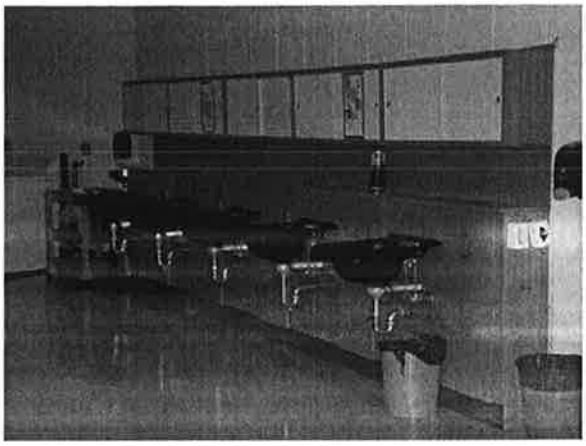
- Walls – Primarily painted concrete masonry units (CMU) walls in classrooms and hallways; some drywall between classrooms. Main corridor has combination glazed and painted brick. Shop areas have unpainted CMU walls. One (1) movable partition wall was observed in a classroom within the three-story pod. All in good condition.
- Floors – Hallway and classroom floors are 12"x12" VCT. Workshop classrooms have concrete floors. All in good condition.
- Ceiling – Hallways have 12"x12" ACT. Workrooms are open truss ceilings, while classrooms have 4'x2' ACT. All in good condition.
- Interior windows – Original, wire-reinforced windows between classrooms and workrooms. All in good condition.
- Stairs – Terrazzo treads with approximately 5% broken; many tread grooves have worn. Walls within the stairwells are painted CMU while the corridors 12"x12" VCT. Both walls and corridor surfaces appear to be in good condition.
- Lockers – Approximately 500 lockers within the hallways of the Baird Boulevard pod that are in well-maintained condition. Workshop lockers observed also appeared to be functional.
- Casework – Casework in cosmetology classrooms in fair-to-good condition even though these classrooms are reportedly not used for this program any longer. An unidentified amount of classrooms contained interactive whiteboards.
- Interior doors – Metal frame, solid wood, single-light doors in good condition. Some lever-type handles; some original knobs with some in disrepair.
- Toilet rooms – Majority of toilet room walls are floor-to-ceiling ceramic tile while the flooring is sheets of 1"x1" ceramic tile. All tile work appears to be in good condition. Ceilings are suspended 4"x2" ACT that is in good condition and stall dividers are primarily solid core that are in varying states of repair. Other toilet rooms have painted CMU and sheet rock walls with ceramic tile floors.



Central Court in Vocational Wing



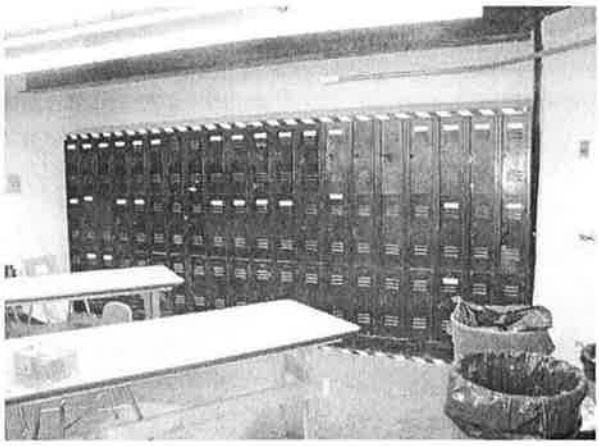
Typical Workspace in Vocational Wing



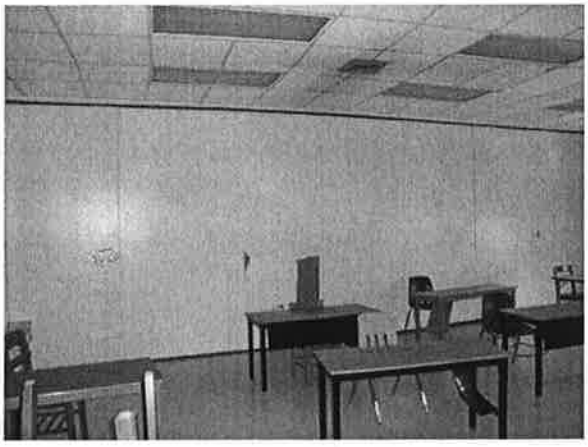
Casework in Cosmetology Classroom

Typical Vocational Hallway

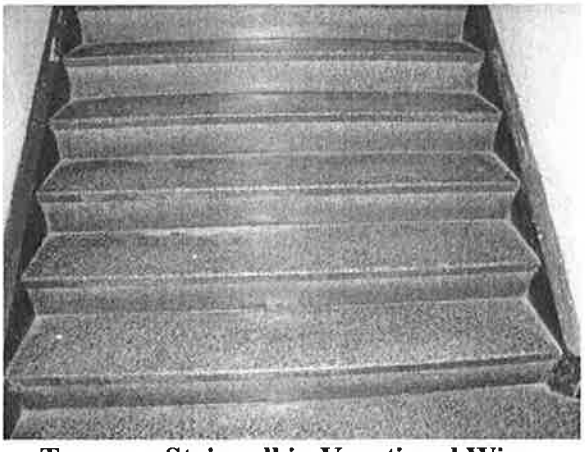
Typical Lockers in Hallway of Vocational Wing



Typical Vocational Workspace Locker Storage

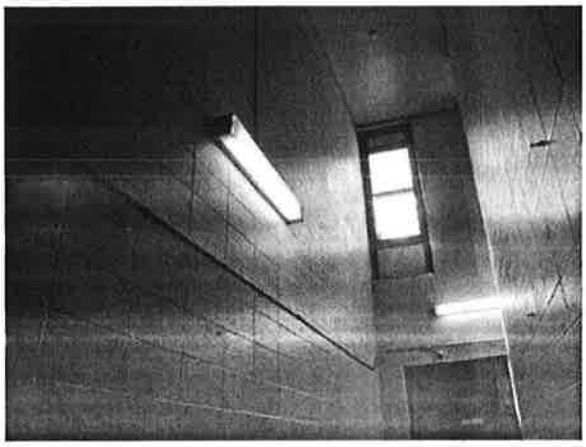


Movable Partition Wall - Vocational Classroom



Terrazzo Stairwell in Vocational Wing

Typical Toilet Room Finishes

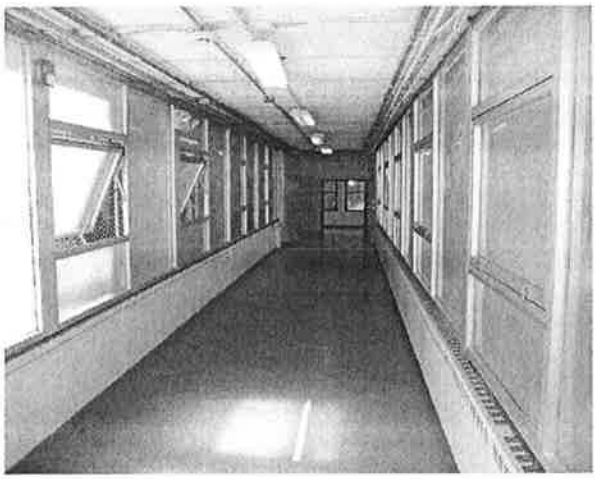


Typical Stairwell Ceiling Finish

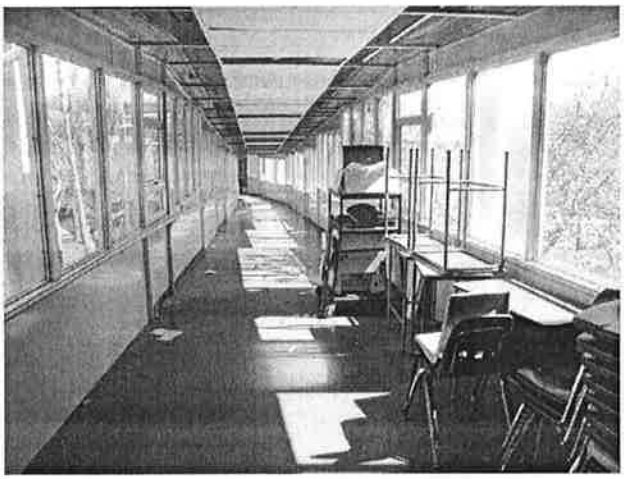
Stairwell Ceiling and Floor Finish

Connection Bridges (1959 and 1970)

- Walls – The 1959 bridge walls contain windows and hot water radiators; the 1970 bridge walls are windows above aluminum sheeting that is nearing the end of its useful life. The aluminum walls within the 1970 bridge are in poor condition.
- Floors – The 1959 bridge has flooring 12"x12" VCT; the 1970 bridge has 12"x12" VCT on its upper floor and concrete on the bottom floor. All flooring is in fair condition.
- Ceiling – Spray-on popcorn epoxy ceiling in the 1959 bridge; 4'x2' ACT in the upper and an open ceiling in the bottom floor of the 1970 bridge. All ceilings are in poor condition.

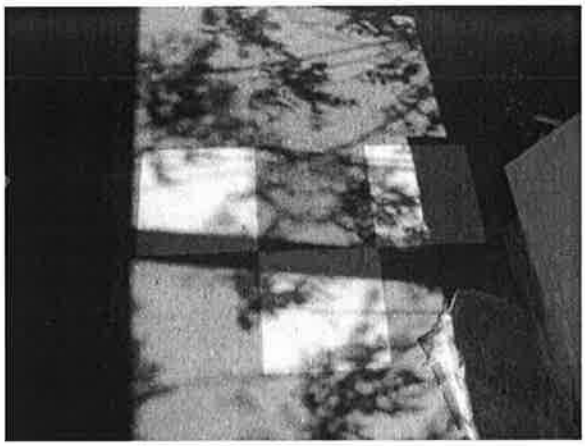


Interior of 1959 Bridge



Interior of Upper Floor 1970 Bridge

Aluminum Wall Separation in 1970 Bridge

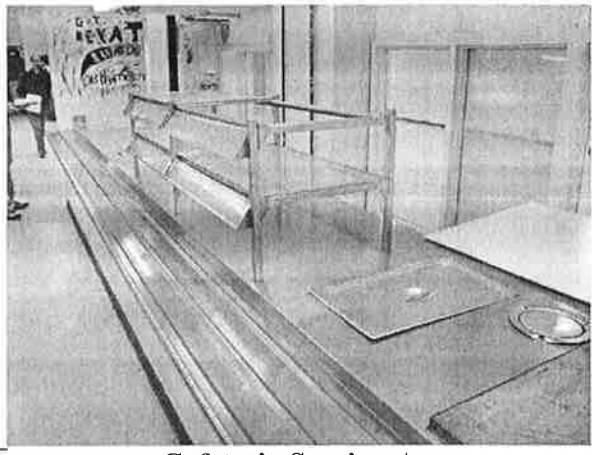


12"x12" VCT in 1970 Bridge

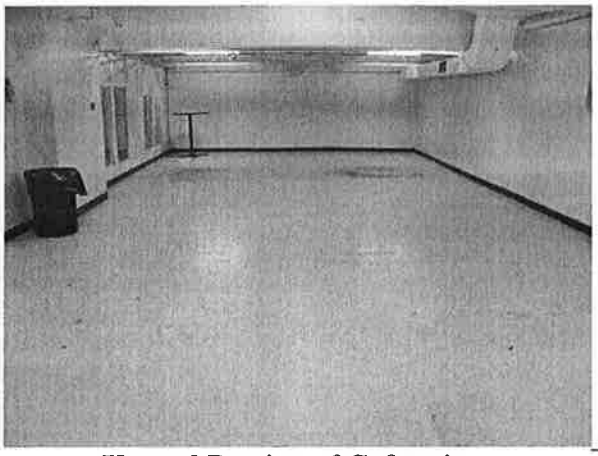
Kitchen and Cafeteria (1916 Main Building)

- Full-service public school kitchen in the 1916 basement. The kitchen appears to be sufficient to meet its current needs and is functional. There is seating for approximately 170 students although the cafeteria is only used to half of its capacity as half of the space is empty.

Typical Cafeteria Seating



Cafeteria Serving Area



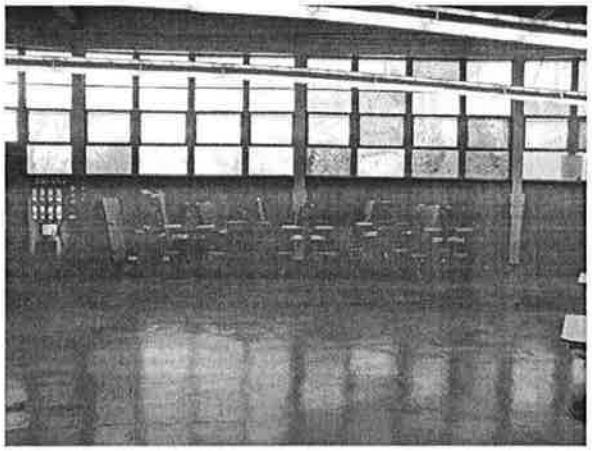
Unused Portion of Cafeteria

Kitchen Work Area

Kitchen and Cafeteria (1970 Vocational Wing)

- A second school cafeteria was observed in the 1970 Vocational Wing. District personnel report that this space is currently used for a breakfast program and is not used for lunch periods. There is seating for approximately 160 students within this cafeteria. The kitchen that is attached to this space was not accessible at the time of the site visit.

Cafeteria in Vocational Wing (Unused)



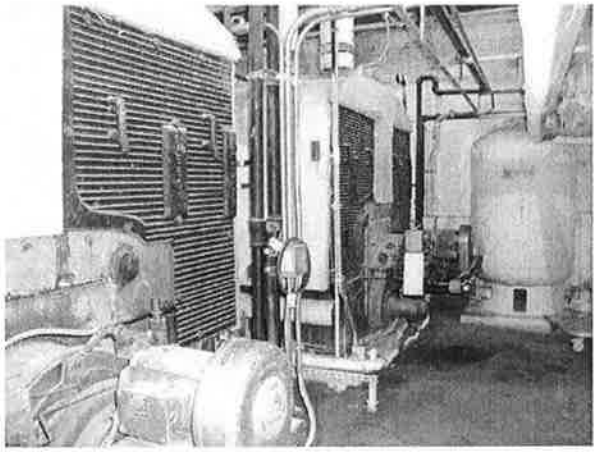
Unused Seating in Vocational Wing Cafeteria

Unused Cafeteria Serving Area

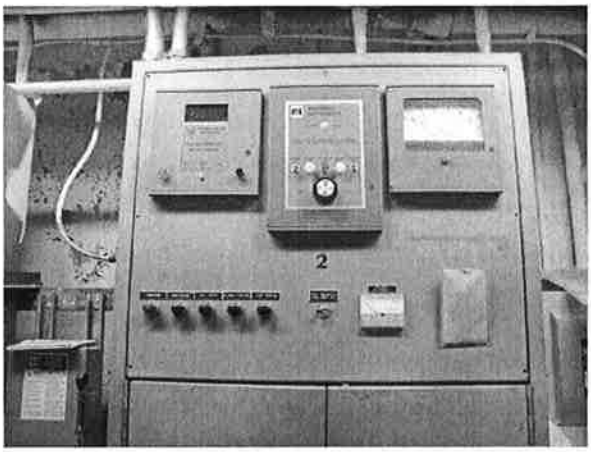
HVAC

Main Building (1916)

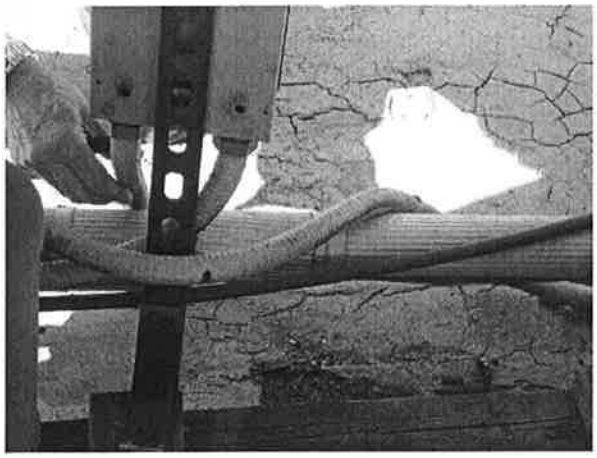
- Heating – Rooms within this portion of the school are heated by hot water radiation and hot water Unit Ventilators (UV's) dating to 1992. All UV's appear in good condition, with no problems being reported. Hot water is provided by two (2) gas-fired 1978 HB Smith hot water boilers located in the sub-basement. The units consist of one (1) HB Smith 650 Mills boiler and one (1) HB Smith 450 Mills boiler. Both boilers were reported as functional. Current certificates of inspection were not posted for either boiler, as the most recent inspection certificate observed expired in April of 2011.
- Ventilation – **SECTION REDACTED**
- Air conditioning – Air conditioning was not present in classrooms within this section of the school. Some rooms are air conditioned by residential Air Conditioning (AC) units utilizing rooftop condensors. Condensers for the split system in the cafeteria and weight room are located on the rooftop. Dated to 1993 and 1994, many of the condensers are in poor condition with rusted and/or loose electrical disconnect boxes. Many of the disconnect switches for the condensers show corrosion on tops of switches and are inadequately supported (loose, wobbly or fallen).



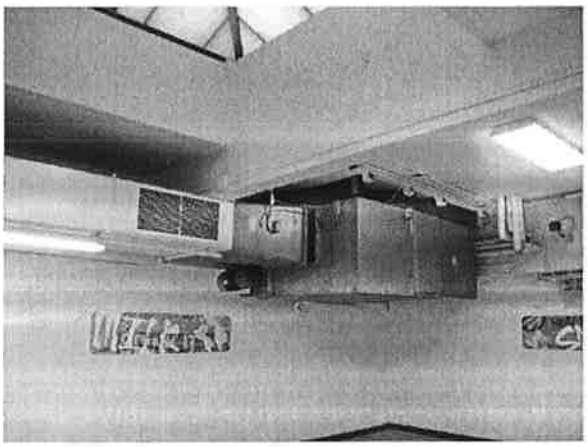
Boiler Room in 1916 Building



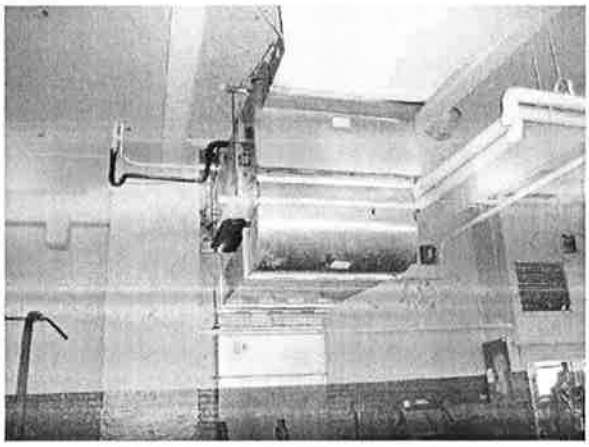
Controls



Loose Electrical Conduit from Disconnect Box

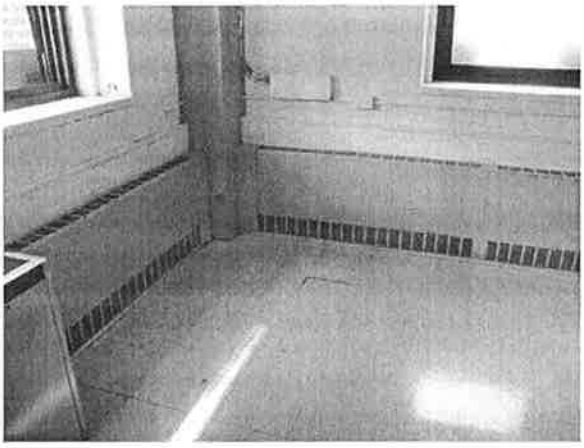


Air Handler in Cafeteria

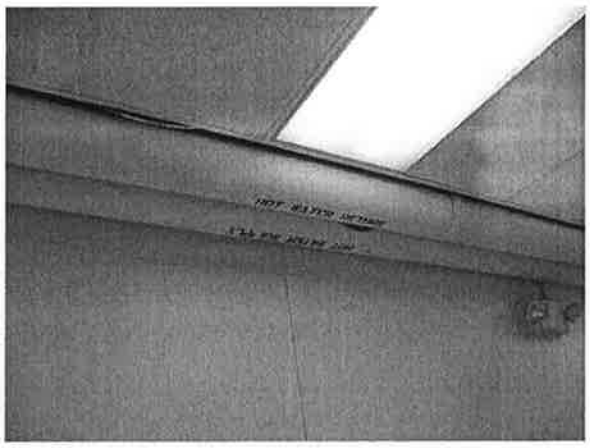


Air Handler in Weight Room

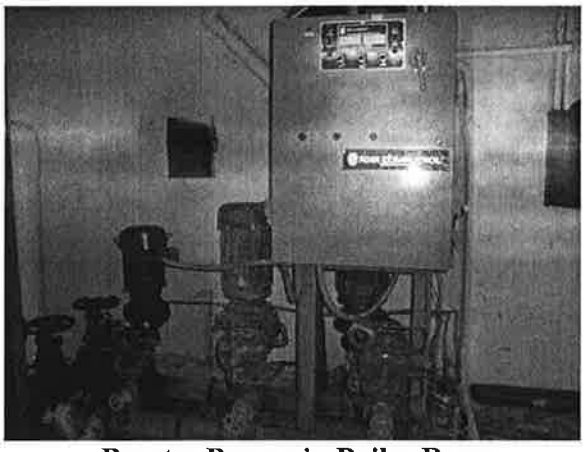
Typical Classroom UV



Typical Fin Tube Radiation



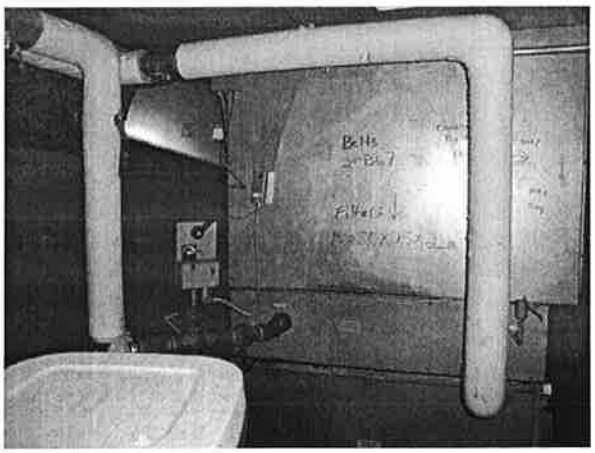
Hot Water Supply Piping in Hallways



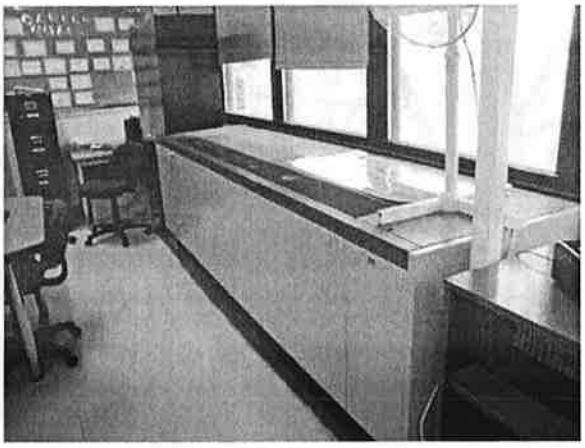
Booster Pumps in Boiler Room

Annex (1959)

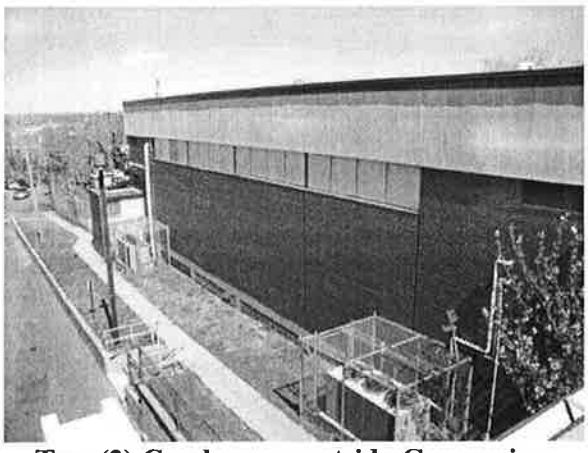
- Heating – Classrooms within this portion of the school are heated by hot water radiation and UV's. Hot water is supplied to the UVs in the Annex via pipes running underground from the 1916 Building. UV's appear to be in good condition with no issues reported. The Gymnasium is heated by a split system comprised of four (4) gas-fired air handlers. These air handlers were upgraded from steam to gas-fired units as a part of an NJSCC Grant in 2003 (Grant # GB-0044) with no issued reported or observed.
- Ventilation – **SECTION REDACTED**
- Air conditioning – This section of the school does not have centralized AC. Some rooms in this section are air conditioned by individual AC window units. Cool air provided to the Gymnasium by the air handlers located in the basement of the Gymnasium. Two (2) of the air handlers were observed and were functional at the time of the site visit. At the time of the site visit, two (2) of the four (4) condensers that feed the air handlers for the Gymnasium had been vandalized and were not operable.



Air Handler below Gymnasium



Typical Classroom UV in Annex

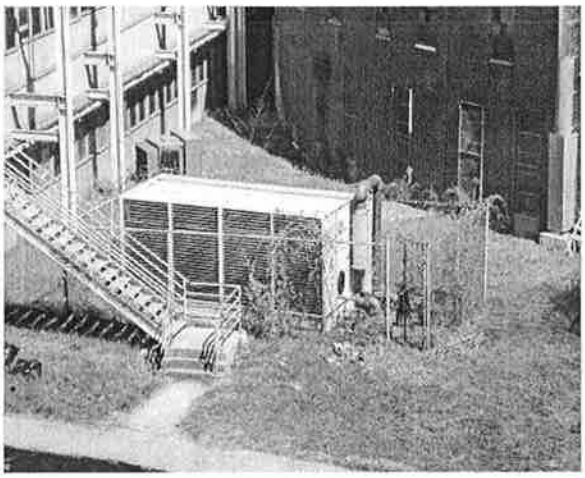


Two (2) Condensers outside Gymnasium

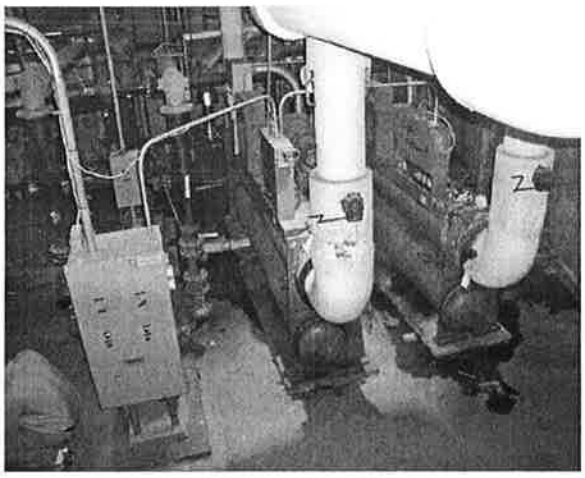
Vandalized Condenser outside Gymnasium

Vocational Wing (1970)

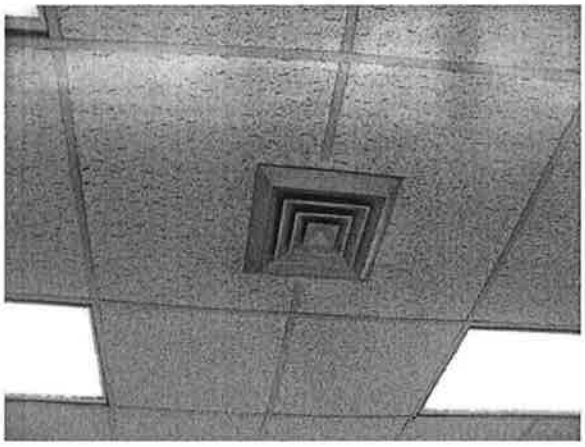
- Heating – This wing is heated by its own Heating, Ventilation and Air Conditioning (HVAC) system. Air handlers provide heat to all three (3) pods located within the Vocational Wing. The air handlers are supplied hot water that is produced by three (3) gas-fired Weil-McLain hot water boilers; two (2) are 1995 and one (1) is 2011. Ceiling mounted hot water fan coils were also observed in shop classrooms. An HB Smith 350 Mills boiler of an unknown age and usage was observed within a storage room located adjacent to the electrical shop classroom. This boiler is reported as not functional; a current inspection certificate was not readily available. Two (2) package units were observed, the use for these package units is unknown. No issues with any components of the heating system were reported.
- Ventilation – **SECTION REDACTED.**
- Air conditioning – The AC component of this wing is comprised of two (2) 1983 McQuay chillers that supply cold water to air handlers. The District reports one of the chillers as not currently functioning and the other shuts off when it rains. Water to the chillers is provided by a Cooling Tower. This cooling tower was replaced in-kind through an NJSDA emergent project February 2011 (Contract #EP-0045-C01) with no issues observed. The AC component within this building was observed as functional.



Cooling Tower



McQuay Chillers

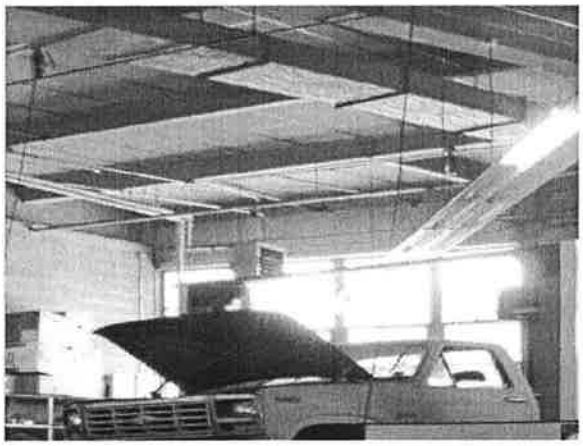


Weil McLain Hot Water Boilers

Air handler Ductwork in Shop Classroom

Typical Ceiling Register in a Classroom

HB Smith Boiler Outside of Classroom



Ceiling Mounted Hot Water Fan Coil

PLUMBING

Main Building (1916)

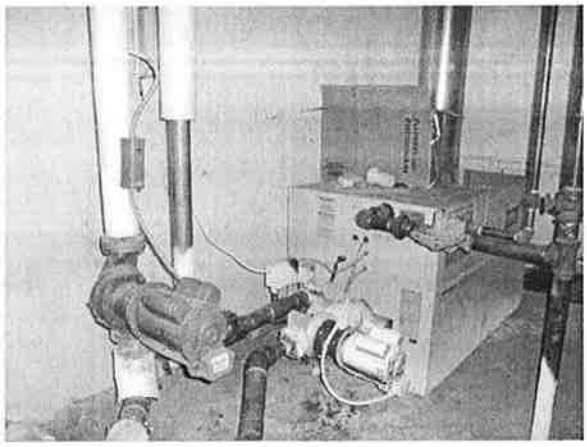
- Toilet Rooms – This building has six (6) boy's group toilet rooms, six (6) girl's group toilet rooms, approximately 10 faculty/public toilet rooms, and one (1) nurse's suite toilet room. There are a total of nine (9) lavatories and 15 toilets in the various girls' toilet rooms; nine (9) lavatories, nine (9) toilets and nine (9) urinals in the various boys' toilet rooms. Overall approximately 15% of the toilets and urinals are not working. All of the group toilet rooms appear to have accessible stalls but not all functioning; some faculty toilet rooms are "semi-accessible" with grab bars installed but appear to not have required clearances.

- Sinks – There are approximately 89 sinks in this section of the school outside of toilet rooms and the main kitchen – science labs, home economics rooms, art rooms (art sinks have clay trap), eyewash sinks, and janitor's slop sinks. All appear functional and in working order.

- Electric water coolers – There are 11 Electric Water Cooler (EWC) locations in the building; all are out of service as the district is concerned with water quality. They are all stainless steel of varying age and many are out of service.

- Sprinklers and standpipe – **SECTION REDACTED.**

- Domestic Water – The hot water heater is a 2004 Bradford-White gas-fired unit. The current inspection certificate for this unit expires on June 8, 2012. Domestic water supply lines are copper and in good condition.



2004 Bradford-White Hot Water Heater

Typical Group Toilet Room Lavatories

Typical Wall-Mounted Urinals

Typical Staff Toilet room

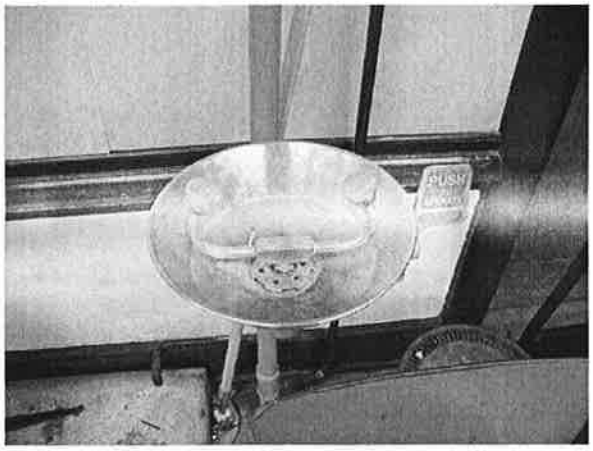
Typical Aluminum Water Fountain

Home Economics Work Station

Typical Slop Sink

Art Room Sink

Typical Science Classroom Lab Sink



Typical Eye Wash Station

Annex (1959)

- Toilet Rooms – This section of the building has three (3) boy's group toilet rooms, three (3) girl's group toilet rooms, and two (2) faculty/public toilet rooms on the academic side, and one (1) group toilet room in each of the boy's and girl's locker rooms respectively. There are a total of seven (7) lavatories and nine (9) toilets in the various girls' toilet rooms; seven (7) lavatories, six (6) toilets and six (6) urinals in the various boys' toilet rooms. All floor-mounted urinals in appear to have been replaced with wall-mounted ones. None of the group toilet rooms appear to have accessible stalls; no faculty toilet rooms appear accessible.

- Sinks – There are no sinks in this section of the school outside of toilet and locker rooms.

- Electric water coolers – There are seven (7) EWC locations in this section of the building and the gymnasium locker rooms; all are out of service as the district is concerned with water quality. They are all stainless steel of varying age and many are out of service.

- Sprinklers and standpipe – **SECTION REDACTED.**

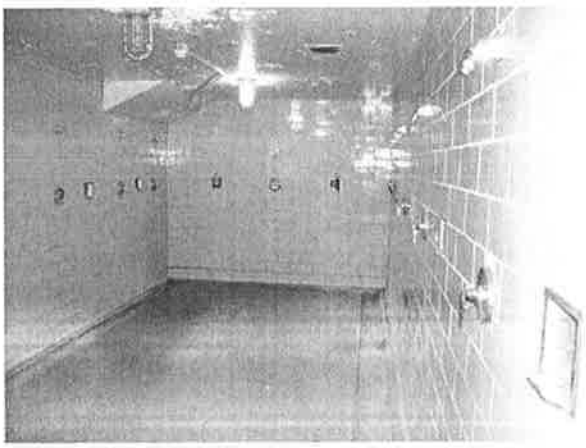
- Locker rooms – The District reports the boys and girls locker rooms are unused. The girls' locker room contains two (2) lavatories, 19 showers, two (2) toilets, one (1) faculty toilet and one (1) faculty shower. The boys' locker room contains two (2) lavatories, 18 showers, three (3) urinals and two (2) toilets. One (1) lavatory is located in the Trainer's Room outside of the locker rooms. No faculty toilet rooms were observed within the Boys' locker room. All toilet rooms appear to be in poor condition.

- Domestic Water – The hot water heater is provided by the 2004 Bradford White hot water boiler in the main building. Domestic water supply lines are copper and in good condition.

Typical Aluminum Water Fountains

Typical Student Lavatories

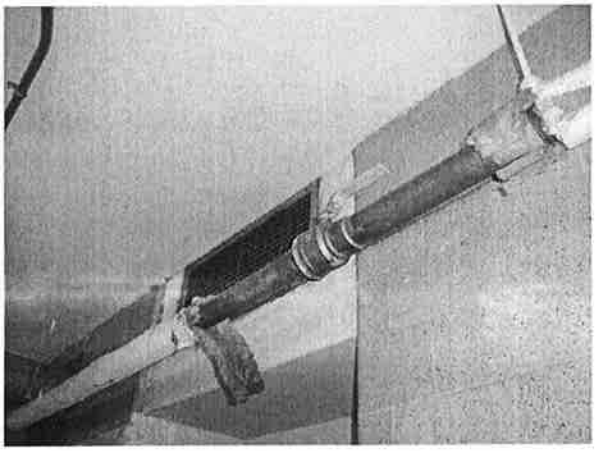
Typical Stall in Locker Room Toilet Room



Girls' Shower Room - Locker Room

Boys' Toilet Room – Locker Room

Lavatory - Trainers Room



New Ball Valve in Annex Water Line

Boys' Shower Room - Locker Room

Vocational Wing (1970)

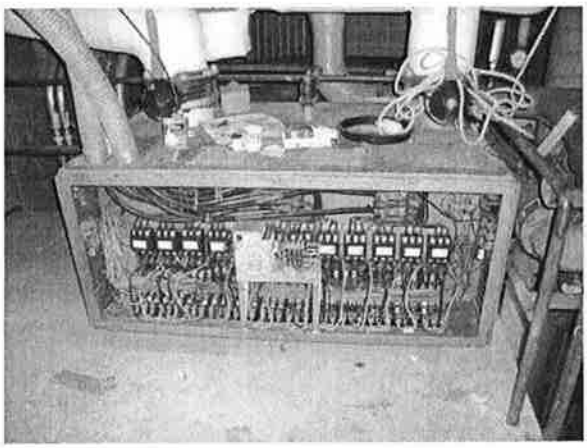
- Toilet Rooms - This building has five (5) boy's group toilet rooms, five (5) girl's group toilet rooms, approximately four (4) faculty/public toilet rooms, three (3) toddler toilet rooms in the daycare section and one (1) nurse's suite toilet room. There are a total of 16 lavatories and 17 toilets in the various girls' toilet rooms; 15 lavatories, 10 toilets and 17 urinals in the various boys' toilet rooms. Overall approximately 15% of the toilets and urinals are not working. Only one (1) toilet room appears accessible in this section; no faculty toilet rooms are accessible.

- Sinks – There are approximately 43 sinks in this section of the school outside of toilet rooms and kitchen – science labs, cosmetology classrooms, shop classrooms, eyewash sinks, and janitor's slop sinks. All sinks appear to be in good condition.

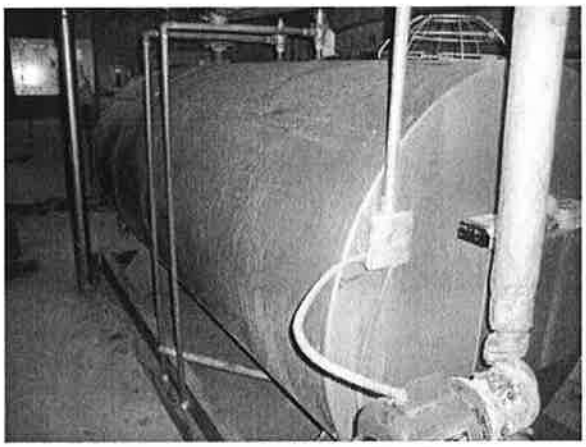
- Electric water coolers – There are 10 EWC locations in the building; all are out of service as the district is concerned with water quality. They are all stainless steel of varying age and many are out of service.

- Sprinklers and standpipe – **SECTION REDACTED.**

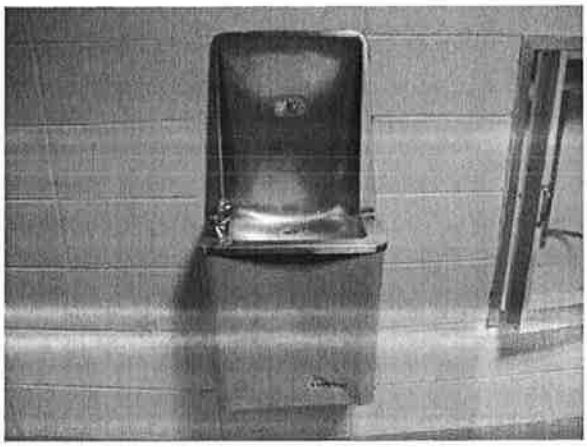
- General – The building is served by both sanitary and storm sewers. The hot water in this section is provided by an electric hot water heater of unknown age, condition, and make. A large storage tank stores hot water produced from this hot water heater. Domestic water supply lines are copper and in good condition. Waste lines are a combination of cast iron and CPVC.



Electric Hot Water Heater

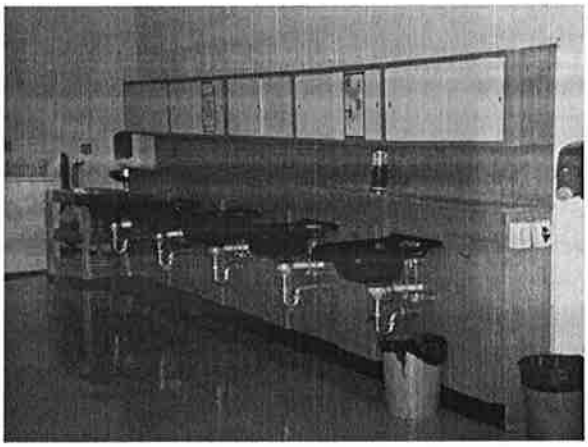


Hot Water Storage Tank



Typical Water Fountain

Classroom Sink



Cosmetology Classroom Sinks

Deep Bowl Wash Fountain in Shop Classroom

Typical Toilet Room Lavatories

Typical Urinals

ELECTRICAL SYSTEMS

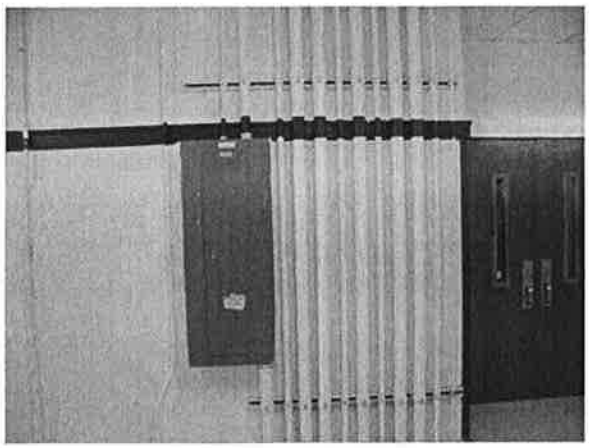
The school consists of three sections, the Main Building (original), built 1916, the Annex (Gymnasium) built 1959, and the Pods (circular) buildings built 1970. The main building's electrical equipment was replaced; however date of replacement could not be determined. The consensus is probably around the time of the gymnasium construction. The Pod buildings switchboard installation date was found on an inspection sticker dated 1972.

General Observations

The electrical system at Camden High School was given a limited visual inspection by a licensed electrical engineer. This section on the electrical system is his observations.

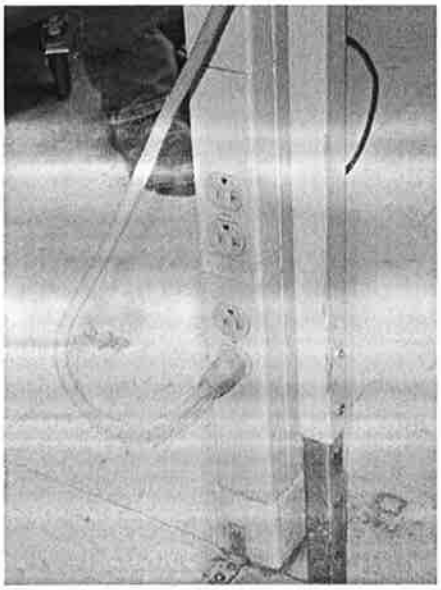
An electrical system of this age cannot be evaluated for electrical adequacy, hazards and safety from just a visual inspection without further testing. The overall impression is the power distribution system has not been maintained satisfactorily. The condition of the equipment on the roof of the main building poses serious electrical hazards in addition to the corrosion observed on equipment in the main switchboard rooms and mechanical areas. The system appears to serve the present electrical needs but requires further testing to assure it will continue to do so safely.

- Distribution System - **SECTION REDACTED**.
- Light Fixtures - The District Electrician stated fluorescent lighting fixtures were retrofitted with solid state ballasts and T8 lamps during 2011. Most Fluorescent lighting fixture diffusers have turned yellow. Classroom lighting fixtures are 4'x2' with prismatic lens.
- Wiring – In the computer classroom, computers are powered from overhead power poles that are in good condition. Observed power strips are full but do not appear to pose any electrical hazards due to low power consuming devices. Exposed low voltage cables are run exposed without proper supports. Surface metal raceways (wiremold) were added to accommodate the equipment added over the years.
- Panels – Lighting, receptacle, computer and HVAC panels are located in corridors which do not conform to current standards requiring panels to be installed in electric closets. Exterior trims are in fair condition. Visual inspection of wiring in a few selected panels did not display signs of discoloration or brittleness. Wiring connections were tight.
- Lightning Protection/Emergency Management – **SECTION REDACTED.**

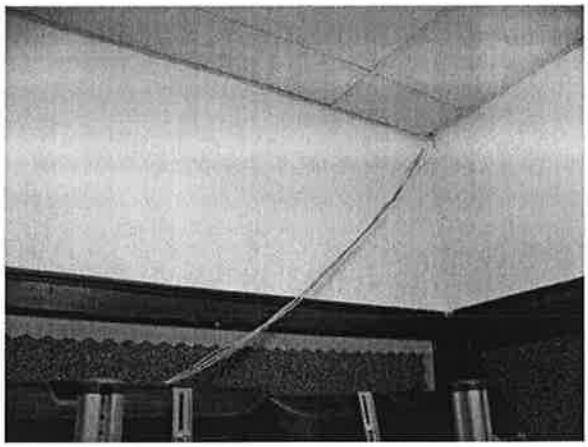


Typical Electrical Panel in Hallway

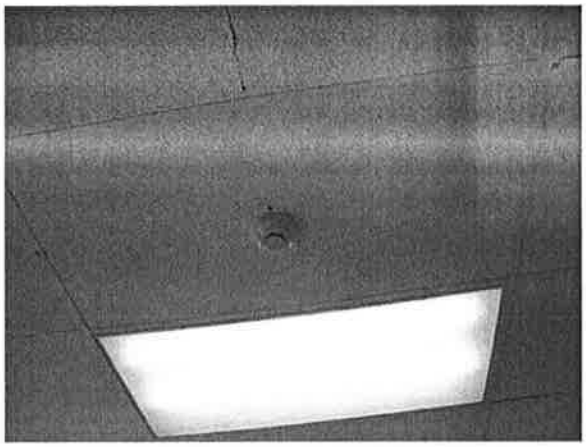
Typical Interior of Electrical Panel



Floor to Ceiling Power Pole in Computer Lab



Typical Wiring in Computer Lab

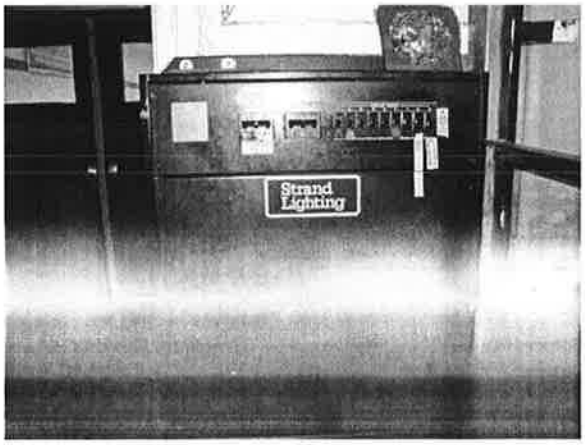


Typical 4'x2' Drop-in Lighting Fixtures

Main Building (1916) Item Specific

- Roof - Majority of disconnect switches for HVAC equipment contains corrosion on tops of switches and are inadequately supported (loose and wobbly). Some disconnects are lying on the ground, creating an electrical hazard.
- Auditorium - Center chandelier is mounted off center of mounting hole which may represent a mounting problem. All lighting is incandescent.
- Stage Area - Stage lighting consists of two rows of multi colored incandescent lights which are controlled by a dimming control panel. However, lights do not dim and appears the dimmer modules are not functioning. System is labeled as Strand lighting.
- Main Electric Room - **SECTION REDACTED.**
- Boiler Room - The Emergency generator runs on natural gas, rated at 7.5kw and manufactured by Onan. Generator was last serviced on February 6, 2012; condition looks fair. Disconnect switches/starters are heavily corroded.

Center Chandelier in Auditorium

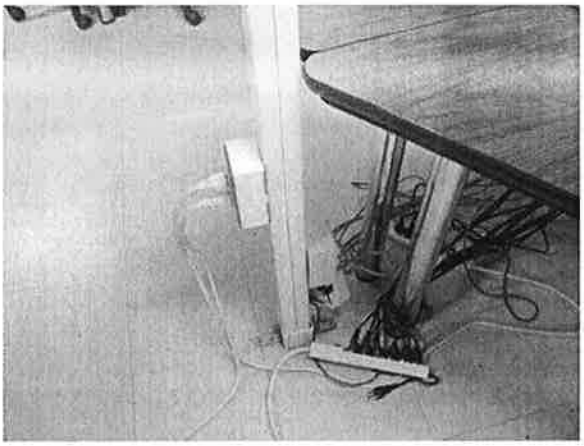


Stage Lighting System

Annex (1959) - Specific Items

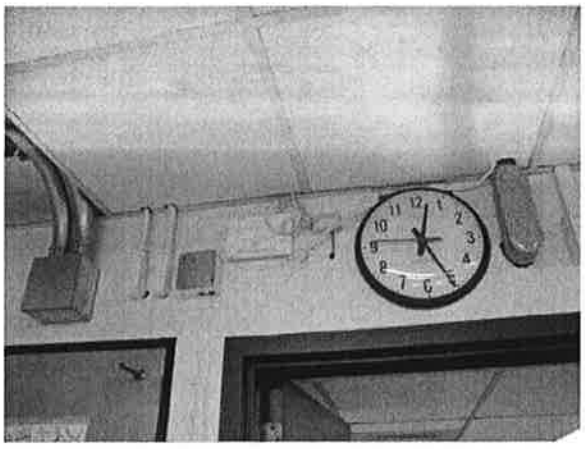
- Gymnasium – Observed gymnasium lighting type is hi-bay metal halide; controlled by circuit breaker in lighting panel.
- Computer Lab – In the computer classroom, computers are powered from overhead power poles that are in good condition. Observed power strips are full.

Gymnasium Lighting



Computer Lab Power Strip/Pole

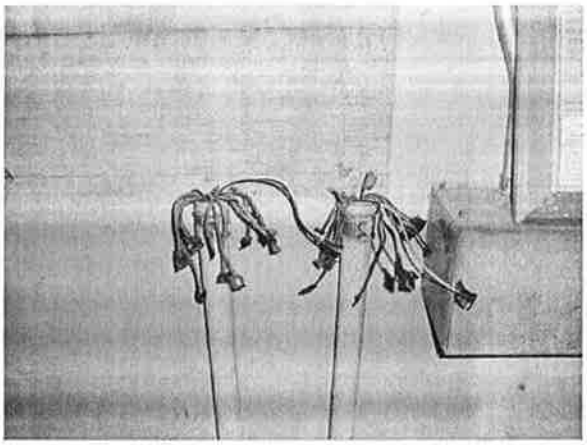
Gymnasium Lighting



Typical Electrical Conduits

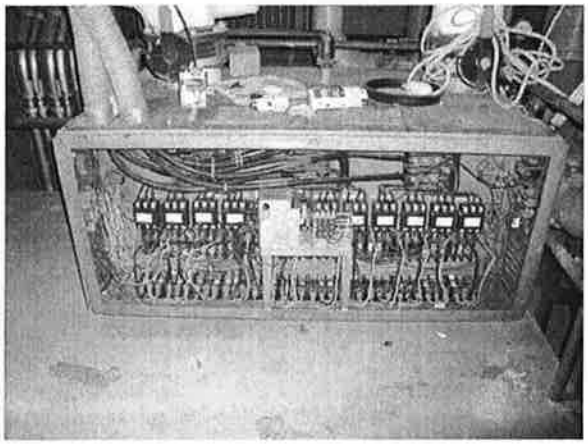
Vocational Wing (1970) - Specific Items

- Main Electric Room - The vocational wing pods are served by a type 2 switchboard (front and rear accessible) with thermal magnetic circuit breakers manufactured by Square D. Inspection sticker dated 1972. Exterior condition of switchboard shows no corrosion and looks in good condition.
- Mechanical Area - An electric hot water heater front panel cover was removed and needs to be reinstalled for safety.
- Stairwells – Conduit penetrations through stairwell are not fire-stopped.
- Mechanical Area – Two (2) conduit stub-ups containing wiring hanging out and taped off without being concealed in an electrical box. Unknown if wiring is live or abandoned in place.



Loose Wiring out of Conduit Stub-ups

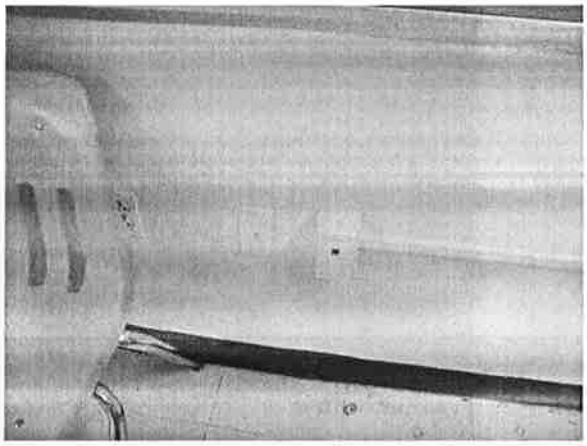
Conduit Penetrations through Stairwell



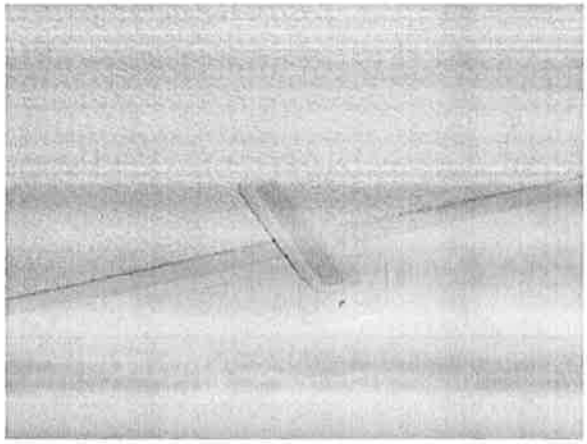
Hot Water Heater Missing Cover

SPECIAL SYSTEMS

- Data outlets - Data outlets are located on walls with sufficient mounted conduit. Wireless internet access was observed in spot locations within the building. Outlets and wireless internet appear to be adequate for current usage.
- Security system - **SECTION REDACTED.**
- Public address system - **SECTION REDACTED.**
- Fire alarm system - SECTION REDACTED.
- Emergency lighting - SECTION REDACTED.
- Central clock system - **SECTION REDACTED.**

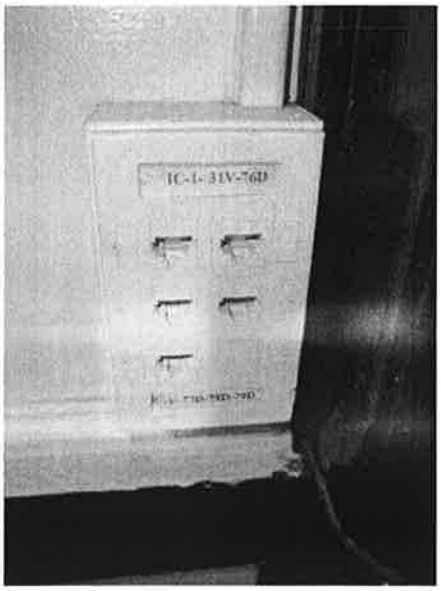


Typical Wiremold Data Outlet



Wireless Internet Router

Typical Classroom Push Down



Wiremold Data Outlet

ACCESSIBILITY

- Parking – Only one (1) designated accessible (HC) space was observed within the school's parking lot. This space is located on the side of the gymnasium.

- Entrances/accessible routes – There is no accessible route at the main entrance. Only one (1) accessible entrance/exit was observed within the Main Building and is located on the Baird Boulevard side of the building. Neither the Annex nor Vocational Wing has accessible entrances/exits. No doors with automatic door openers were observed throughout the building.

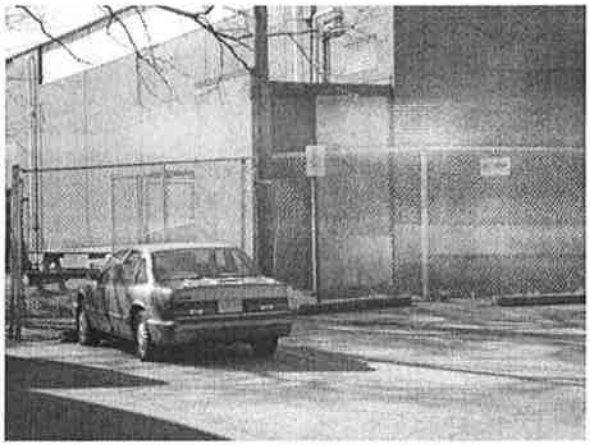
- Toilets – Accessible stalls, toilets, urinals (boys' toilet room) and lavatories appear to be available in each student group toilet room of the main building and in Vocational Wing toilet rooms. The Annex and gymnasium locker rooms do not have accessible stalls, toilets, urinals (boys' toilet room) and Lavatories in any toilet rooms. There are no designated accessible faculty/staff toilet rooms throughout the building.

- Electric water coolers – Majority of the EWC's observed within the Main Building and Annex appear accessible; the Vocational Wing does not appear to have accessible EWC's.

- Elevators and lifts – There is only one (1) elevator, located in the Main Building which serves all three (3) floors of the Main Building. No elevators or lifts were observed in either the Annex or Vocational Wing. The elevator was functional at the time of the site visit and appears to be accessible.

- Door hardware – Majority of interior doors do not have lever-type hardware; much of the hardware is in a state of disrepair or worn from use.

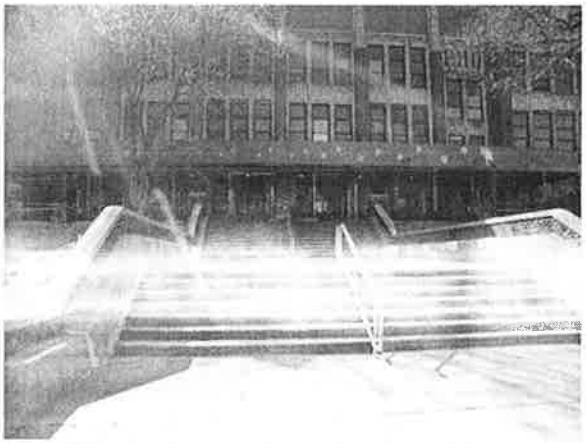
- Auditorium/gymnasium – There is no dedicated accessible seating area in the auditorium. Stage is accessible from doors located at back corners of stage, not from main Auditorium floor. Neither the boys' or girls' locker rooms have accessible routes of egress.



Designated Accessible Parking Space

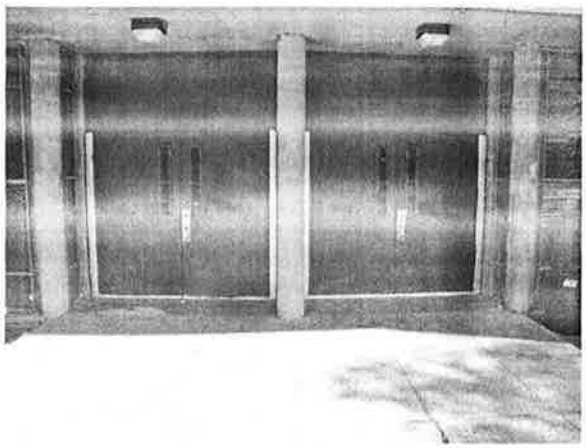
Main Entrance from Park Avenue

Interior of Main Entrance

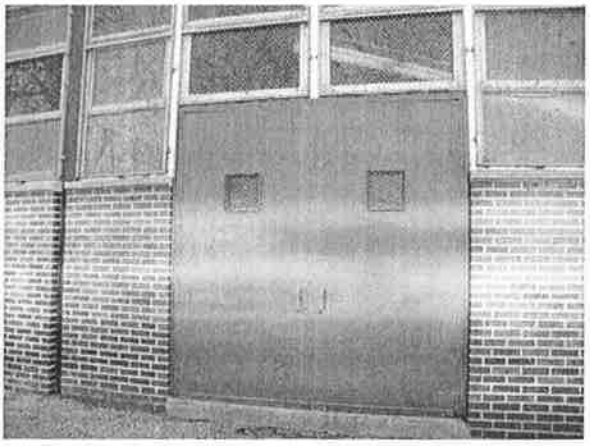


Side Entrance from Garden Drive

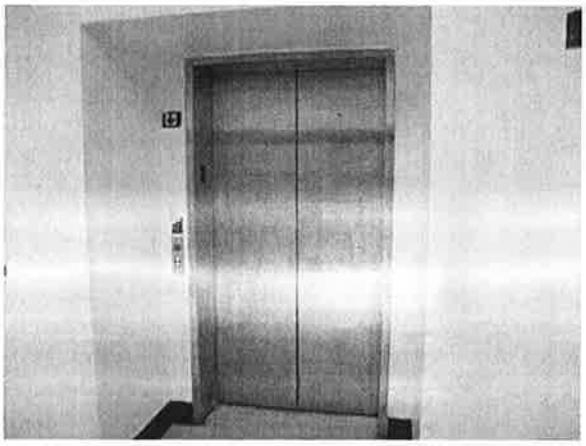
Accessible Entrance from Baird Boulevard



Exterior Entrance to Annex/Gymnasium

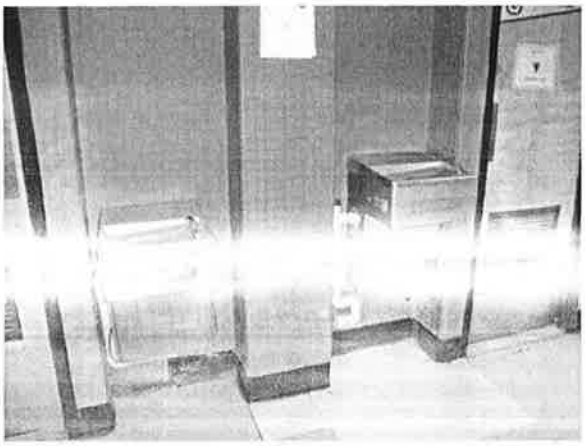


Typical Exterior Entrance to Vocational Wing

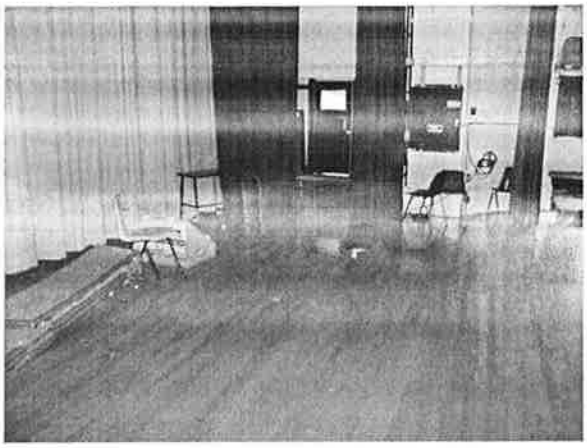


Elevator – Main Building

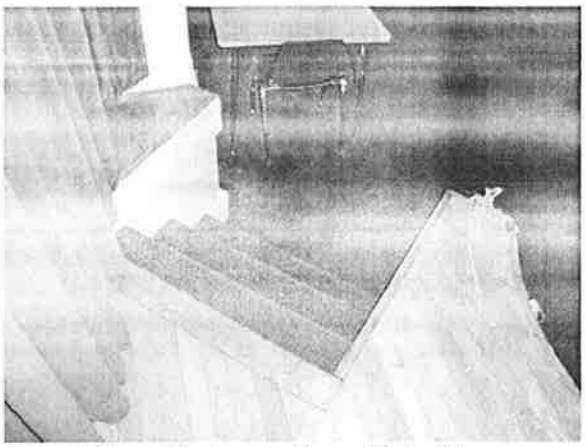
Typical Student Accessible Toilet and Stall



Typical Accessible Water Fountain - Annex



Accessible Entrance to Rear of Stage

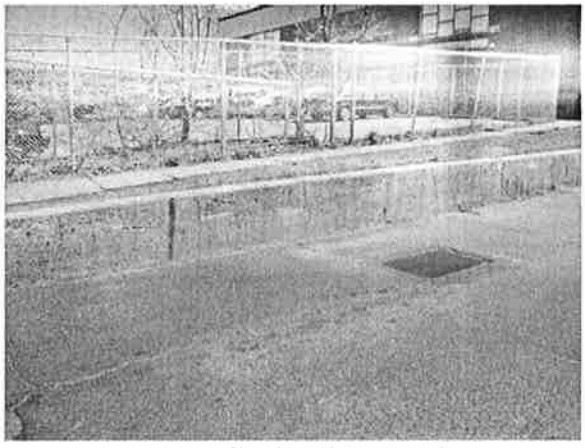


Stage Entrance from Main Floor

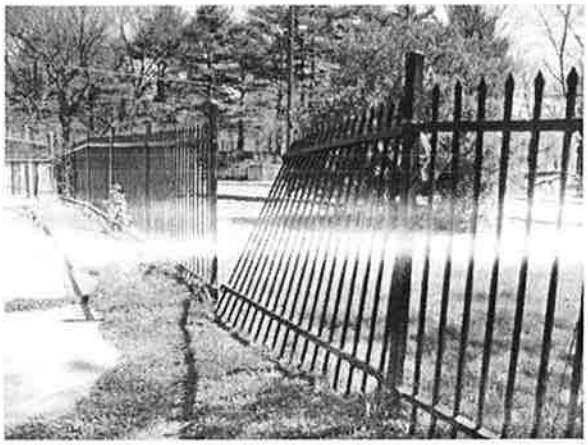
SITE

- Utilities - The building is served by both sanitary and storm sewers. Waste lines from the Main Building and Annex are a combination of cast iron and Chlorinated Polyvinyl Chloride (CPVC); Vocational Wing waste lines are a combination of copper and CPVC.
- Parking – There are approximately 160 parking spaces across the site. 115 in the main parking lot, 10 at the front of the building along Park Boulevard, 10 along the service driveway at the rear of the main building and approximately 25 along Garden Drive (entrance to the parking lot).
- Fencing – Chain-link fencing around the wooded sections of the school is in poor condition. The wrought iron fencing around the front and Baird Boulevard sections of the building is also in poor condition.
- Drainage – Having not rained for several days before the site visit, there was no standing water visible. It would appear drainage is not an issue on this site.
- Security - **SECTION REDACTED.**
- Pickup / Drop Off – The pickup/drop off areas on the Park Avenue and Garden Drive sides of the school do not have curb cuts and are not accessible. The Baird Boulevard pickup/drop off area is the only accessible entrance to the main building. This area is also located near a NJ TRANSIT Bus stop which is reported by district as causing major congestion during pickup and drop off times.
- Handrails – All exterior handrails should be checked for structural integrity but appeared functional.
- Site lighting – **SECTION REDACTED.**
- Sidewalks / Flatwork – Sidewalks appear to be in marginal condition across the site. Leading up to the entrances of the school, the stairs appear to be functional and in fair condition. Much of the concrete flatwork (curbing, landings, etc.) is severely degraded especially where steel fencing or railings meet these areas.
- Retaining Walls – Brick retaining walls were observed on the Garden Drive and Park Avenue sides of the property; poured concrete retaining walls were observed in the rear of the main building and on the Baird Boulevard side of the Annex. All walls were observed to be in poor to fair condition.

Staff Parking Lot

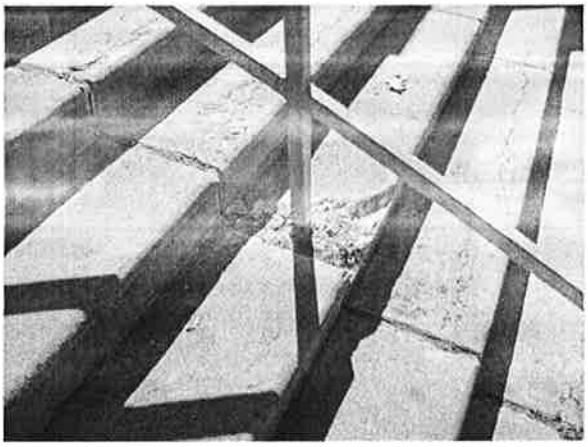


Typical Chain Link Fencing

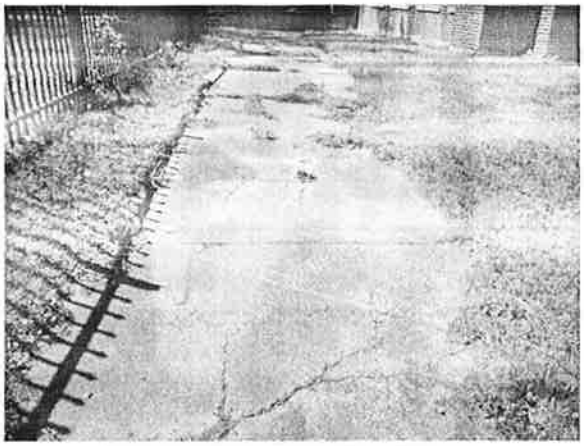


Iron Fencing in Disrepair

Storm Drain with Poor Paving

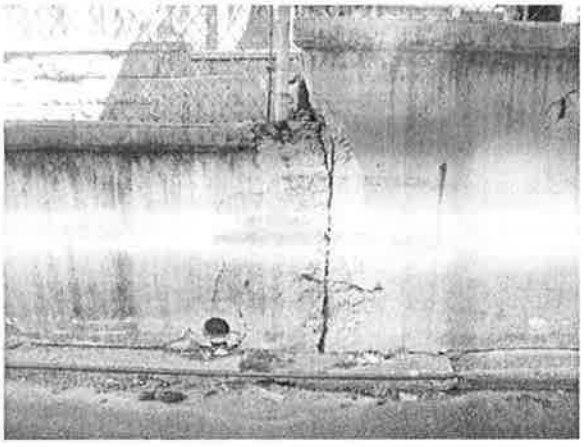


Site Handrail Needing Inspection

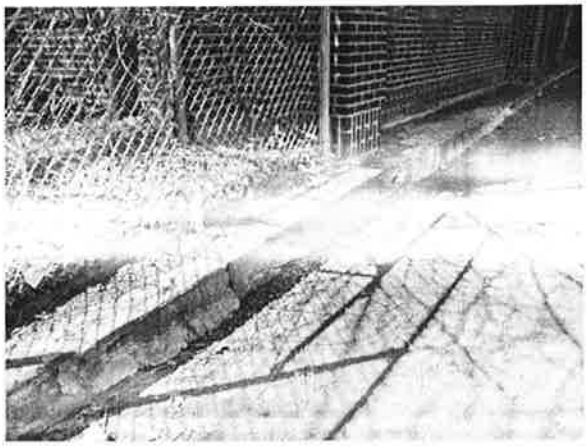


Typical Sidewalk Conditions

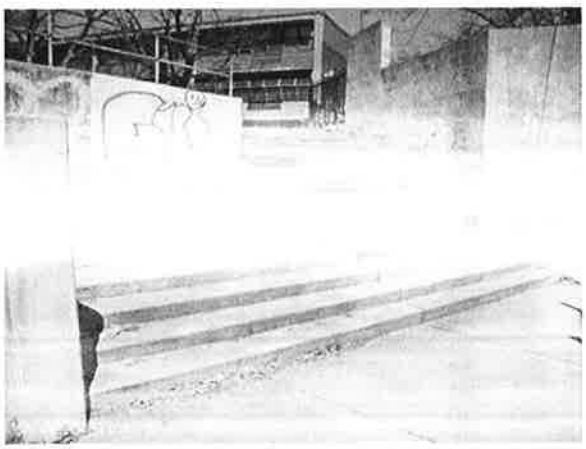
Damaged Retaining Wall Coping



Damaged Concrete Retaining Wall



Typical Curbing Conditions



Stairs/Retaining Wall on Baird Boulevard