

(OSD) SCHOOL FOR THE DEAF

Administrative Building Fund (026)	\$4,213,790
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ADMINISTRATIVE BUILDING FUND (026)

CAP-730	Roof Rehabilitation (Franklin)	Renovation/ Replacement	\$900,000
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Roof repairs are necessary in many buildings, which are 44 years old and have incurred water infiltration because of leaky roofs. A professional roof consultant (CAP 221-96-015), using infrared camera technology, found serious water damage throughout the campus. Repairs to the roofs would help protect the buildings and their contents and help ensure drier and more energy-efficient working and living environments. Without the repairs, the degradation of the buildings would continue. At the indicated appropriation level, approximately one-half of the roofs, the ones in the worst condition, would be repaired.

Another roof renovation project is currently in process to replace the roofs on the gymnasium, the recreation facility and one small wing of the vocational building. That project, for which \$273,900 had been appropriated, is almost completed.

CAP-744	Fire Alarm System Replacement (Franklin)	Renovation/ Replacement	\$208,740
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A study concluded that the existing fire alarm system does not meet the current strobe-light candle-power standards of the Americans with Disabilities Act (ADA) accessibility guidelines. Further, it does not meet the standards of the Ohio Basic Building Code, the National Fire Protection Agency, and the American Society of Mechanical Engineers. When a building is renovated, its fire alarm system must be upgraded to meet current standards.

Bringing the current system up to standards would coincide with the ongoing renovation of the dormitories and other school buildings. Foregoing the replacement would place the school in violation of state and federal fire protection mandates.

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CAP-749	Bathroom Renovation With Handicapped Accessibility (Franklin)	Renovation/ Replacement	\$331,050
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The bathroom facilities throughout the campus require complete renovation. The restrooms are 44 years old and have outlived their life expectancy; the hardware, sinks and sanitary commodes are worn out and require continual repairs that use increasingly scarce parts. Further, the existing restrooms do not comply with ADA accessibility codes.

Currently the restroom facilities in the dormitories are being renovated to bring them up to ADA standards; the proposed project would extend the renovations to the remainder of the campus buildings. Without the renovations, the school would not be in compliance with ADA restroom accessibility standards and could face discrimination grievances from physically handicapped individuals and/or their parents, as well as from employees.

CAP-781	Heating System Renovations And Boiler Replacement/Administration Building (Franklin)	Renovation/ Replacement	\$1,320,000
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The heat delivery systems in two of the school's buildings are original equipment; they are 44 years old and should be replaced. The boilers and heating system in the administration building have outlived their operating life expectancies and require replacement because of insufficient heat in the cafeteria, kitchen, administrative offices, building maintenance department and the administration building lobby. The boiler and heating system in the staff building have also outlived their operating life expectancies and require replacement because of insufficient heat in the residence rooms, meeting rooms, Ohio Department of Education offices, and the residences of the school superintendent and principal.

Both replacements are necessary in order for the systems to provide heat in a safe and efficient manner and to meet OSHA standards, which call for a comfortably heated work environment for employees. Foregoing the renovations would cause the buildings to go without sufficient heat for their occupants. The current estimate for the renovations to both buildings is \$1.826 million; thus, at the indicated level of appropriation, the scope of the project will have to be revised.

The most likely alternative temporary heat sources, add-on electric baseboard heating elements, are costly to retrofit and are a dangerous source of heat because of the very hot heating elements; further, electric heat is very expensive compared to the efficient natural gas boilers.

CAP-782	Electrical System Improvements (Franklin)	Renovation/ Replacement	\$782,000
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This project would replace completely the branch electrical distribution equipment (electrical sub-panels and breaker boxes) throughout the campus. All the main electrical transformers were recently replaced; however, that project did not replace the existing distribution sub-panels. Many of the sub-panels, being original equipment, are 44 years old. They no longer provide an adequate power supply to the school facilities. Repair of these sub-panels and breaker boxes is considered infeasible because the equipment is no longer manufactured and replacement parts are not readily obtainable.

Currently the school is unable to fully utilize its local area network computer system because of a lack of dedicated electric power to the recreation building. This shortfall is the result of a fully loaded sub-panel in the gymnasium: additional circuit breakers cannot be added to it.

The power requirements at the school have increased to support the increased use of technology components, computers and air conditioners, as well as electrical equipment in the vocational education shops and maintenance areas. The project would enable the school's facilities to be fully functional with a safe and dependable power supply. Further, the new sub-panels would be more energy-efficient, thereby reducing the school's electric bill over time.

Without the indicated replacements, the school would have to curtail its use of electrical equipment, thereby adversely affecting its educational effectiveness and mechanical operations. The current estimate for the renovations to all campus buildings is \$1.563 million; thus, at the indicated level of appropriation, the scope of the project would have to be revised to include only the school (classroom) buildings and the administration building.

CAP-784	Heating And Bedroom Renovations (Franklin)	Renovation/ Replacement	\$647,000
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The project would finish the heat renovations and bedroom remodelings in the dormitories by doing this work in the four remaining dormitories, including the replacement of a boiler in the Boys 3 dormitory boiler room.

The school has completed the heating renovations and bedroom remodelings in the first four of the eight dormitories presently occupied by students (there are eleven dormitories in all). According to the school, insufficient CAP funds were appropriated to complete the four remaining occupied dormitories; hence additional funds are required in order to finish the project so that all eight of these dormitories meet the school's new architectural design standards. Further, the new boiler would improve energy conservation at the school.

The school's administration is on record that it will improve the dormitory facilities in order to improve the quality of life for the students. If the project is not funded, only half of the school's

Capital Appropriations Analysis

dormitories will have been renovated; half of the students will then live in substandard environments.

Currently the school estimates that the four remaining dormitories can be renovated for approximately \$527,000 of the \$647,000 appropriation. If that turns out to be the case, the school will request that the remaining \$120,000 be used to fully equip its video technology/distance learning center.

CAP-785	Site Improvements (Franklin)	Site development/ Land acquisition	\$25,000
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This clean-up project would involve grounds at both the Ohio School for the Deaf and the Ohio State School for the Blind. It would include the removal of two bridges over the ravine separating the two schools; and the removal of debris (concrete slabs, pipes and other trash) that was deposited on the schools' grounds during the construction of an expressway.

The appropriation amount is the total for both schools, based on estimates prepared by contractors. Approximately half of the total amount would be used for the clean-up of the OSB grounds.