

## DEPARTMENT OF REHABILITATION SERVICES

### FY 2021 - FY 2028 Capital Outlay Request

#### **805-0075 OSD - Multi Purpose Safe Room**

##### **Agency Priority 1 Amount \$500,000**

This request is for new construction of a multi-use safe room/storm shelter. With this funding a one story storm shelter will be added to the existing White Hall Classroom building on the northeast corner of the building. The shelter will have capacity for 250 occupants (approximately 1,500 sq. feet). The shelter will double as a classroom for the K-12 students.

#### **805-0086 OSD - Replace Emergency Warning System**

##### **Agency Priority 2 Amount \$500,000**

Funding is requested to replace an obsolete emergency warning system with a fire sprinkler and alarm system/bell schedule clock/emergency notification. This is an urgent request as the alarms do not work properly.

#### **805-0067 OSB - Instructional Activity Center**

##### **Agency Priority 3 Amount \$4,574,994**

This project is to build a new activity center and demolish the old gym. The old gym was built in the 1920's and is not ADA compliant. It is extremely cramped and undersized (not a standard-size court). When OSB hosts large special events, arrangements have to be made to hold those events off campus. An inspection was done by O.J.C. Co. Consulting Engineers in March 2015 for a structural inspection and it was found that there is structural damage in the foundations. O.J.C. Co. gave an engineer's estimate for these repairs in 2015 at \$50,000. Using 5% inflation, these repairs have now increased to \$67,005. Note: Portions of this project are currently being bid out (gym) or are about to start construction (playground).

#### **805-0080 OSD - Elevator Replacement Griffing Hall and Read Hall**

##### **Agency Priority 4 Amount \$240,000.00**

This is an urgent capital improvement request. Recent Department of Labor (DOL) inspections revealed that elevators in Griffing and Read Halls are outdated and no longer meet safety codes. Both elevators were installed in the 1960's. Parts to repair and restore 50 year old equipment are obsolete, and very expensive if available at all. Each year OSD secures a preventative maintenance service contract with an elevator company to provide monthly inspections and to make repairs as needed. Because of the age of the equipment, elevator technicians recommend both elevators be replaced. DOL recommends that both elevators be replaced. Each elevator is heavily used, providing ADA accessibility for students to dormitories, classrooms; offices and labs are located on 2nd and 3rd floors. The Telecommunication equipment program that serves the entire state is located on Read 3rd floor. ADA accessibility is critical for students and staff, clients to Speech Therapy, Equipment Program, Student Assessment and Early Childhood program classrooms.

**805-0077 OSD - HVAC Replacement Long Hall and Griffing Hall****Agency Priority 5 Amount \$250,000**

This request replaces HVAC units that cool and heat two of OSD's main campus buildings. The existing units are old and don't maintain an adequate temperature and climate. Parts to maintain and repair the units are no longer available; motors and pumps have been rebuilt multiple times to restore both units to operating condition. The units are energy guzzlers; replacing them with modern equipment that is energy efficient would be a cost savings. Both buildings supply valuable spaces for students: dormitory, cafeteria, honors program, transition training, business office, and student finance.

**805-0078 OSD - Metal Roofing: Long Hall and Vocational Building****Agency Priority 6 Amount \$523,280**

This request is to install metal roofing on two OSD buildings: Long Hall and Vocational Building. Both roofs were replaced over twenty years ago. Existing roofs are tar and gravel. Cracks in the tar coating allow water to seep into the buildings, damaging walls, floors and ceilings. Due to the age of the material, size of the cracks and the number of problem areas, general maintenance is no longer practical or efficient. Metal roofing will last 30+ years, it requires no maintenance. Additionally, the pitch of a metal roof allows water to run off instead of pooling then seeping into the walls of the building. Metal roofing is resistant to weather and warranted for 10 years. Foam batting would increase R-rating to lower costs of heating and cooling.

**805-0074 OSD - Swimming Pool Renovation****Agency Priority 7 Amount \$1,000,000**

This project request is to renovate and upgrade the swimming pool. The OSD swimming pool installed in the 70's was closed October, 2013 due to plumbing issues and safety concerns. Typically, the swimming pool is used by students every day for PE, recreation, physical therapy, and swimming lessons. The pool is also used by the Red Cross for community swimming lessons and lifeguard certifications, the National Park Service uses the pool to certify their water rescue team, and local emergency responders use the pool for water safety training. The swimming pool provides a valuable resource to students, community, state and federal in terms of water safety. With this funding request, the pool would be upgraded to meet today's standards, safety codes, and be energy efficient. The up-to-date pool would offer an array of opportunities to OSD students by expanding the school sports program with a swim team. Many opportunities could be offered to the community by partnering with the Ardmore YMCA offering a fitness and wellness program to the community using the national wellness program as the basis and guideline. For many years OSD owned the only indoor swimming pool in this rural part of the state large enough to offer water safety training. Thousands of children were taught swimming lessons in OSD's pool over the years through Red Cross. In 2013, YMCA submitted a proposal to OSD to open the pool and gymnasium to offer fitness programs to the public. YMCA's proposal was favorable, it would have opened the pool to their program at times outside of student use; the program would operate using YMCA membership fees. Due to plumbing issues with the pool, the partnership did not progress beyond discussion.

**805-0085 CPC - ADA Accessible Sidewalks****Agency Priority 8 Amount \$52,153**

This request is to make Oklahoma City Career Planning Center sidewalks, parking lot and front entrance walkway ADA accessible. Currently the front curb drop is not accessible nor is the side walk from the parking lot or the remote south parking lot for persons using powered chairs or wheelchairs.

**805-0069 OSB - Auditorium Remodel****Agency Priority 9 Amount \$721,334**

This request is to renovate the auditorium to upgrade flooring, lighting, the sound system, and seating capacity. At graduation and other special events, the auditorium fills to capacity with families, friends, and dignitaries. They must stand in the aisles and doorways. The dry-rotted plywood sub-floor will not hold the screwed down seats. The sub-floor must be replaced before new seating and carpet can be installed. The carpet, painting, and seating were replaced approximately 22 years ago. The lighting is inadequate and the sound system is approximately 1 year old. The HVAC needs to be upgraded from a 2 pipe to a 4 pipe system. There are 265 seats and 3,150 sq. ft., which includes the balcony area.

**805-0079 OSD - Hydronic Pipe and Controls - HVAC****Agency Priority 10 Amount \$1,441,000**

This request is to replace rust decayed HVAC piping in four OSD buildings: Vocational, Read Hall, Griffing Hall and Blattner Hall. Hydronic piping, pumps and risers that supply the water flow from the HVAC unit to boilers and chillers need replacing. The piping has built up rust that crumbles at the touch. This is an urgent request, rusted and deteriorating pipes need to be replaced soon. We are in the process of completing this in 2019-2020

**805-0081 OSD - HVAC Control System****Agency Priority 11 Amount \$227,098**

This request is to correct costly temperature deficiencies in OSD buildings. The temperature controls, what few there are, are inadequate in all OSD buildings. Temperature must be manually manipulated by adjusting dampers and valves to control the temperature of buildings. When the temperature gets too hot or too cold, the unit is turned off to allow the building temperature to adjust. With no controls, the air-conditioner runs constantly when "ON" or is turned "OFF" when it's too cold for students. The controller monitoring system, installed during the 1998 Bond Issue, is no longer functional.

**805-0059 OSD - Auditorium Remodel****Agency Priority 12 Amount \$1,800,000**

Funding would allow OSD to renovate the auditorium to meet ADA and safety compliance, upgrade lighting, and replace seating. The auditorium constructed in the 1970's as part of a campus upgrade does not meet today's ADA compliance or safety codes. Lighting: The existing canister-type lighting is recessed into the 20 ft. high ceiling. The lighting is inadequate, sparse and dim. Improved lighting will be achieved by replacing existing fixtures with energy efficient fixtures appropriate for schools. Screens and New Stage Design: Currently, when the interpreters stand on the stage, they cannot be seen by deaf audience members unless they are sitting in one of the front rows. Redesigning the stage and installing screens on each side of the stage that will project the image of interpreters will allow students, staff, parents and visitors a clear view of the interpreters. This will help achieve ADA compliance. Seating: The existing seats are wooden and are in bad condition. There are no spaces available for wheelchairs. This project would replace the 250 existing seats with 222 new seats that meet school safety requirements as well as supply wheelchair accessibility areas throughout the auditorium.

**805-0073 OSD - Masonry Repair: Long Hall, Blattner Hall and Gymnasium/Auditorium****Agency Priority 13 Amount \$250,000**

This request is for tuck-pointing three OSD buildings: Long Hall, Blattner Hall and the Gymnasium / Auditorium. Tuck-pointing is a critical maintenance task and keeps water from entering the brick wall cavity. If water is allowed to get past the mortar and into the wall, brick failure may occur such as cracking or spalling (popping off of the brick face). Interior walls are beginning to show signs of moisture seeping into buildings. LONG HALL: Long Hall, a one hundred year old three story structure built in the early 1900's is used by elementary students, office staff and for community education. Two rooms on the first floor are no longer used for occupancy due to water damage. BLATTNER HALL: Boys' dormitory. GYMNASIUM/AUDITORIUM: The masonry between the brick on the Gymnasium/Auditorium building has deteriorated to severe conditions, causing the east wall to sag which is affecting the integrity of the roof and wall. Fallen mortar can be seen all around buildings and bricks below the capstone appear to be loose.

**805-0046 OSD - Food Service Center****Agency Priority 14 Amount \$3,000,000**

This request is to construct a new school cafeteria/dining hall. OSD has outgrown its existing cafeteria space located in Griffing Hall Dormitory. The three story structure was built in 1906, with the cafeteria located on the first floor. The dining area has the capacity to seat 180. For larger groups and special events, food is prepared in the cafeteria and then transported by carts or vehicles to the gymnasium. The completion of this project would increase seating capacity by 40%. The old cafeteria space would provide adequate space for a student union or classrooms.

**805-0030 OSB - B-4 Building Remodel****Agency Priority 15 Amount \$892,284**

This project is to renovate a B-4 Building into independent living units for transitional OSB students and have a main teaching/meeting area. This would add new plumbing, electrical, and HVAC systems. Plaster repairs, painting, and new flooring would be required. The building has new a roof, windows, and tuck - pointing. Presently, B-4 dormitory 2nd floor can only be used for storage. The main floor has been renovated using donated monies. As of November 2013 there have been \$82,207.54 donated for this renovation with \$78,964.69 expended to date.

**805-0036 OSB - New Media and Technology Center****Agency Priority 16 Amount \$3,549,893**

This request is for a new Media Technology Center that would also be large enough to house all library materials. The new center will include technology labs that are designed for low vision and braille students. The low vision lab will have different types of electronic table top and hand-held magnifiers. The computers will be adapted for visually impaired and blind students. The labs will have study cubicles for students to complete assignments with support from our trained technology and library staff. There will be braille embossers in a sound proof room that can be accessed from the lab. The OSB library has outgrown its present space. Most libraries have materials in one or two mediums; however, OSB provides books and materials in several mediums (regular print, large print, Braille, and tape). For example, the braille equivalent for one regular dictionary is 24 volumes in large print and 32 large volumes in braille. Because OSB currently houses the largest braille library in the state, the weight of the holdings on the top floor of the library could present future problems. Due to the location of the library, it is necessary to block off access to the library after school hours for safety reasons pertaining to dormitory security. The new library will be located where students can access it after hours and have full use of all media and resources. Students will be able to exit in a safe and timely manner. In addition, an area would be dedicated for raised relief maps. The school already owns several relief maps that are on stands and range in size from 3ft x 3ft to 4ft x 5ft. These maps are great learning tools for our students, but are presently stored because there is no space to display them.

**805-0068 OSB - New Cafeteria****Agency Priority 17 Amount \$5,334,087**

This request is for construction of a new school cafeteria. Underneath the concrete floor the sewer/plumbing lines are original to the 1904 building. Maintenance has piece-milled sections of pipe. The floor drains do not drain properly. Water lines and grease traps are old and need to be replaced. The ceilings are low and the lighting is inadequate. There are large, load-bearing columns throughout the dining room that make it difficult for visually impaired children to navigate freely. A new cafeteria would also provide additional room for trainings and special events. The old dining room could be remodeled for Career Technology classes.

**805-0007 OSD - General Site Work****Agency Priority 18 Amount \$2,500,000**

General site work is necessary to upgrade OSD's campus and to meet ADA regulations. This funding request would allow (1) Replace existing broken and narrow sidewalks with new ADA sidewalks, and install walkway awnings, (2) Install wheelchair ramps and turnarounds, (3) Replace broken curbs, (4) Repair retaining walls, and (5) Improve entrance to outdoor classroom. Existing sidewalks are cracked and raised, causing hazardous walking for students, staff and visitors. Vehicular access to the outdoor classroom is limited by treacherous roadways. The entrance into the outdoor classroom property is narrow and at an incline, making it difficult for school buses and/or vans to enter. The entrance must be rebuilt after every heavy rain. This funding request would allow for the construction of an entrance into the 60 acre property and to build a driveway to the outdoor classroom. Sidewalks and trails at the outdoor classroom site would be constructed, and the low-water bridge would be reinforced and improved. This upgrade would make the classroom more accessible and usable for educational programs.

**805-0045 OSD Football Field Lighting****Agency Priority 19 Amount \$1,424,400**

The mission of the Oklahoma School for the Deaf is to provide an educational program for students with disabilities equal to programs provided by any public school system for hearing children in the state. The existing football field is often referred to as the "pasture." There is no lighting; therefore, all games must be scheduled during the day or held off campus. Three portable metal/wood bleachers are shared and moved around for football, volleyball, softball, and track. Football games are announced from a flatbed trailer pulled onto the field. There is no flagpole for the field. Even with all these obstacles, the OSD football team has received many awards and national recognition. This funding request would allow the installation of appropriate lighting around the existing football field and would illuminate the field for evening practices, games, and competitions. Field lighting would also permit scheduling games at times when parents and fans may attend to support their children and school. New concrete stadium seating with usable space beneath the seats would provide dressing rooms, public restrooms, and a concession stand with all of the amenities necessary to attend to the needs of a crowd. This measure would eliminate opening up the gymnasium to the public during football, volleyball, softball and competitions. This request also provides funding for a flagpole.

**805-0082 OSD - Sports Stadium Bleachers and Press Box****Agency Priority 20 Amount \$120,000**

This request is to purchase bleachers and a press box for the OSD football field. Existing bleachers are old; seats are weathered, wooden and warped planks. There is no press box; the game is announced from a flatbed trailer. This request will increase seating capacity to 312 on the "home" side and establish a 108 seating capacity on the "visitors" side. Funding will allow team seating for the players and a press box 8'x18' that will sit in the middle of the home side bleachers.

**805-0072 OSB - Apartment Remodel**

**Agency Priority 21 Amount \$721,011**

This project is to renovate the old apartments built in 1949 located on the 2nd floor above the maintenance building into independent living units for OSB transition graduates. This plan will connect this building to the B-4 dorm with a connecting corridor/walkway. These apartments will be accessed by an elevator. The current building is not ADA accessible. New plumbing, electrical and HVAC systems need to be installed, as well as plaster repaired, painting and new flooring. The building already has a new roof. Presently the apartments can only be used for storage.

**805-0026 OSB - New Maintenance and Auto/Carpentry Shop**

**Agency Priority 22 Amount \$2,322,890**

The current, old building houses the auto shop and the carpentry shop. It is too small to house both. Only one vehicle at a time can be squeezed into the allotted space. Currently our mechanic has to work outside and lie on the ground when working on our school buses and other vehicles. The old building is also located in a high student traffic walking area. The new metal building will be approx. 75'x100' with a carport attached to the front of the building along the entire 100' length for a 20'x100' carport.

**805-0027 OSD - New Maintenance and Auto Shop**

**Agency Priority 23 Amount \$850,500**

New construction of a metal building approximately 7,000 square feet would house the school's maintenance and motor pool departments. Presently, the maintenance office and tool/paint cages are located in an area of the school that could otherwise be used as vocational classrooms. The motor pool department is located in the old central boiler plant that was constructed in 1913. The existing motor pool/auto shop would be utilized as an equipment building to secure tractors and lawn equipment or, with renovation, the old boiler plant (a historical building) would supply space for classrooms, meeting rooms or the school museum.

**805-0060 OSD - Renovate Boiler House**  
**Agency Priority 24 Amount \$1,125,000**

This request is for funding to restore the OSD Boiler House Building, a state historical building. One of the first buildings constructed on the OSD campus, the masonry structure is approximately 7,500 sq. ft. Once restored, this facility would not only provide a pleasant atmosphere for meetings and special events, but would also preserve one of OSD's most historic buildings. The new facility would accommodate growth in enrollment and any large gathering such as alumni, homecoming, and junior/senior banquets as well as numerous other activities and events. The "old boiler house" was built in 1913 to house the central boiler plant and laundry. The central boiler plant was dismantled during the capital improvement bond project in 1997. Since that time the building has been used to store utility equipment. The building is structurally sound, located in a prime location for group gatherings, as well as a perfect location for the school's museum. Renovation would include complete interior remodeling of the structure. Construction would involve raising the west floor level to the level of the east end of the building. Interior brick walls would be tuck-pointed and repaired, and exterior and interior doors replaced. The ceiling would be repaired/replaced with exposed hardwood and beams. Hardwood flooring would be installed throughout. A kitchen area located on the east end of the building would allow for catering food. Two restrooms, HVAC system, fire alarm, and sprinkler systems are included in this project request.

**805-0020 OSD - Superintendent Housing - Elect and Mech and A and E**  
**Agency Priority 25 Amount \$80,000**

This request for funding will complete ADA, structural, mechanical and electrical upgrades and install a sprinkler system in the superintendent's residence. The masonry structure was built in 1976 and is in sound condition. As with most buildings constructed in the 70's however, the home must be upgraded to meet safety and ADA codes as well as to preserve state property. Bathrooms, kitchen, hallways, and interior/exterior doorways require major modifications to allow for ADA accessibility. The 1997 A&E assessment for the Capital Improvement bond issue included mechanical, electrical, structural and ADA upgrades to all campus buildings. Due to the lack of funding however, the Superintendent's residence was not upgraded.

**#805-0084 CPC - Repair East Frontage Iron Fencing**  
**Agency Priority 26 Amount \$39,000**

The aluminum fence of the Oklahoma City Career Planning Center on the east side (alongside the South Robinson Street) has numerous broken and missing links and fence. The fence is not a sturdy alloy and can be easily torn apart. Trespassers after hours go through the fence and walk to either an apartment complex or abandoned field west of the CPC property.

**805-0083 OLBPH - LED Lighting Retrofit and Solar Panel Installation**  
**Agency Priority 27 Amount \$189,143 (\$35,606 state plus \$153,537 rebates/incentives)**

This request is to retrofit all interior and exterior lighting (549 fixtures) with LED lighting technology and install 40 kilowatt solar panel to augment electric consumption.