

**School** Pleasant Hill  
**IRN #** 30288  
**Area** North Central  
**Address** 1402 W. North Bend Rd.  
 Cincinnati, OH 45224

### Original Assessment (Spring 2001)

Building Summary	
Date of Construction/Addition/Reno	1966
Existing Square Footage	63,009
Current Grades Housed	K-8
Current Sq. Footage per Student	96
Site Acreage	5
Historical Register	No
% Renovate vs. Replace	77.01% *
CEFPI Appraisal	75% Satisfactory

\*Percentage is the original assessment used as a basis for decisions in the Facilities Master Plan.



Pleasant Hill School is a two-story, 63,009 square-foot building located in a suburban area. The existing facility does use modular buildings. The structure of the overall facility is a brick veneer on a masonry bearing-wall type construction, and masonry-block type wall construction in the interior. The floor system is slab on grade on the first floor and the intermediate floors are of steel joists. The roof is a combination of new & old gravel built-up system installed partially in 1997. The ventilation system of the building is inadequate to meet the needs of the users. The classrooms are undersized to meet current standards established by the State of Ohio. An adequate security system does exist in the building. The building does have an automatic fire-alarm system but does not have a sprinkler system. The overall building is not compliant with ADA accessibility requirements. The school is located on a five-acre site, adjacent to a residential neighborhood. The property and playgrounds are partially fenced for security. Access onto the site is restricted. Site circulation is good. There is a dedicated space for the school buses to load and unload on the site. Parking for staff, visitors and community events is adequate.

### Final Disposition/Cost (May 2002)

Facility Plan Recommendation	
Action	New Construction
Proposed Segment	1
Proposed Enrollment	650
Proposed Grades	PK-8
Estimated Project Cost (2002 Dollars)	\$13,168,780
Updated % Renovate vs. Replace	68%