

School Rockdale
IRN # 32177
Area Mid-City
Address 305 Rockdale Ave.
 Cincinnati, OH 45229

Original Assessment (Spring 2001)

Building Summary	
Date of Construction/Addition/Reno	1955, 1960
Existing Square Footage	75,806
Current Grades Housed	K-8
Current Sq. Footage per Student	145
Site Acreage	3
Historical Register	No
% Renovate vs. Replace	78.43% *
CEFPI Appraisal	48% Poor

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



Rockdale Academy is comprised of three separate buildings: a three-story brick main academic building, a three-story brick-and-stone cafeteria and physical-education building and a single-story brick-and-concrete masonry annex building for a total area of 75,806 square-feet located in an urban area. The existing facility does use two colony modular buildings. The main building, or Building 1, is a load-bearing masonry structure with concrete columns and masonry-wall construction in the interior and a cast-in-place concrete roof deck. The cafeteria and physical education building, Building 2, is a load-bearing masonry structure with load-bearing interior masonry walls and concrete roof deck. The annex building is a load-bearing masonry structure with interior masonry walls and steel joist roof structure with wood deck. All floor systems are slab on grade. The roof systems are gravel-surfaced built-up type, with the exception of a single-ply membrane over the administration area of Building 1. The ventilation system is inadequate to meet the needs of the users. The classrooms are undersized to meet current standards established by the State of Ohio. A perimeter/access type security system does exist in the school. The facility has recent upgrades to the fire-alarm system. The facility does not have a fire suppression system. The overall facility is not compliant with ADA accessibility requirements. The school is located on a three-acre site in an urban area bounded by residences on three sides and the long-vacant Condon School to the east. The property and playgrounds are fenced for security. Access onto the site is unrestricted. Site circulation is poor. There is no dedicated space for 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)	\$16,352,764
Updated % Renovate vs. Replace	71%