

School Kilgour
IRN # 19000
Area East
Address 1339 Herschel Ave.
 Cincinnati, OH 45208

Original Assessment (Spring 2001)

Building Summary	
Date of Construction/Addition/Reno	1920,1928,1954
Existing Square Footage	48,340
Current Grades Housed	K-6
Current Sq. Footage per Student	114
Site Acreage	7
Historical Register	No
% Renovate vs. Replace	79.45% *
CEFPI Appraisal	58% Borderline

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



Kilgour School is a two-story, 48,340 square-foot brick school building located in a suburban area. The existing facility does use modular buildings. The structure of the overall facility is cast concrete and load-bearing masonry type construction and plaster on masonry wall construction in the interior. The floor system is slab on grade and cast concrete. The roof over the 1920 building and 1928 addition is an asphalt shingle installed in 1988 and a built-up asphalt system of unknown vintage. The roof on the 1928 addition gymnasium is a gravel surfaced built-up system installed in 2000. The roof on the 1954 addition is a ballasted EPDM system installed in 1991. 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. A Silent Knight door contact and motion sensor type security system does exist in the school. 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 7-acre site adjacent to residential property and a park-like ravine. The property and playgrounds/play areas 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 inadequate.

Final Disposition/Cost (May 2002)

Facility Plan Recommendation	
Action	Renovate
Proposed Segment	2
Proposed Enrollment	450
Proposed Grades	PK-8
Estimated Project Cost (2002 Dollars)	\$10,067,974
Updated % Renovate vs. Replace	44%