

School Pleasant Ridge
IRN # 30312
Area North
Address 5945 Montgomery Rd.
 Cincinnati, OH 45213

Original Assessment (Spring 2001)

Building Summary	
Date of Construction/Addition/Reno	1909, 1931
Existing Square Footage	82,782
Current Grades Housed	PK-8
Current Sq. Footage per Student	184
Site Acreage	5
Historical Register	No
% Renovate vs. Replace	76.50% *
CEFPI Appraisal	52% Borderline

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



Pleasant Ridge School is a three-story, 82,782 square-foot brick school building located in an urban area. The existing facility does not use modular buildings. The structure of the overall facility is load-bearing masonry type construction, and plaster on structural tile wall construction in the interior. The floor system is cast concrete and slab on grade. The roof over the original 1909 building currently is being renovated with steeply pitched clay tile and asphalt shingle and low slope modified bitumen systems. The roof over the 1931 addition is an asphalt shingle system installed in 1992. 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 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 5-acre site adjacent to a country club, a church and commercial properties. The property and playgrounds/play areas are fenced for security. Access onto the site is restricted. 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	New Construction/New Site
Proposed Segment	1
Proposed Enrollment	450
Proposed Grades	PK-8
Estimated Project Cost (2002 Dollars)	\$12,037,751
Updated % Renovate vs. Replace	81%