

**School** South Avondale  
**IRN #** 33134  
**Area** Mid-City  
**Address** 636 Prospect Pl.  
 Cincinnati, OH 45229

### Original Assessment (Spring 2001)

Building Summary	
Date of Construction/Addition/Reno	1950
Existing Square Footage	55,520
Current Grades Housed	PK-8
Current Sq. Footage per Student	118
Site Acreage	5
Historical Register	No
% Renovate vs. Replace	74.33% *
CEFPI Appraisal	51% Borderline

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



South Avondale School is a two-story, 55,520 square-foot brick and concrete building located in an urban area. The existing facility utilizes three, two-classroom modular buildings to the northeast of the building to provide space for kindergarten and first-grade classes. The structure of the overall facility has exterior and interior walls of load-bearing masonry. The floor system is slab on grade for the first floor and cast-in-place concrete for the second floor. The roof structure is primarily cast-in-place concrete, with the exception of the gymnasium, which is steel. The roof system is a new built-up type installed in 2000. 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 CCTV camera type security system does exist in the school. The building has recent upgrades to the fire-alarm system. The building does not have a fire-suppression system. The overall building is not compliant with ADA accessibility requirements. The building is located on about a five-acre site in an urban area bounded by residences on three sides and a busy commercial street to the east. The terrain is gently sloping. Most of the property is fenced for limited security. Access onto the site is unrestricted with several access points with no defined main access. Site circulation is limited to a small drop-off area at the front of the building for parent drop off (used on a limited basis) and a service drive to the rear. School buses are not used at this site because most students walk. Parking for staff, visitors and community events is inadequate. Most of the site is covered with asphalt paving.

### Final Disposition/Cost (May 2002)

Facility Plan Recommendation	
Action	New Construction
Proposed Segment	2
Proposed Enrollment	650
Proposed Grades	PK-8
Estimated Project Cost (2002 Dollars)	\$12,879,999
Updated % Renovate vs. Replace	22%