



1040 Gaskins Road Cincinnati, Ohio 45245

Merwin

Elementary School



QUICK FACTS

1966
Date
Constructed*

50,294
Square
Footage

675
Student Capacity
(based on 25 students per classroom)

10
Total Campus
Acreage

\$91,393.21
FY22 Utility
Costs

Over Capacity*
Current Classroom
Space Capacity



REPAIRS

\$0
Spent on roof repairs/
replacements since 2019

\$28,421
Spent on HVAC repairs/
replacements in 2021

\$17,934
Spent on repairing and
sealing asphalt in 2021



BUILDING FEATURES AND CHALLENGES

ADDITIONS/REMODELS

- *Addition in 1993

SECURITY FEATURES

- 3M security film on lobby/office glass
- Secure lobby entrance
- Campus-wide video surveillance

TECHNOLOGY

- Campus-wide WiFi
- Intercom system outdated
- Classroom AV technology is past end of life

OUTDOOR LEARNING SPACE(S)

- Multiple courtyards

FLEXIBLE LEARNING SPACES

- Lack of flexible furniture / flexible spaces
- Furniture dates to the late 1980s

MOTOR/SENSORY ROOM

- Yes

CAFETERIA/KITCHEN AREAS

- Cafeteria with curtained performance stage
- Cafeteria and gym are a shared space and lack air conditioning
- Students are eating breakfast in classrooms due to the cafeteria being used for PE classes
- Kitchen lacks a freezer, air conditioning, and ventilation

HVAC CONDITION

- Cafeteria and gym lack air conditioning
- Kitchen lacks air conditioning and ventilation
- Rooms have window unit AC
- 4 HVAC units are at high risk of failure and the remaining 25 units are moderate risk to fail

ROOF CONDITION

- Professional roof evaluation found all roofing sections are at the end of service life. The total estimated cost for replacement is \$7,160,704.

BRICK CONDITION

- Fair

WINDOW CONDITION

- Poor

FOUNDATION/STRUCTURAL CONDITION

- Building structure makes upgrading/ installing new technology infrastructure difficult and costly
- Significant cracks in flooring/tile due to shifting foundation

ELECTRICAL CONDITION

- All of the main electric breakers are original (1988)

PLUMBING CONDITION

- OK

ASPHALT CONDITION

- Patched in the summer 2023 but has serious cracks. Total replacement cost would be \$133,040.

LIGHTING

- Upgraded over the past 10 years to LED

PLAYGROUND

- Large playground with newer equipment but lacks fencing around the perimeter
- Outdoor spaces available for community use

PARKING/TRAFFIC ISSUES

- Traffic at arrival and dismissal requires numerous staff members to help control cars and students outside
- Lack of sufficient parking, especially during evening events

ROOM USAGE OR SPACE CONCERNS

- *Six modular units were installed in 2022 to free up spaces inside the building
- Motor / sensory room
- Dedicated library space
- Cafeteria and gym are a shared space
- Students are eating breakfast in classrooms due to the cafeteria being used for PE classes
- A total of nine classrooms are outside of the main building
- 3rd grade team is split between modular units and a room inside the building
- Reading Specialists and an Intervention Specialist share a room and use a screen to divide the space
- All of the large student restrooms are in the cafeteria/gym
- Only one men's and one women's staff bathrooms

RECENT REPAIRS

- 2017 - Classroom AC window units added
- 2021 - HVAC repairs/service

