

School Winton Hills (formerly Winton Montessori)
IRN # 41863
Area North Central
Address 5300 Winneste Ave.
 Cincinnati, OH 45232

Original Assessment (Spring 2001)

Building Summary	
Date of Construction/Addition/Reno	1962
Existing Square Footage	59,017
Current Grades Housed	K-6
Current Sq. Footage per Student	162
Site Acreage	11
Historical Register	No
% Renovate vs. Replace	84.62% *
CEFPI Appraisal	69% Borderline

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



The Winton Montessori School is a two-story 59,017 square-foot brick school building located in a suburban low-cost housing development. The existing facility does not use modular buildings. The structure of the overall facility is a combination of load-bearing walls and steel-frame type construction, and concrete masonry unit wall construction in the interior. The floor system is slab on grade. The roof structure of the overall facility is bar joist and metal deck. The existing roof is a built-up system and is over 15 years old. The ventilation system of the building is inadequate to meet the needs of the users. The classroom sizes are undersized (but come close) to meeting current standards established by the State of Ohio. There is a minimal building security system in place. The building does have a fire-alarm system but does not have a fire-suppression system in place. The building is not compliant with ADA accessibility requirements. The school is located on an 11-acre site in a residential neighborhood. The property and playgrounds are not fenced for security. Access onto the site is unrestricted. The site circulation is good. The parent pick-up and drop-off area is separated from the bus zone. The parking area for staff and visitors is adequate.

Final Disposition/Cost (May 2002)

Facility Plan Recommendation	
Action	New Construction
Proposed Segment	1
Proposed Enrollment	450
Proposed Grades	PK-8
Estimated Project Cost (2002 Dollars)	\$10,566,574
Updated % Renovate vs. Replace	74%