

# Chippewa Intermediate School

## Expansion Project

### FAQ

#### **Why is the expansion of Chippewa Intermediate School (CIS) needed?**

The decision to expand Chippewa Intermediate School is driven by several key factors:

- Hazel Harvey Elementary has served our community since 1956. After careful analysis, it has been determined that the most cost-effective solution for the district is to decommission this aging facility. This move avoids the higher costs associated with renovating or maintaining older buildings.
- Since the construction of additional classrooms is at the intermediate school site, there is no need to displace students during the building phase.
- Adding ten new classrooms to CIS can bring all PreK-6 students onto a single campus. This consolidation has several benefits:
  - Reduced administrative and transportation costs
  - Unified PreK-6 sibling location
  - Having all PreK-6 students in one location makes it easier for families to engage with the school's activities and administrative processes.

#### **What will the construction project at Chippewa Intermediate School include?**

- A new addition of approximately 15,000 square feet will be constructed on the south side of the existing building to add 10 classrooms.
- Renovations will occur within the existing building. These renovations aim to modernize the facilities and ensure that the entire building effectively serves grades PreK-6.
- Updates to existing building systems are also included in the project. These updates will enhance the functionality and efficiency of mechanical, electrical, and plumbing systems to support the needs of the expanded and renovated facilities.

#### **What is the current status of the Chippewa Intermediate School expansion project?**

The project is in the preliminary planning phase. Garmann Miller, our approved criteria architect, presented initial concept options for the expansion at our March 11 Board of Education meeting. These plans include adding 10 new classrooms to accommodate PreK-6 students at the current CIS location.

**Are there detailed plans available yet?**

No detailed plans are currently available. At this stage, the focus is on reviewing and selecting the best layout options for the expansion based on the preliminary concepts presented.

**What are the next steps?**

The Board of Education is evaluating bids and subcontractor qualifications to ensure the best fit for our district's needs.

**How will the subcontractors be chosen?**

The Board of Education is responsible for selecting subcontractors. A decision regarding the subcontractors will be made at the June 10 Board of Education meeting.

**How is the project being funded?**

The district has applied for funding through the Expedited Local Partnership Program (ELPP) with the Ohio Facilities Construction Commission (OFCC). This approach allows the district to pay for construction costs upfront and later receive credits for the state's share. Additionally, the project will be funded through Certificates of Participation (COPS), which function similarly to a loan, rather than seeking funding through a bond issue on the ballot.

**Why has the district chosen to obtain funding through COPS rather than seeking a levy?**

The District's goal in leveraging Certificates of Participation (COPS), rather than seeking a bond issue, is to avoid placing an undue burden on district taxpayers by utilizing planned revenue streams in a fiscally responsible manner. COPS work similarly to a loan one would get for purchasing a home. Many area districts have successfully used COPS to avoid directly burdening taxpayers with additional property taxes.

**What is the estimated cost of the expansion?**

The estimated cost of expanding Chippewa Intermediate School is approximately \$8.5 million. No funding has been or will be sought from the community to pay for this expansion.

**What is the timeline for the expansion of Chippewa Intermediate School?**

- April to May 2024: Schematic Design Phase

The project begins with the Schematic Design phase, running from April 8 to May 17, 2024. During this period, architects will create preliminary designs for the new classrooms and facility modifications.

- April to May 2024: Construction Manager Selection  
Concurrently, the district will issue a Request for Qualifications (RFQ) for a Construction Manager (CMR) on April 12, with the selection scheduled for May 15, 2024. This step ensures that a qualified construction manager is in place to oversee the upcoming construction phase.
- May to June 2024: Design Development  
Following schematic design approval, the Design Development phase will take place from May 20 to June 28, 2024. This phase refines the project's designs and prepares more detailed plans.
- July to August 2024: Construction Documents Preparation  
The final Construction Documents will be prepared from July 1 to August 16, 2024. These documents will include all the technical specifications and blueprints needed for construction.
- September 2024: Final Bidding and Contracting  
A Guaranteed Maximum Price (GMP) will be established by September 6, and Bid Documents will be issued on September 13, 2024. This process sets the financial framework for the construction contracts.
- October 2024: Construction Start  
Construction is scheduled to begin on October 15, 2024. This marks the start of the physical construction of the new facilities at Chippewa Intermediate School.
- Completion Date: TBD

### **What are the plans for the Hazel Harvey building and property?**

Hazel Harvey has served the community for over 70 years. The facility is outdated and requires significant investment to meet current safety and educational standards. The cost to update Hazel Harvey is much higher compared to expanding and refurbishing the Chippewa Intermediate School facility. Once the Chippewa Intermediate School expansion is complete, Hazel Harvey will no longer be needed. Therefore, the District plans to decommission the facility and consider selling the property.

The District has also received feedback about traffic congestion at Hazel Harvey. Due to the layout of the property and surrounding neighborhoods, improving traffic flows for pickup and drop-off is difficult. Decommissioning the facility will help reduce congestion in the area.

### **Has the District gained alignment with the village on the impacts of the facilities plan?**

Yes, the District has reviewed and sought feedback from the village on the impacts of the expanded function of the Chippewa Intermediate School property regarding traffic and safety concerns.

Redevelopment of the Chippewa Intermediate School property provides an opportunity to improve existing traffic and safety issues by reconfiguring driveways and parking that will be required as part of the expansion. Initial plans project a significant increase in capacity for pickup and drop-off and improved traffic flows compared to the current design.

**How has this plan been communicated to district residents?**

The District has communicated the plan to various stakeholders, including staff, parents, and the community. Garmann Miller Architects presented plans at Board of Education meetings over the past several months, with Baird Financing providing information on financing options. Superintendent Todd Osborn has presented the plans to several groups, including a live-streamed presentation to the Chippewa PTO in February 2024. Additionally, the District has published the plans on its website and shared them via its social media platforms, Facebook and Instagram.

**How can the community provide input or ask further questions about the project?**

Community engagement is crucial to the success of our projects. We invite all community members to attend upcoming Board of Education meetings where updates about the project will be discussed. Additionally, questions or comments can be directed to our district office at 330-658-6368.