

CHIPPEWA SCHOOL DISTRICT

PK-6 Building Renovation & Addition

Programming and Planning
Update

March 11, 2024



CHIPPEWA LOCAL SCHOOL DISTRICT



MINSTER
38 South Lincoln Drive
P.O. Box 71
Minster, Ohio 45865

COLUMBUS
1156 Dublin Road
Suite 102
Columbus, Ohio 43215

INDIANAPOLIS
275 Veterans Way
Suite 200
Carmel, Indiana 46032

FORT WAYNE
1690 Broadway
Suite 19-455
Fort Wayne, Indiana 46802

creategm.com



LOOKING BACK - 2020

PK-6 BUILDING

- **Master Planning Process:**
 - **Assessment of CIS Building**
 - **Community Workshops**
 - **Staff Interviews**
 - **Program Needs Identified**
 - **Planning Option Selected**
- **Development of Criteria Documents**
- **RFQ issued to Design Build Contracts**

PROGRAM NEEDS - 2020

- 2 Pre-Kindergarten Classrooms
- 4 Kindergarten Classrooms
- 24 Elementary Classrooms
- 14 Special Education Rooms
- PK-2 Administrative Office Area
- 3-6 Administrative Office Area
- 1 Guidance Counselor Office
- 1 Itinerate Office
- 1 Technology Office
- 1 Custodial Office

PK-6 BUILDING

- 1 Art Room
- 1(?) Music Room
- 2 Science/Stem Rooms
- Media Center
- Student Dining
- Gymnasium
- Flex Space

- Additional indoor play area
- Additional outdoor play area

PROGRAM NEEDS - 2024

- 2 Pre-Kindergarten Classrooms
- 5 Kindergarten Classrooms
- 25 Elementary Classrooms
 - Included 5 1st Grade Classrooms
- 14 Special Education Rooms
- PK-2 Administrative Office Area
- 3-6 Administrative Office Area
- 1 Guidance Counselor Office
- 1 Itinerate Office
- 1 Technology Office
- 1 Custodial Office

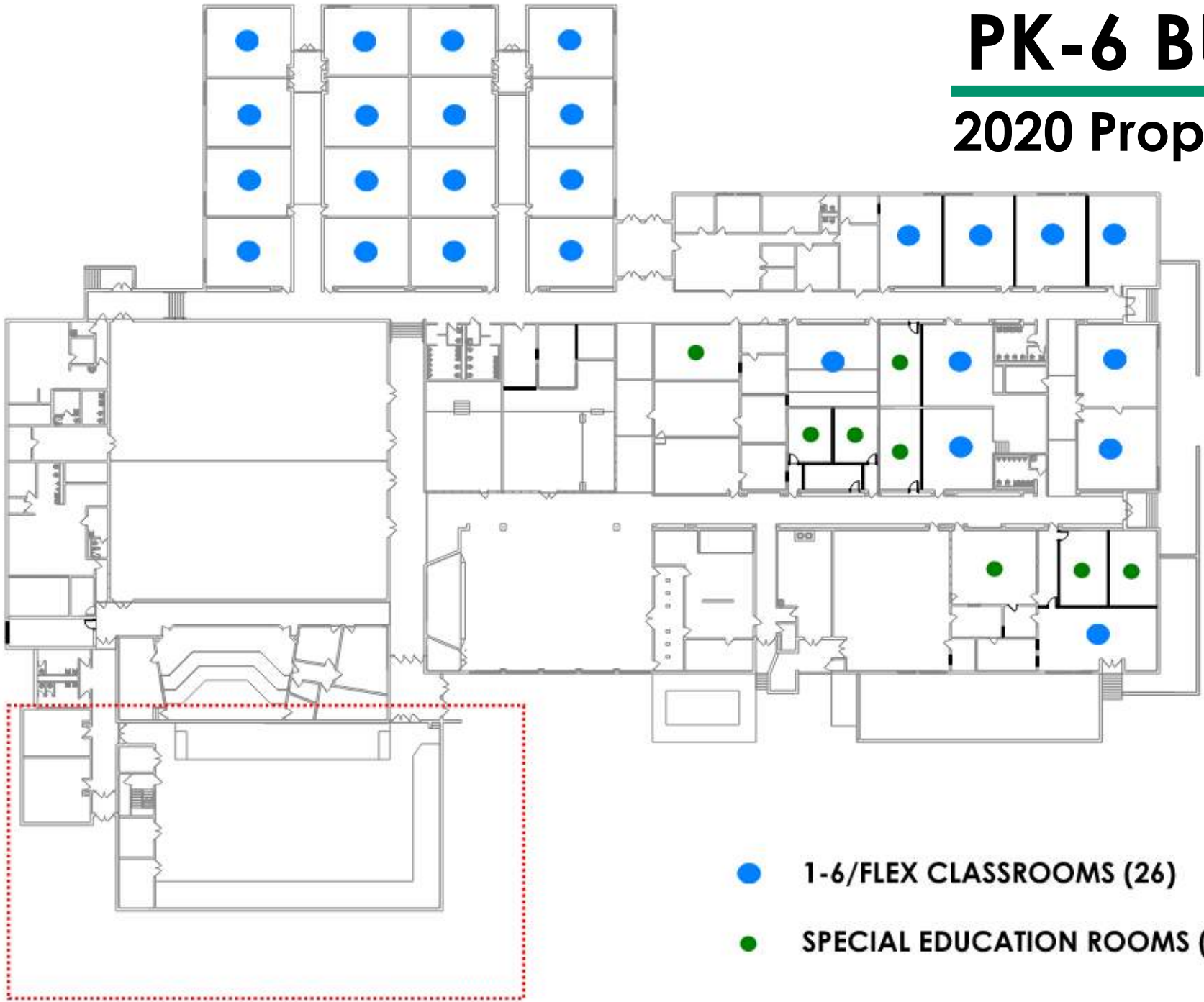
PK-6 BUILDING

- 1 Art Room
- 1(?) Music Room
- 2 Science/Stem Rooms
- Media Center
- Student Dining
- Gymnasium
- Flex Space

- Additional indoor play area
- Additional outdoor play area

PK-6 BUILDING

2020 Proposed Floor Plan



● 1-6/FLEX CLASSROOMS (26)

● SPECIAL EDUCATION ROOMS (8)

PK-6 BUILDING

2020 Renovation Plan Includes:

- 26 Total 1-6/Flex Classrooms
- 8 Special Education Rooms
- Maintains other program spaces

2024 Addition Needs:

- 2 Pre-Kindergarten Classrooms
- 5 Kindergarten Classrooms
- K-2 Administrative Area
- Supporting Special Ed. Spaces

OFCC Program Area: +/- 15,000 square feet

SITE ANALYSIS

SITE ANALYSIS - OPTION A

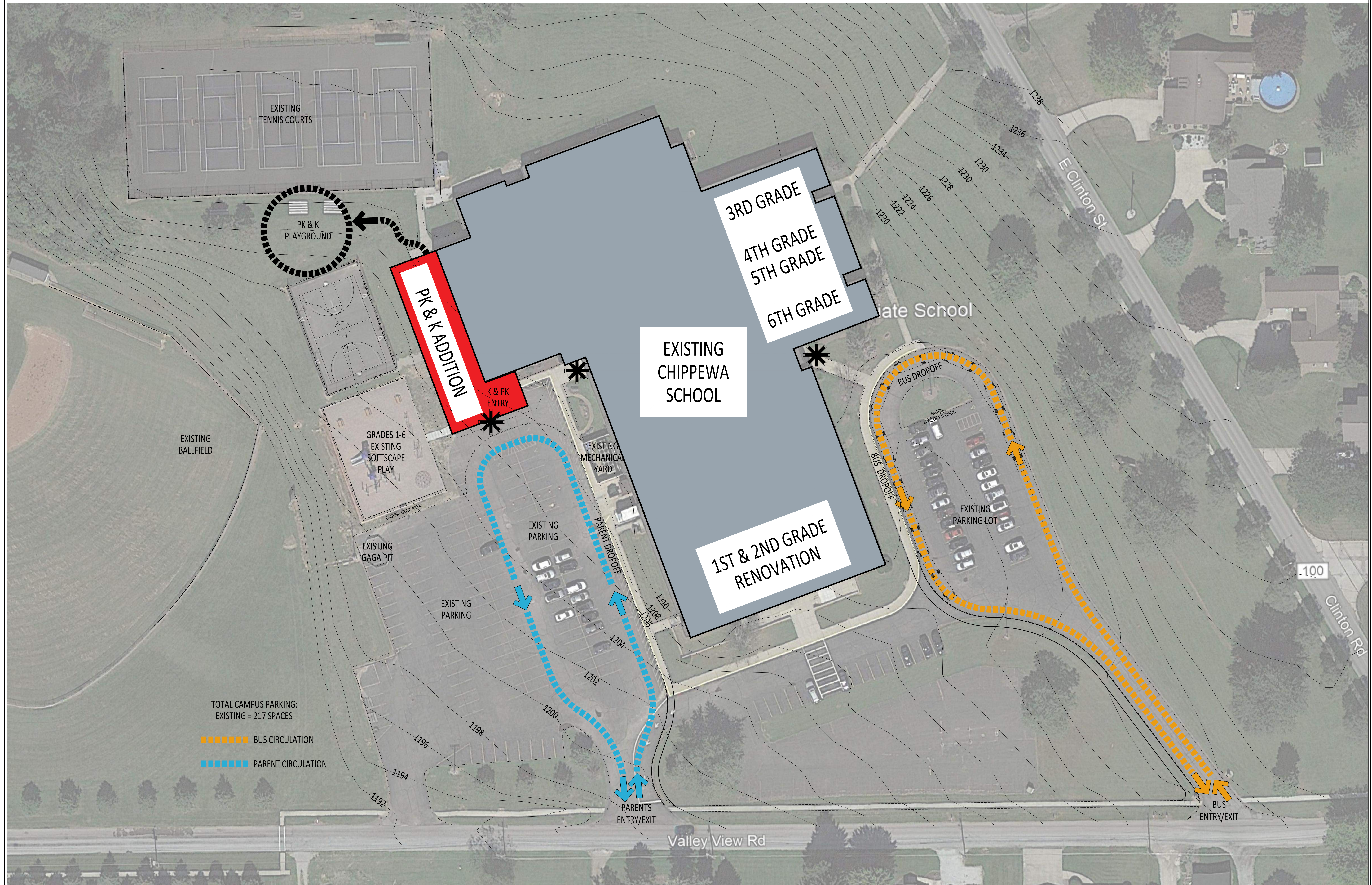
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PRELIMINARY
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CONSTRUCTION



CHIPPEWA LOCAL SCHOOL DISTRICT INTERMEDIATE SCHOOL ADDITIONS AND RENOVATIONS

100 VALLEY VIEW ROAD, DOVERSTOWN, OH 44209



TOTAL CAMPUS PARKING:
EXISTING = 217 SPACES

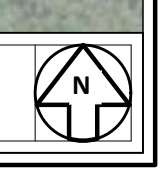
- - - - - BUS CIRCULATION
- - - - - PARENT CIRCULATION

ISSUANCES/REVISIONS	
CRITERIA DOCUMENTS	02/02/2024

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
20050.01	SKE	TM

SHEET TITLE:
SITE LAYOUT & MATERIALS PLAN

SHEET NUMBER:
L1.1

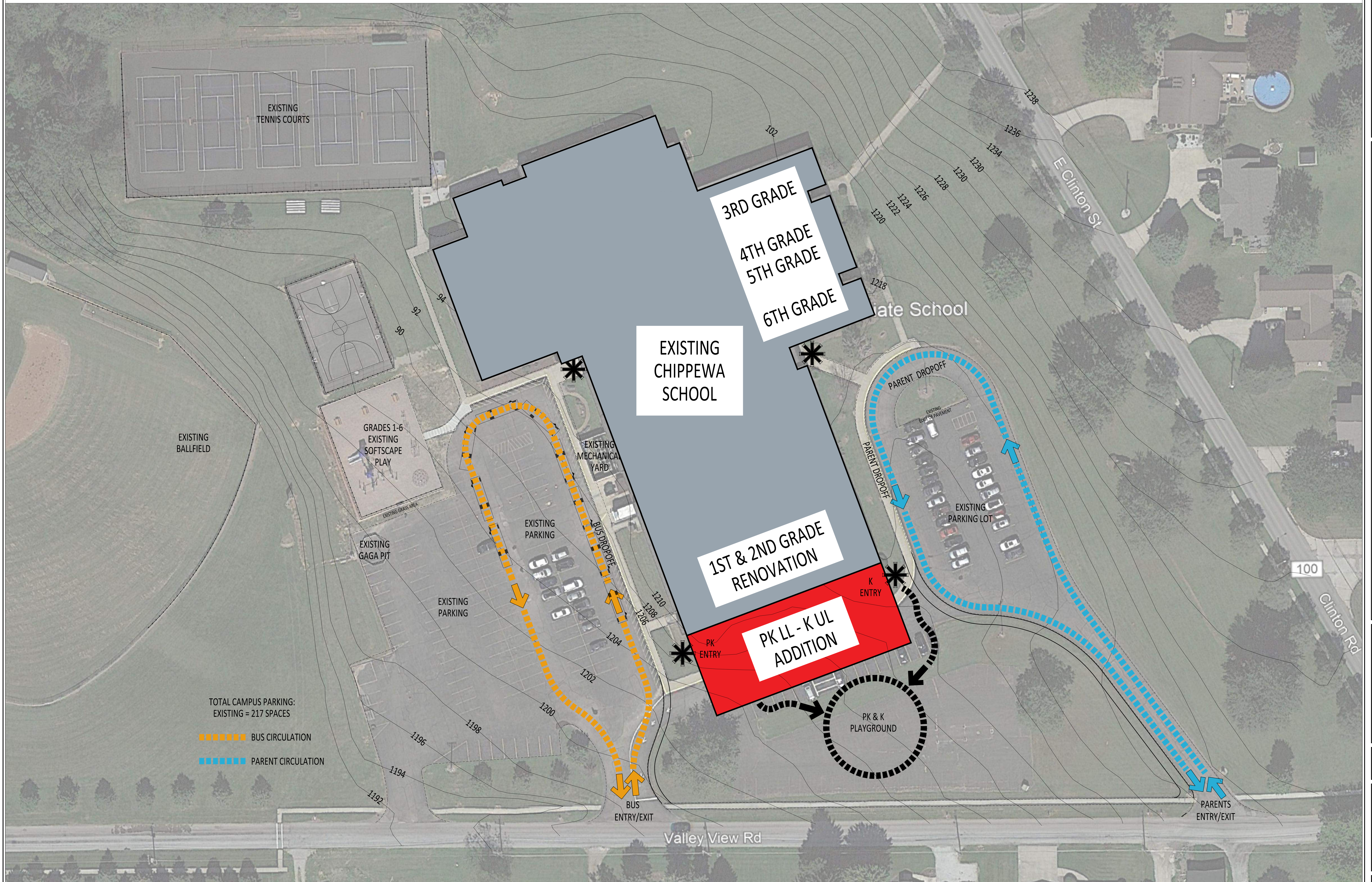


SITE ANALYSIS - OPTION B

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CRITERIA DOCUMENTS	02/02/2024

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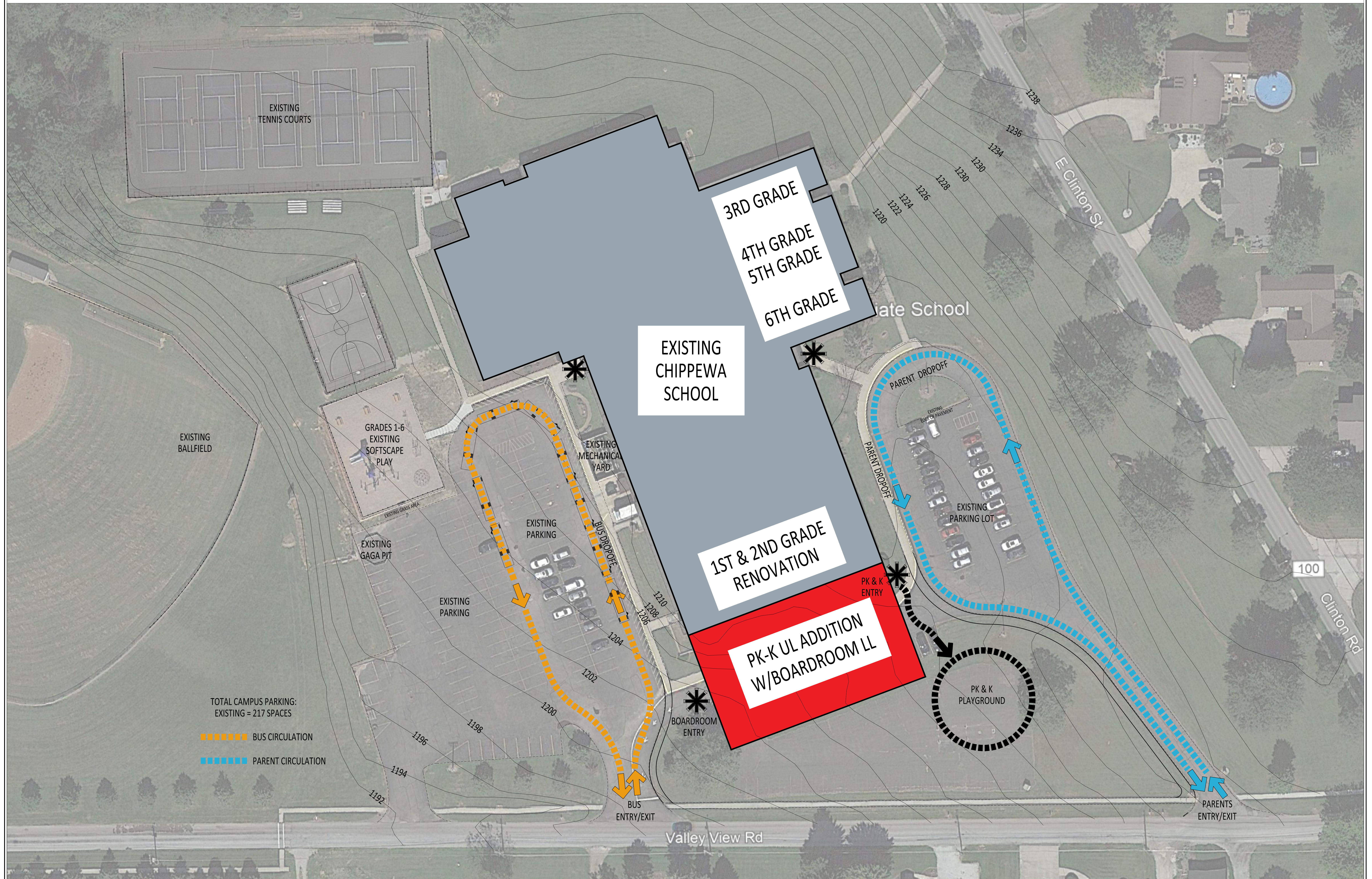
SITE ANALYSIS - OPTION C

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PLAN DIAGRAMS

PLAN DIAGRAM - SCHEME 1

SPECIAL EDUCATION REQUIRED:

- (1) OCCUPATIONAL/PHYSICAL THERAPY
- (1) SPEECH THERAPY
- (1) PSYCHOLOGY
- (1) SENSORY ROOM
- (1) K-2 MULTIPLE HANDICAP
- (1) K-2 SPECIAL EDUCATION
- (3) K-2 TITLE 1
- (4) 3-6 SPECIAL EDUCATION
- (1) 3-6 MULTIPLE HANDICAP

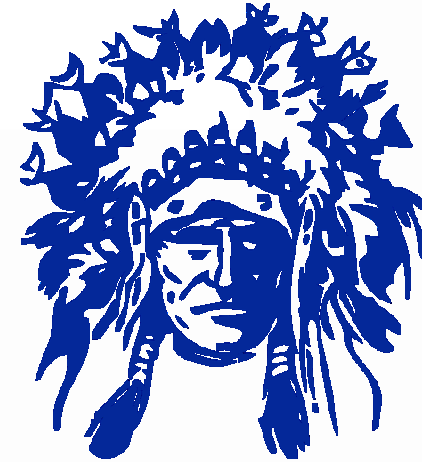
SPECIAL EDUCATION PROGRAMED:

- (1) OCCUPATIONAL/PHYSICAL THERAPY
- (1) K-2 MULTIPLE HANDICAP
- (1) K-2 SPECIAL EDUCATION
- (3) K-2 TITLE 1
- (4) 3-6 SPECIAL EDUCATION



CHIPPEWA INTERMEDIATE SCHOOL ADDITION

03/04/2024
PROJECT NUMBER: 20050.01



PLAN DIAGRAM - SCHEME 2

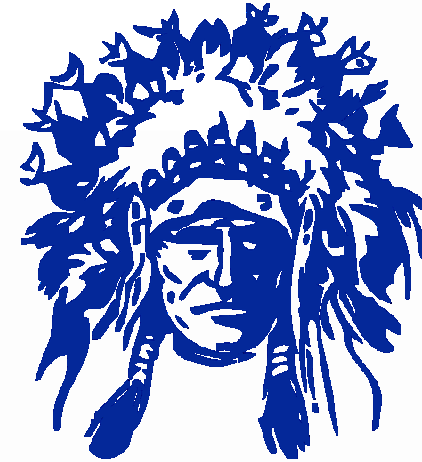
- 1ST GRADE
- 2ND GRADE
- 3RD GRADE
- 4TH GRADE
- 5TH GRADE
- 6TH GRADE
- ADMINISTRATION
- EXISTING RESTROOMS
- CORRIDOR
- KINDERGARTEN
- LOCKER ROOM
- MUSIC
- PRE-K
- RESTROOMS
- PRE-K ENTRY
- RE-PROGRAM

- SPECIAL EDUCATION
- STAIRS/ELEV
- NO WORK



CHIPPEWA INTERMEDIATE SCHOOL ADDITION

03/07/2024
PROJECT NUMBER: 20050.01

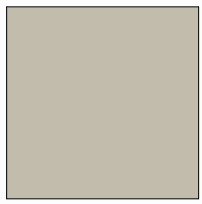
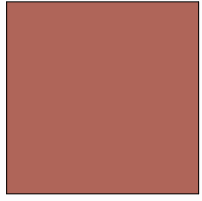
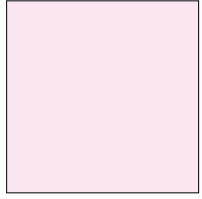


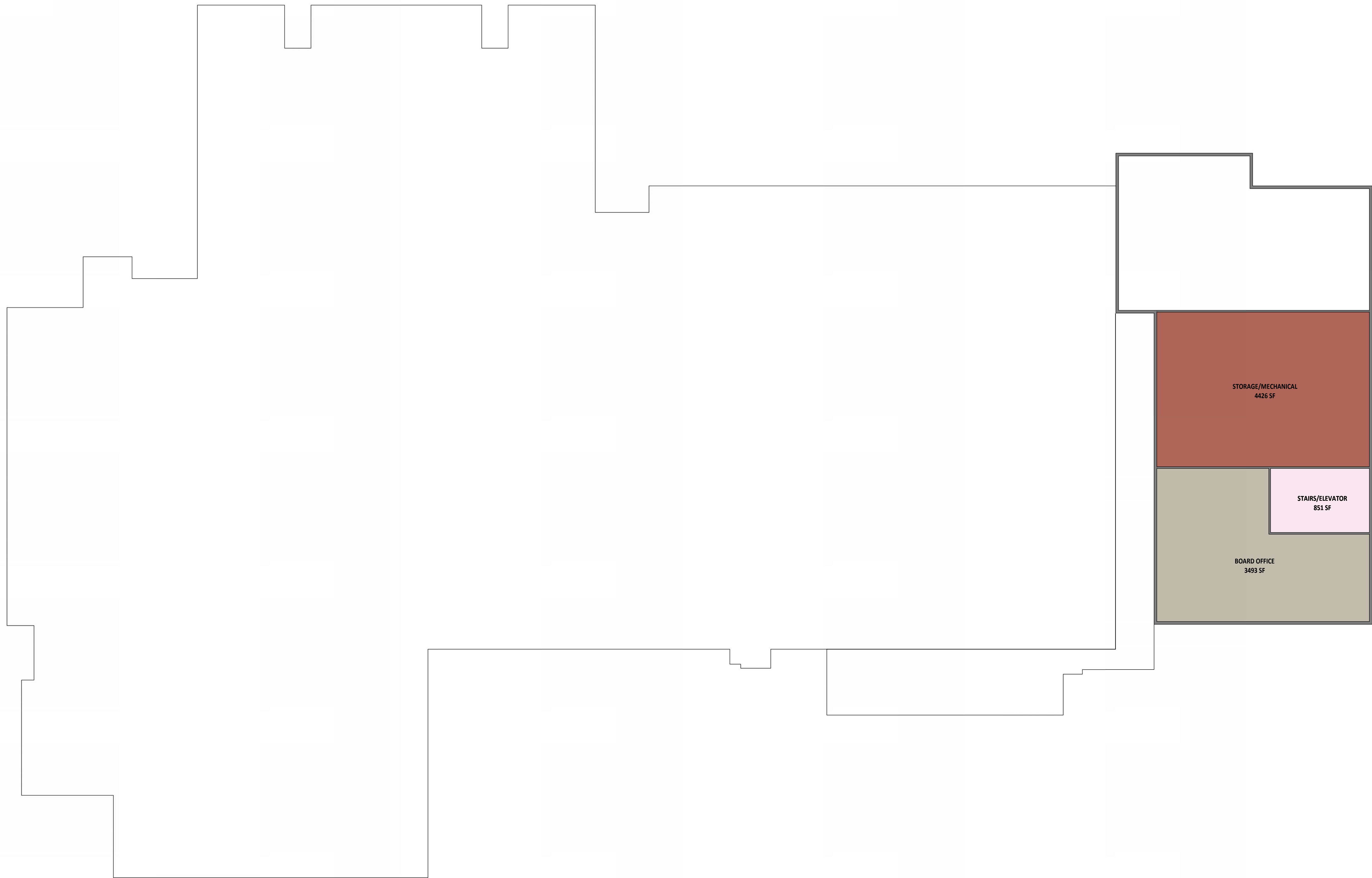
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PLAN DIAGRAM - SCHEME 2

(LOWER LEVEL)

-  ADMINISTRATION
-  BUILDING SERVICES
-  STAIRS/ELEV



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CHIPPEWA INTERMEDIATE SCHOOL ADDITION

03/07/2024
PROJECT NUMBER: 20050.01



WINSTER, OHIO | COLUMBUS, OHIO | INDIANAPOLIS, INDIANA | FORT WAYNE, INDIANA
cm@gm.com

SITE DIAGRAMS

SITE DIAGRAM - SCHEME 2-A

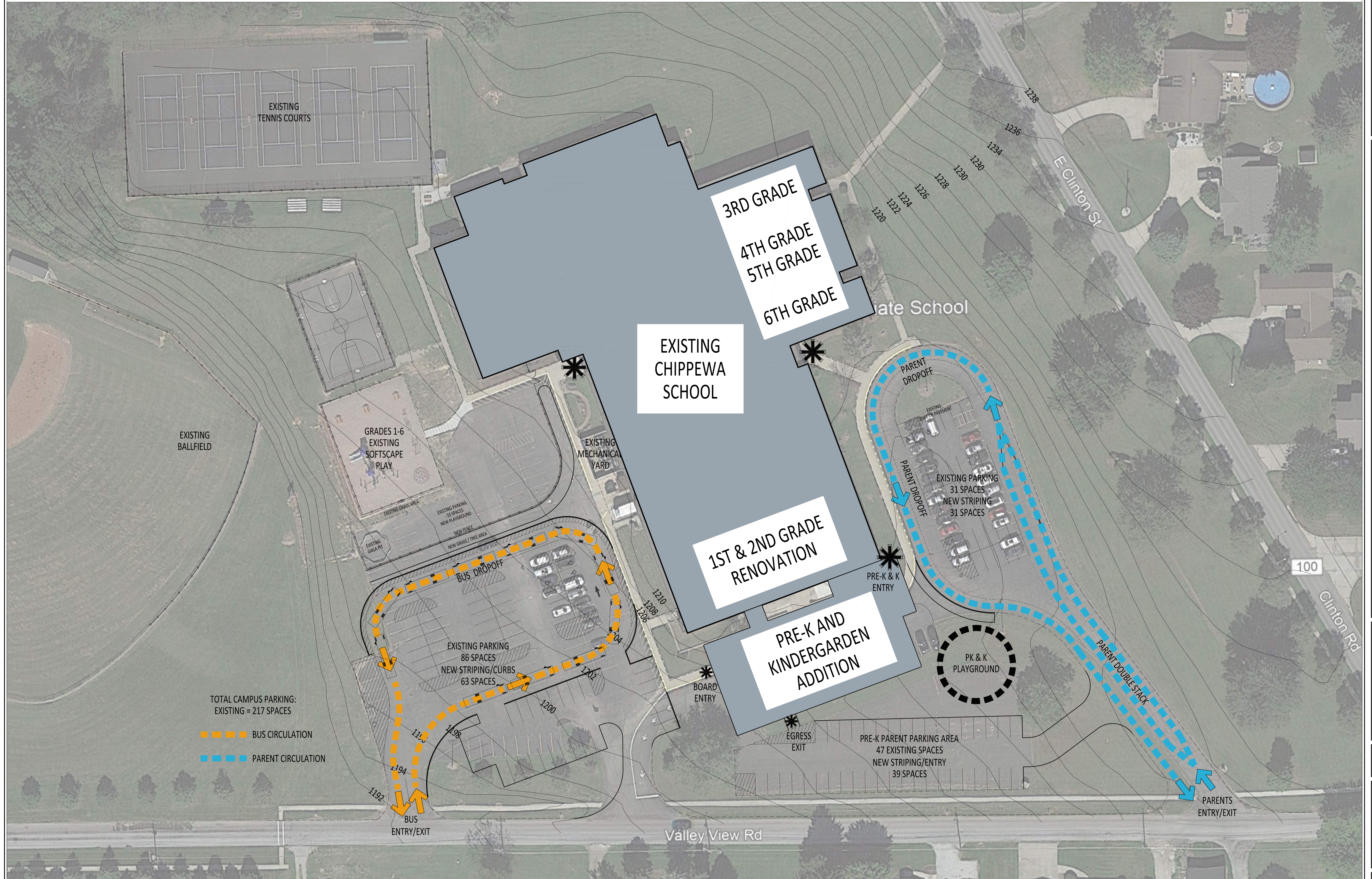
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SITE DIAGRAM - SCHEME 2-B

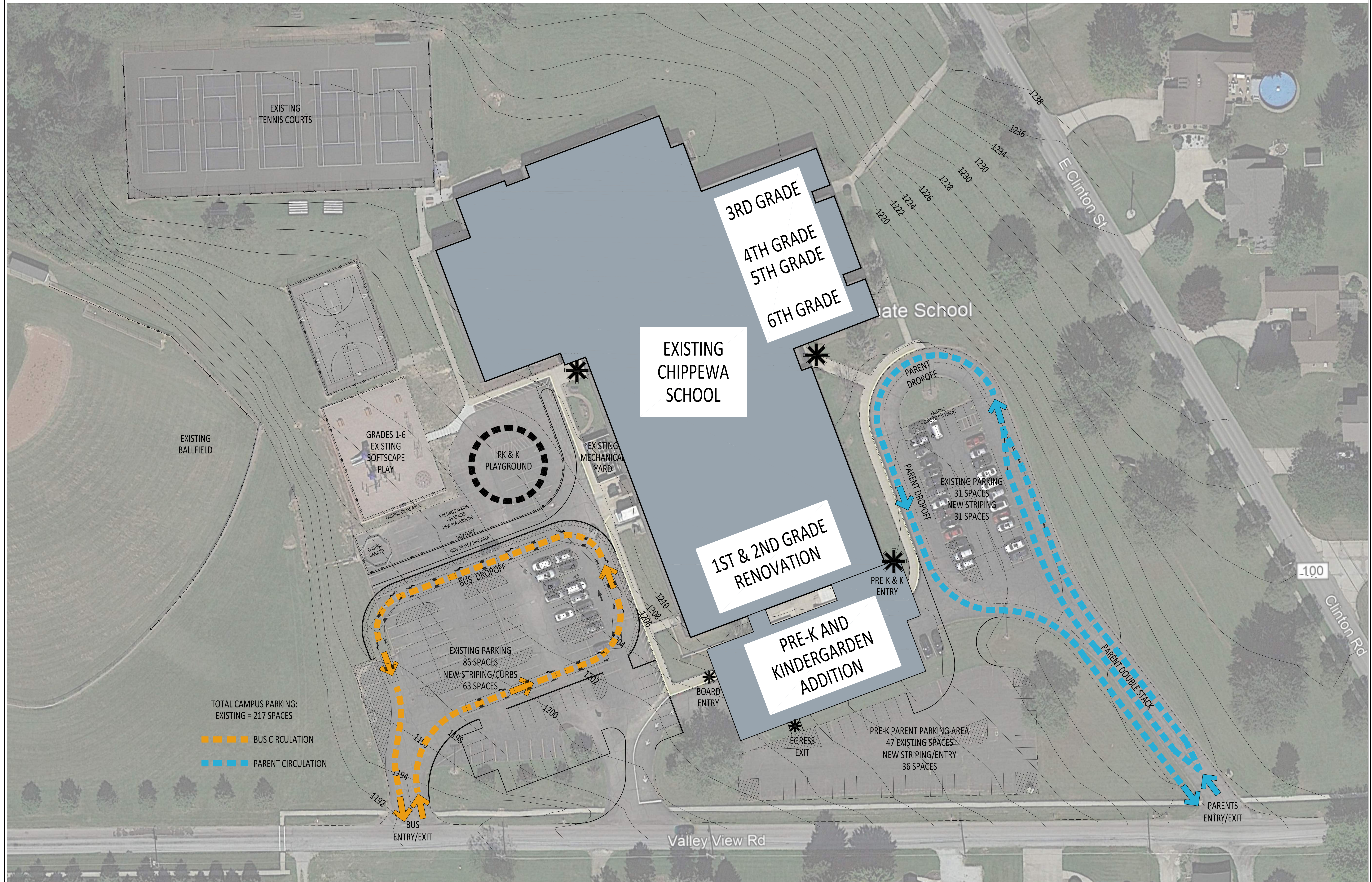
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PK-6 BUILDING

Looking Ahead:

- **Finalize Design** **March 2024**
- **Develop Design** **April 2024**
- **Issue Design-Build RFQ**
- **Finalize Criteria Documents** **May 2024**
- **Issue Design-Build RFP**
- **Design-Build Team Selection** **End of May 2024**
 - **Contract/Notice to Proceed** **June 2024**
 - **Design Period**
 - **Ready for Construction** **September 2024**

THANK YOU!