

	ISD #709 Duluth Public Schools HOCHS Relocation Project
	Monthly Progress Report November 2021
Address: 215 N. 1 st Avenue East, Duluth, MN 55802	

Recent Progress and Activities:

- The Facilities remodel project permit was received and will commence construction on December 6th. The first week of demolition will be carefully modifying and removing power to keep the Print Shop operational. The second week will consist of removing masonry walls and acoustical ceiling tile.
- The City of Duluth has submitted additional comments on the Regulatory Plan from DSGW; this plan reviews the project site history and what its' future use will be. A meeting, with the City of Duluth, will occur on Monday, December 6th to review any final questions on the Regulatory Plan. The City is working on a formal Developers Agreement for the DSC/Transportation project.
- A City of Duluth Planning Commission meeting was held on Tuesday, November 9th. At this meeting, the Commission approved the re-platting of the property up on the hill. The re-platting is the formal splitting and designation of parcels that are being sold to a property developer in lieu retained by ISD#709.
- Saturday Properties and ISD#709 have been working jointly to prepare a concept plan for the remainder of the parcels on the hill site. This concept plan is scheduled to be finalized in the coming months.
- The Tech Village is under construction for the build-out of the ALC/AEO temporary lease space. The build-out is being completed by Dan Holm Construction under the building manager, A&L Properties. They are currently in the final stages of construction.
- Furniture meetings have occurred to establish District furniture needs of Facilities, District Services Center, and Transportation buildings.

Upcoming Activities and Next Steps:

- Project consultants will be working with the District administration to comply with all required approvals associated with the special legislation process. Notable aspects of this process include:
 - A Developer's Agreement is planned to be created by the City of Duluth in the coming weeks. This is a key part of obtaining the final building permits.
 - Construction will commence on the Facilities remodel project in December. It is scheduled to work on the interior remodel through the winter and wrap up the exterior items in the spring of 2022.
 - Furniture, fixtures, and owner equipment budgeting is underway for the new projects. These selections are planned to be finalized in the coming weeks.
 - Construction submittals are beginning to be logged, reviewed, and approved. Early approvals will be pivotal in ordering long lead-time materials.