

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

Recent Progress and Activities:

- The Central on the Hill site is in ongoing negotiations and the District has been in discussions with a number of interested parties.
- The District submitted the required Review and Comment to the Minnesota Department of Education.
- Examination of pricing and feasibility has occurred for temporary swing spaces for the relocation of the District Services Center during construction. Selections for temporary swing space are to take place during May 2021.
- Additional tours for lease space have occurred with the Alternative Learning Center & Academic Excellence Online team. Pricing examination and a fit plan are proceeding.
- The complete design is in full swing on the District Services Center, Transportation Building, and Facilities remodel. The design team has been meeting every week, pushing forward with floor plans and details. Design development documents are to be completed in early May 2021. The design development phase is followed by the final stage in the design, the construction document phase.
- The existing soils have been evaluated with recent soil borings. The structural and civil engineers are making necessary corrections within their design to account for any unsuitable existing soils and/or rock.
- Coordination of moving and logistics are now taking place, these meetings discuss move-in, move-out, swing space moving, salvaging furniture, new furniture, temporary storage, re-working existing cubicles, and maintain operations.

- Design consultants have continued communication with the City of Duluth on this HOCHS Relocation Project. A plan has been developed as to how the submittal process will occur regarding rezoning application, regulatory plan, possible platting requirements, and development agreement. This plan consists of a May rezoning submission for a city review in June and a regulatory plan submission in June for a city review in July.

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:
 - Development of required documents for the submission of the rezoning, plat layout, regulatory plan, and development agreement to the City of Duluth. Submission of the rezoning application will occur in May 2021.
 - The project is in the Design Development phase and is scheduled to be completed in early May. After which the final design phase (Construction Document Development) will be underway for a tentative completion in June.
 - Continued refinement of construction budgets as the documents continues to be refined.
 - Selection of temporary lease space(s) for the relocation of the District Services Center. Also, the selection of lease space of the Adult Basic Education, Alternative Learning Center & Academic Excellence Online group.