

Mississippi Creative Arts

1575 L'Orient Street

Project Summary:

Mississippi Creative Arts is one of the first and finest creative arts schools in Saint Paul. Every student experiences the arts through music, dance, drama, reading and even science and math. Our teachers love what they do and many are practicing artists themselves. Our young artists create art in the classroom and have many opportunities to display it for our lively community.

It was originally constructed in 1952 at 26,603 square feet. Later additions were completed in 1962, 1966, 1985 and 1990. It is now 67,408 square feet.

The Facilities Master Plan aims to bring amenities to the school that will allow it to optimally function as a performing arts school. A secure entry and identifiable entry canopy is proposed along with a pleasant sidewalk route alongside the parking area from community pathways to the school grounds. The proposed site access refinements will travel along a newly expanded cafeteria and gymnasium/auditorium space that revises the old split-function gym and cafeteria that are too small for the student population and too outdated to function effectively, safely and for the full school community.

In addition to the community gathering space improvements, Mississippi Creative Arts is slated to expand its number of Pre-K classrooms, and number of sections per K-5th grade. The school also needs additional Special Ed resource rooms, and improvements school-wide on existing rest room facilities both in quality and quantity. In the process of these proposed improvements via a two-story addition, the building gains more effective circulation, a defined courtyard that can be more effectively used, and an identifiable façade/community gathering node facing the widely used community fields north of the building.

Issues Identified By School Community In 2015

1. Performing Arts (Too small)
2. Bathrooms (Insufficient)
3. Media Center/Computer Lab (Disorganized and not inviting)
4. Cafeteria (Too small and congested pathways)
5. Courtyard Usage (Security concerns and disrupts connection across the school)
6. Storage (Scattered storage areas)
7. Site Circulation (Recess areas not easily accessible from cafeteria and improve connections)
8. Bus Loading (Insufficient loading space and no covered loading area)
9. In-School Climate Control
10. Main Entrance Identity/Safety (Small entry canopy)

General Notes:

Existing utilization shown is for School Year 2014-2015

The Conceptual Utilization Plans are exploratory rather than actual construction plans and represent the design at one moment in time, which will change as the design and funding process progress.

The Conceptual Plans are included as a way to organize scopes of work into logical, efficient and meaningful projects. There is no prioritization implied in a work scope title (e.g. “Work Scope A” is not necessarily the most critical work to be done).

The plans in this document are not comprehensive of the entire building’s needs as maintenance and replacement of existing building systems such as roofs and mechanical systems are omitted to maintain graphic clarity of the overall vision generated during the Facilities Master Plan Process.

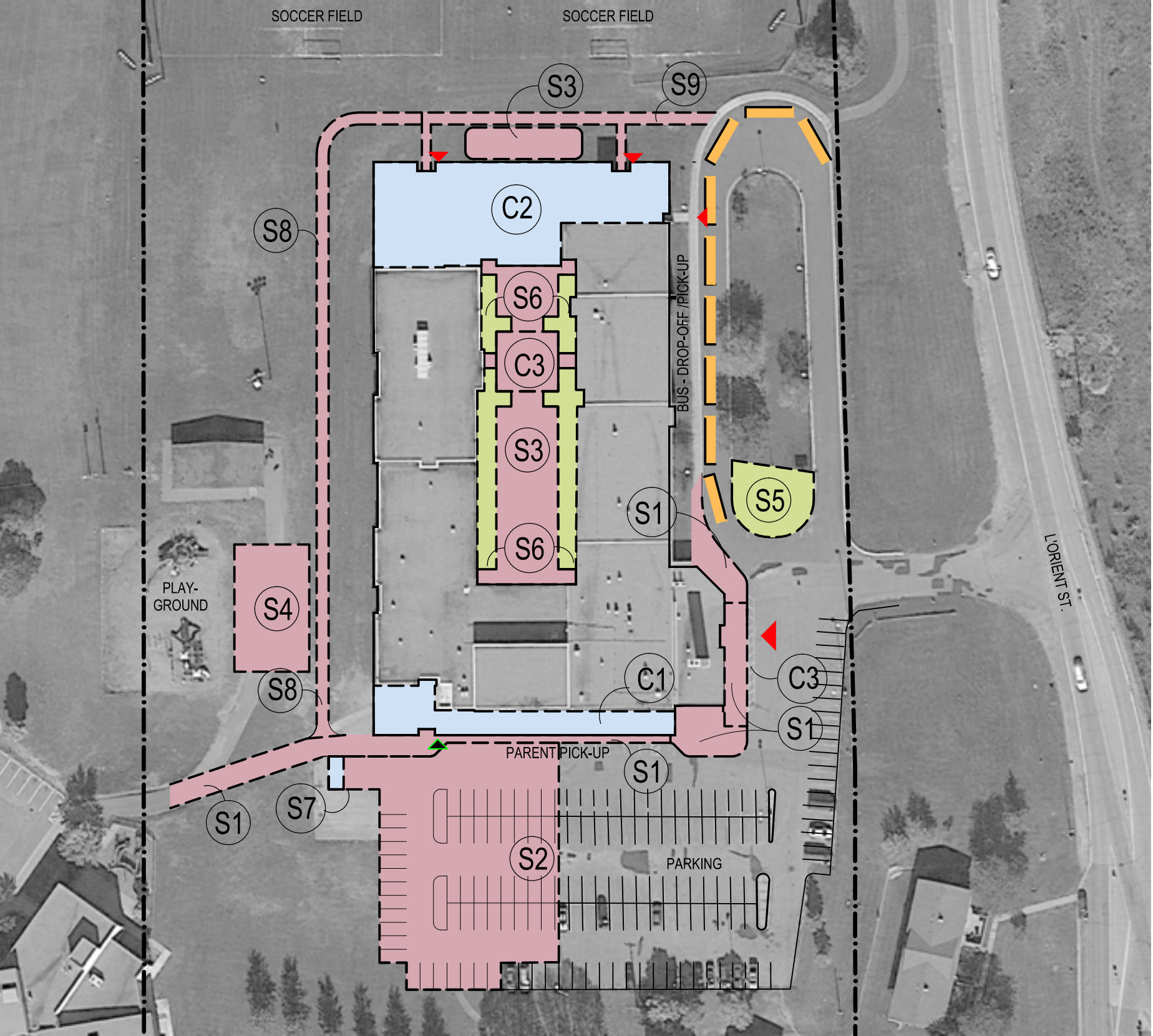
Formal zoning reviews have not been undertaken for the proposed work shown in these plans. A review with zoning and building code authorities will occur once the funding is secured.



Grade Levels: K-5
SY 2014/15 Enrollment: 467
Design Enrollment: 615

Mississippi Creative Arts

Site Concept

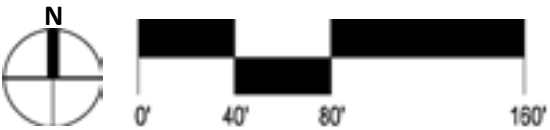


Legend:

S1.	New Sidewalk/Expand (Scope B)	(7,400 SF)
S2.	Expanded Parking	(19,080 SF)
S3.	Misc. Hardscape	(10,620 SF)
S4.	New Basketball Court/ Hard Surface Play	(4,250 SF)
S5.	Replace hardscape with landscape	(2,315 SF)
S6.	New Landscaping	(4,806 SF)
S7.	New Trash Enclosure/Relocate	(220 SF)
S8.	New Sidewalk	(3,800 SF)
S9.	New Sidewalk (Scope C)	(1,915 SF)
C1.	One and a Half Story Addition	
C2.	Two Story Addition	
C3.	New Canopy	

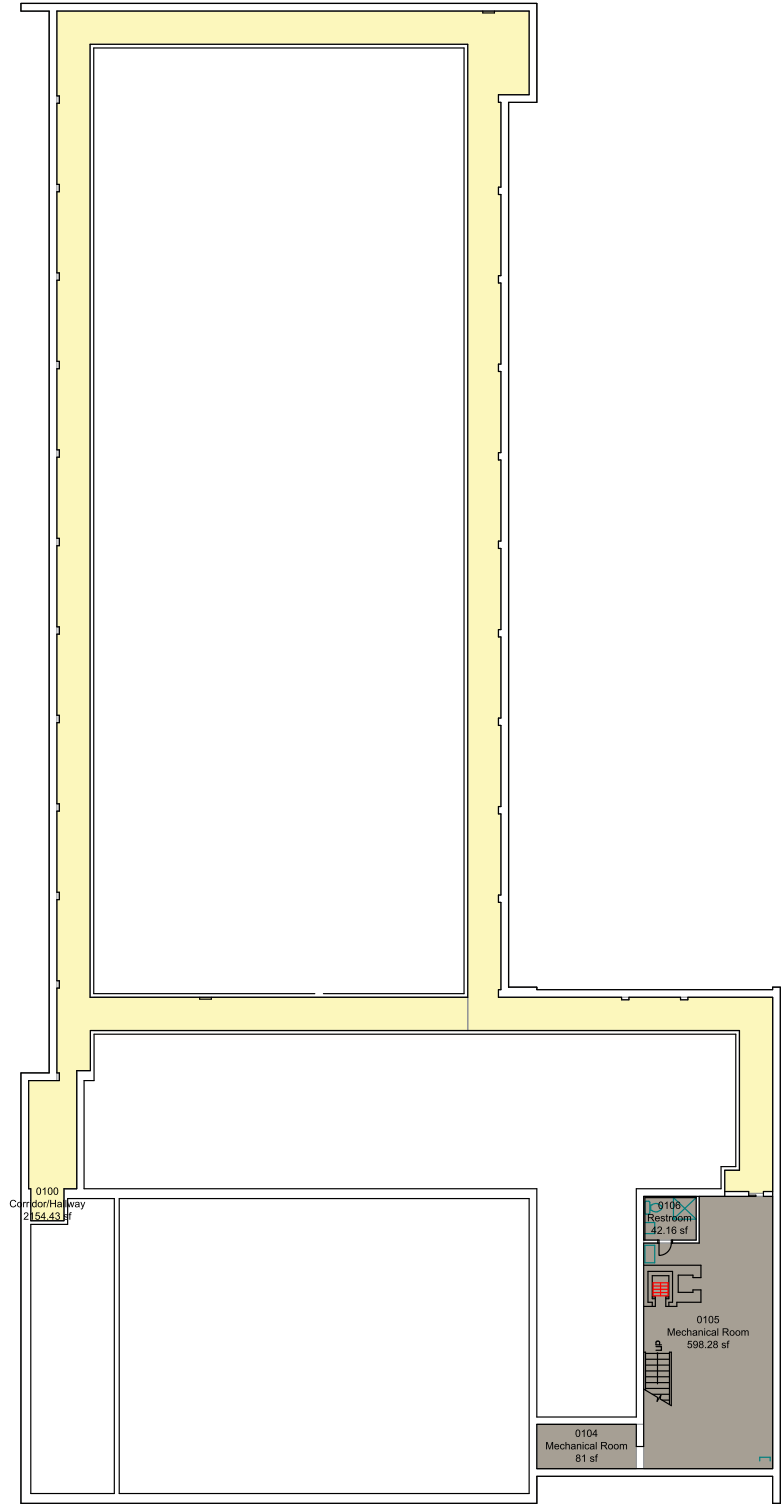
- Property Line
- ▲ Main Entry
- ▲ Secondary Entry
- ▲ Service Entry

- New Landscape and Playground
- Parking and Hardscape
- New Building Construction



Mississippi Creative Arts

Existing Utilization



BASEMENT

- General Learning
- Science
- Performing Arts
- Career & Tech Education
- Media Center
- Dining
- Athletics
- Circulation
- Facilities Support
- Administration
- Art

Mississippi Creative Arts

Existing Utilization

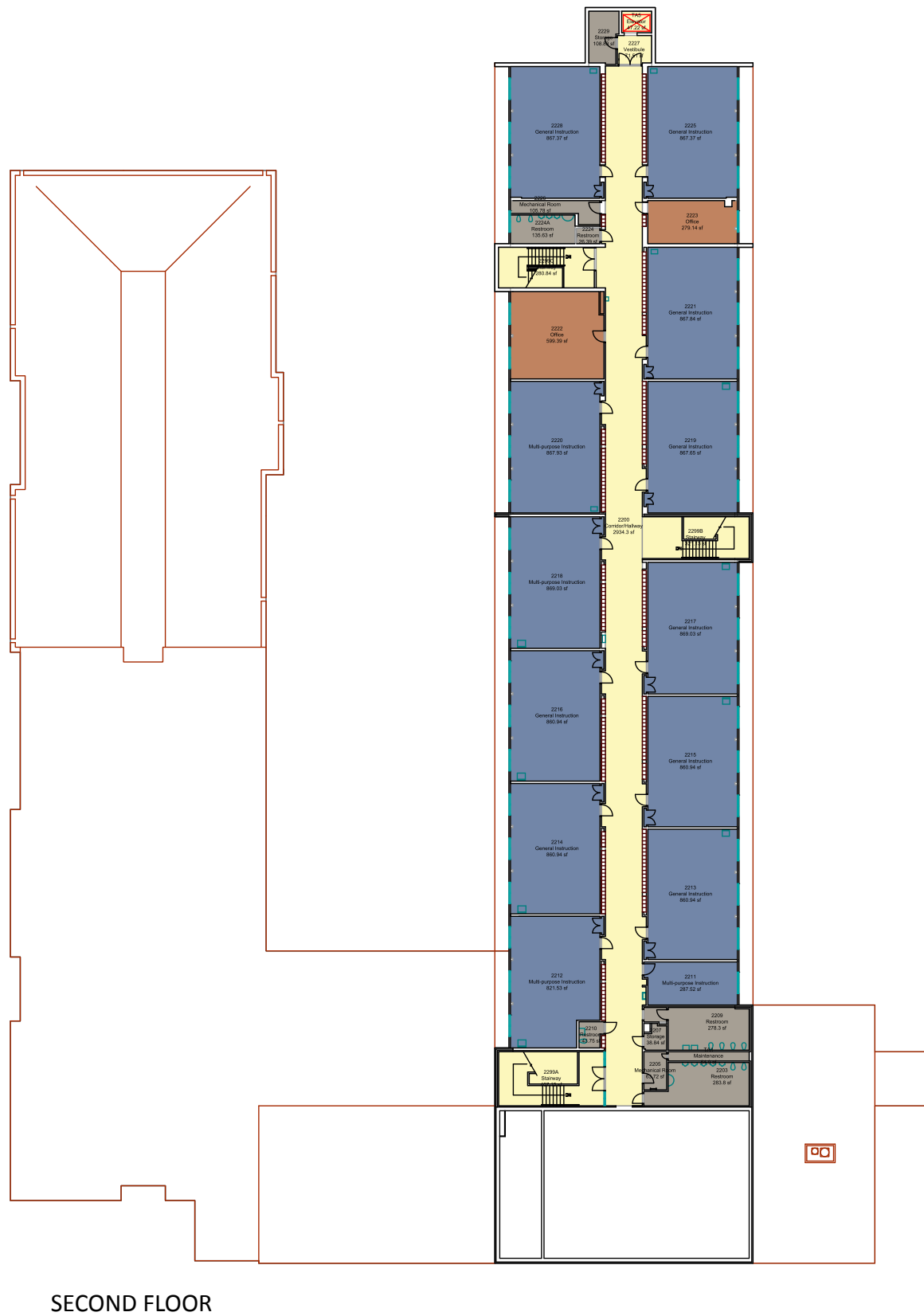


- General Learning
- Science
- Performing Arts
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- Art

MAIN LEVEL

Mississippi Creative Arts

Existing Utilization

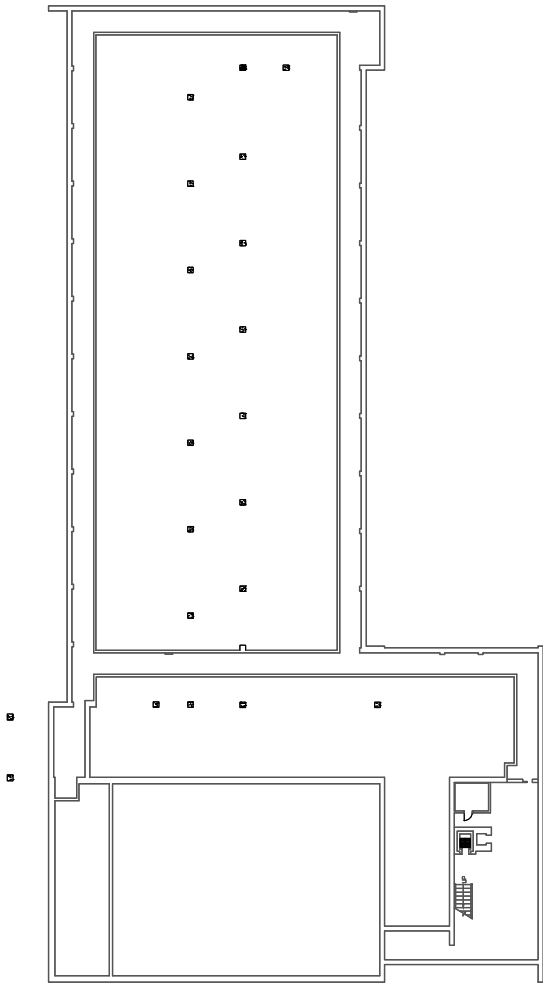


- General Learning
- Science
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- Media Center
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- Administration
- Art

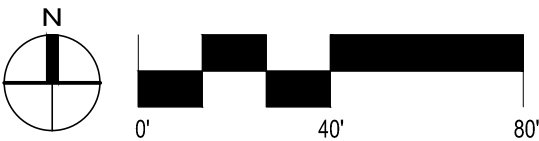
Mississippi Creative Arts

Conceptual Utilization Plan

** No work proposed for basement in Master Plan. Basement plan shown for reference only.



BASEMENT



General Learning

Science

Performing Arts

Career & Tech Education

Media Center

Dining

Athletics

Circulation

Facilities Support

Administration

Art

Demolition / Removal

New / Existing

Property Line

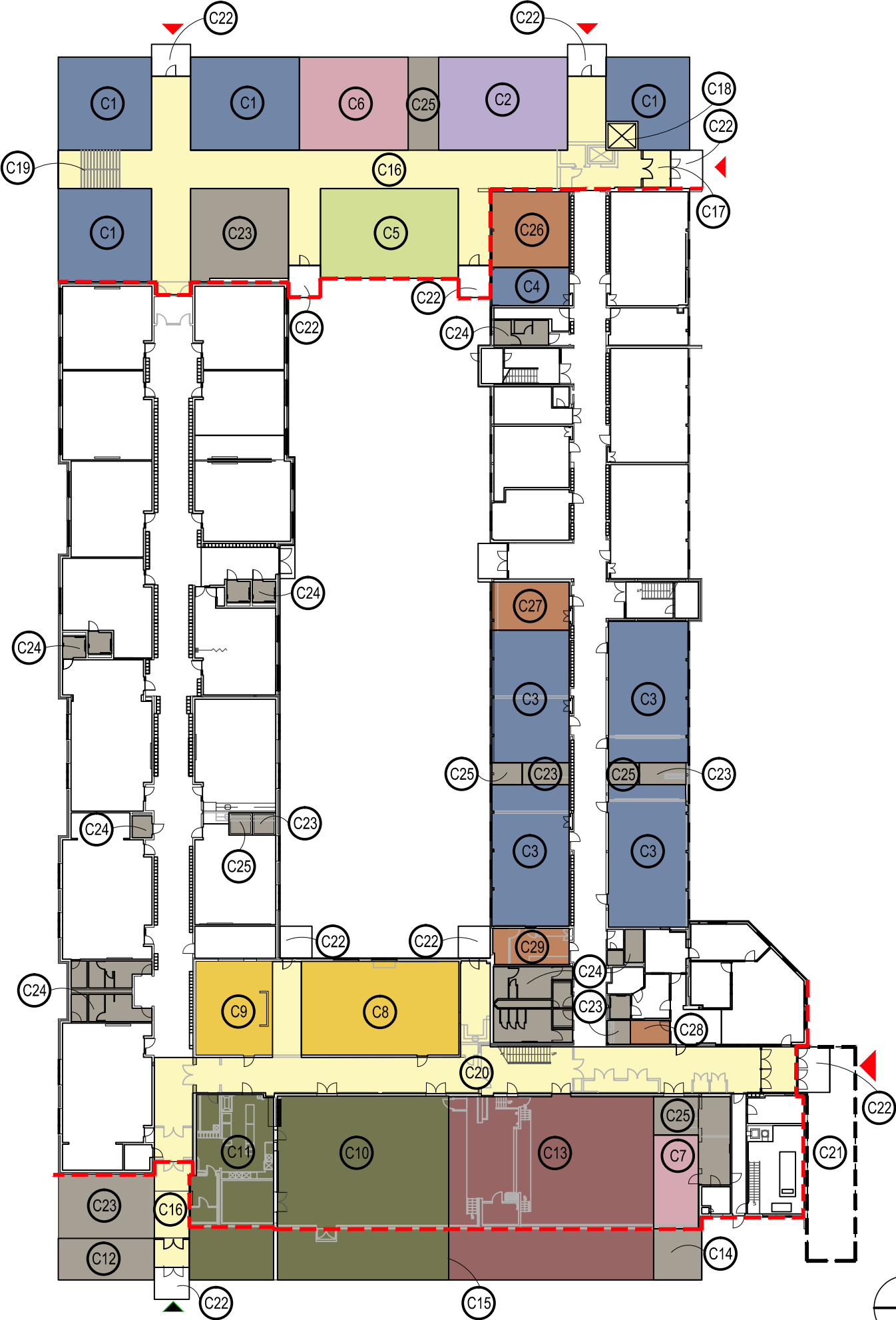
Main Entry

Secondary Entry

Service Entry

Mississippi Creative Arts

Conceptual Utilization Plan



MAIN LEVEL

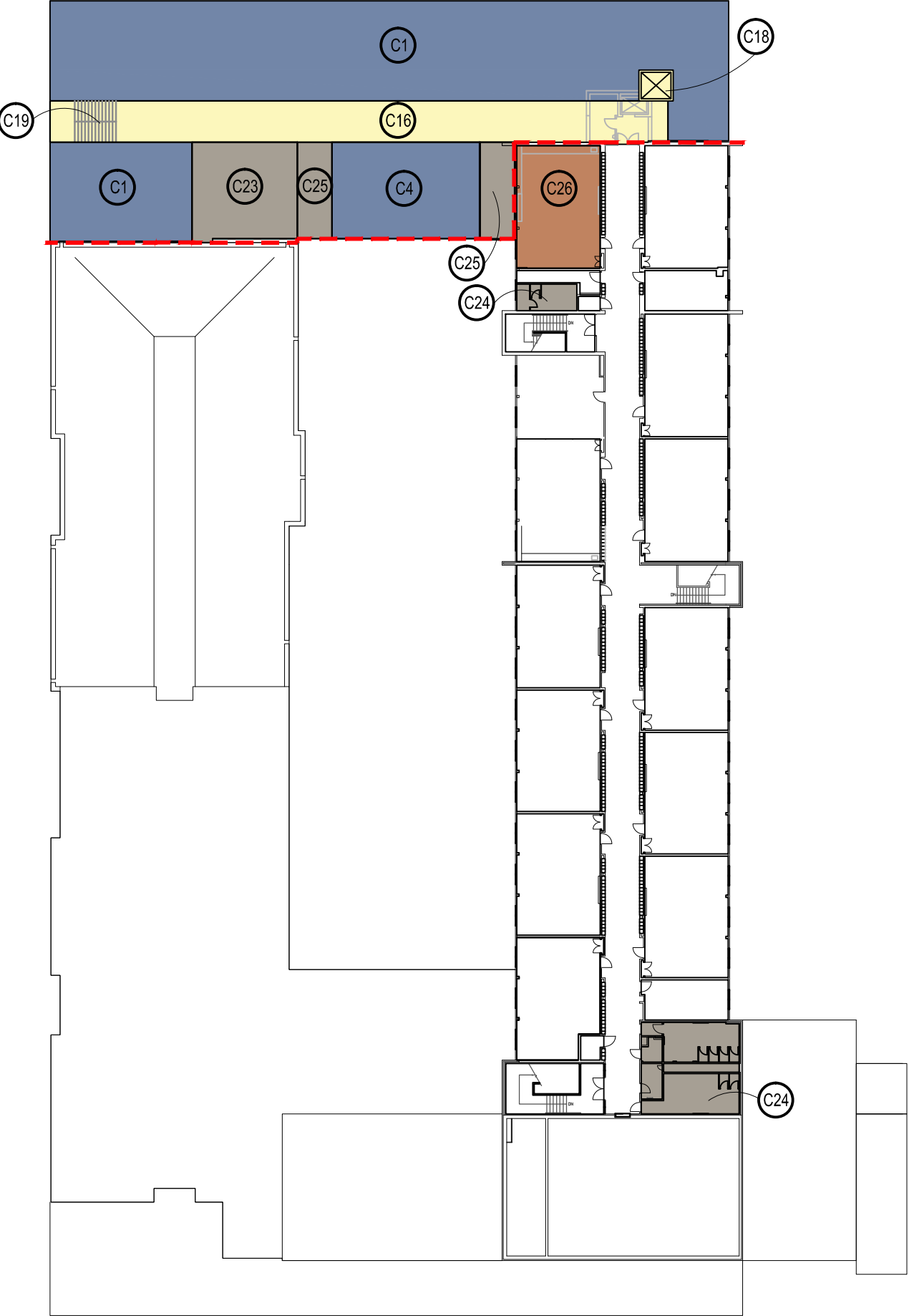
Legend:

C1.	General Learning Classroom(s)	(3,408 SF)
C2.	Art Classroom - New	(1,176 SF)
C3.	Demo wall(s) for Enlarged Classroom Remodel	(4,289 SF)
C4.	Flex Learning Space/Break-out - New	(291 SF)
C5.	Science Classroom - New	(1,212 SF)
C6.	New Music Classroom - New	(994 SF)
C7.	Stage - New	(410 SF)
C8.	Media Center - Remodel	(1,448 SF)
C9.	Computer Lab - Remodel	(705 SF)
C10.	Cafeteria - Expand Existing	(3,084 SF)
C11.	Kitchen - Expand Existing	(1,464 SF)
C12.	Trash/Recycling Storage - New	(390 SF)
C13.	Gymnasium - Remodel	(3,685 SF)
C14.	Gymnasium Storage	(240 SF)
C15.	Movable Acoustical Divider	
C16.	Corridor - New	(3,984 SF)
C17.	Entry Vestibule - New	(100 SF)
C18.	Elevator - New	
C19.	Stairwell - New	
C20.	Corridor Remodel	(3,460 SF)
C21.	Entry Canopy - Extend	(1,054 SF)
C22.	Stoop - New	
C23.	Restroom - New	(1,758 SF)
C24.	Restroom - Remodel	(1,511 SF)
C25.	Storage - New	(890 SF)
C26.	Administrative Offices - New	(574 SF)
C27.	Staff Lounge - New	(365 SF)
C28.	Office Workspace - Remodel	(90 SF)
C29.	Conference Resource	(270 SF)

	General Learning		Demolition / Removal
	Science		New / Existing
	Performing Arts		Property Line
	Career & Tech Education		Main Entry
	Media Center		Secondary Entry
	Dining		Service Entry
	Athletics		
	Circulation		
	Facilities Support		
	Administration		
	Art		

Mississippi Creative Arts


















Conceptual Utilization Plan



SECOND LEVEL

Legend:

C1.	General Learning Classroom(s)	(7,102 SF)
C2.	Art Classroom - New	
C3.	Demo wall(s) for Enlarged Classroom Remodel	
C4.	Flex Learning Space/Break-out - New	(1,212 SF)
C5.	Science Classroom - New	
C6.	New Music Classroom - New	
C7.	Stage - New	
C8.	Media Center - Remodel	
C9.	Computer Lab - Remodel	
C10.	Cafeteria - Expand Existing	
C11.	Kitchen - Expand Existing	
C12.	Trash/Recycling Storage - New	
C13.	Gymnasium - Remodel	
C14.	Gymnasium Storage	
C15.	Movable Acoustical Divider	
C16.	Corridor - New	(2,211 SF)
C17.	Entry Vestibule - New	
C18.	Elevator - New	
C19.	Stairwell - New	
C20.	Corridor Remodel	
C21.	Entry Canopy - Extend	
C22.	Stoop - New	
C23.	Restroom - New	(868 SF)
C24.	Restroom - Remodel	(895 SF)
C25.	Storage - New	(584 SF)
C26.	Administrative Offices - New	(865 SF)
C27.	Staff Lounge - New	
C28.	Office Workspace - Remodel	
C29.	Conference Resource	

	General Learning		Demolition / Removal
	Science		New / Existing
	Performing Arts		Property Line
	Career & Tech Education		Main Entry
	Media Center		Secondary Entry
	Dining		Service Entry
	Athletics		
	Circulation		
	Facilities Support		
	Administration		
	Art		

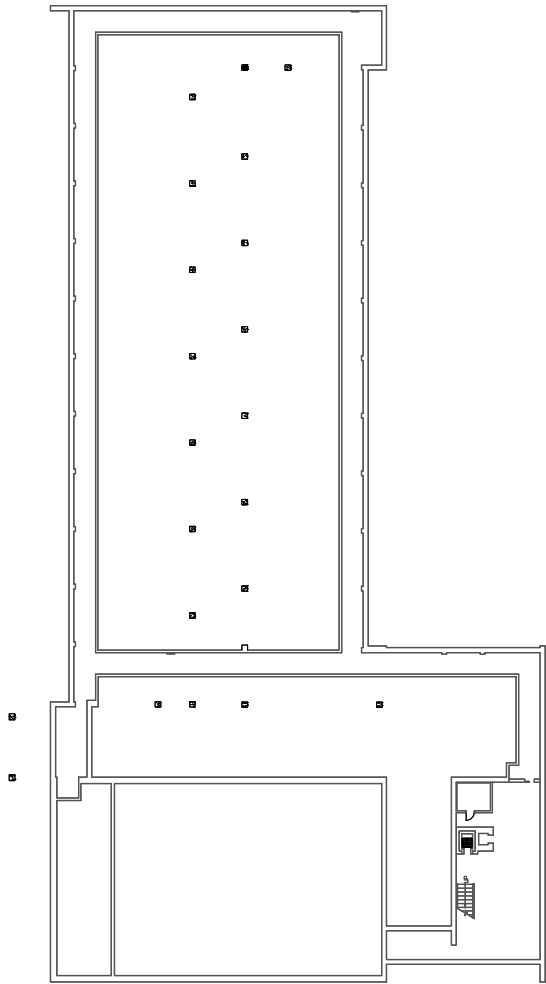
Mississippi Creative Arts

Conceptual Construction Plan

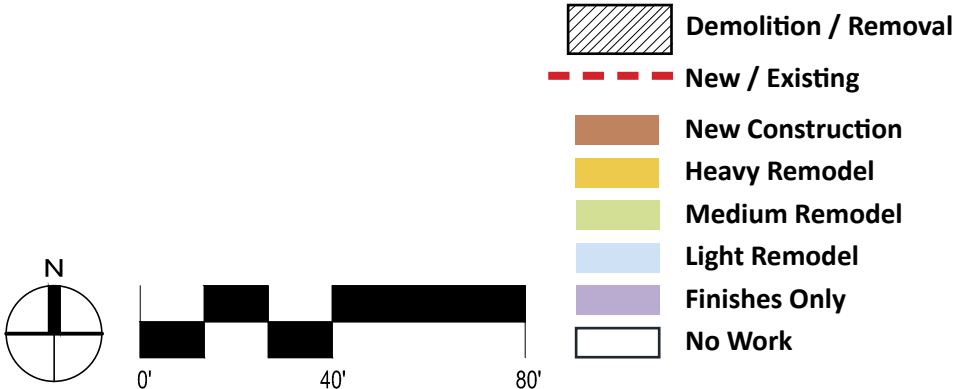
** No work proposed for basement in Master Plan. Basement plan shown for reference only.

Scope Package	New Construction	Heavy Remodel	Medium Remodel	Light Remodel	Finishes Only
A					
B					
C					
TOTAL					

Line Items	Unit	Lump Sum
New Boiler		

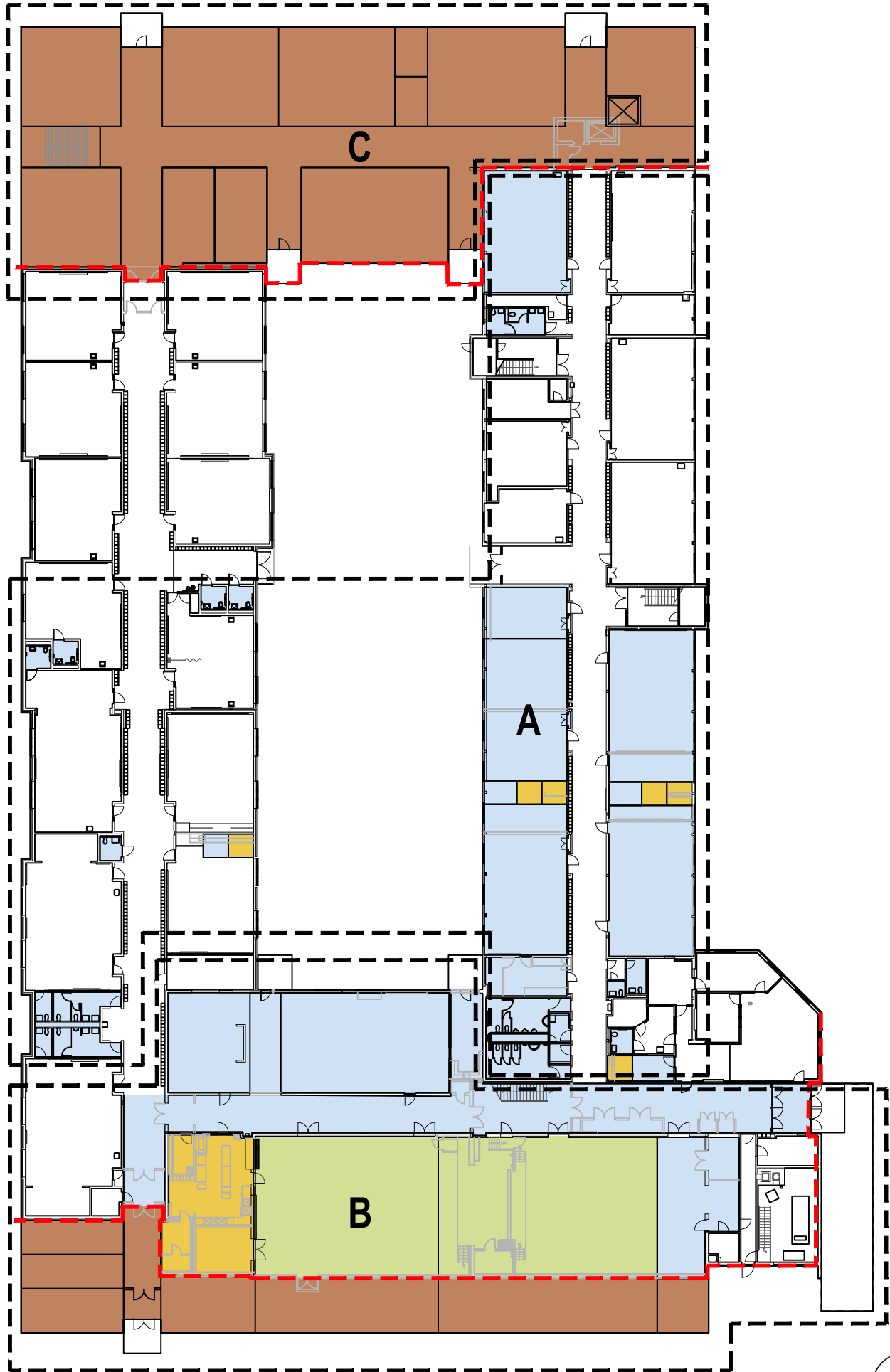


BASEMENT



Mississippi Creative Arts









Conceptual Construction Plan



MAIN LEVEL

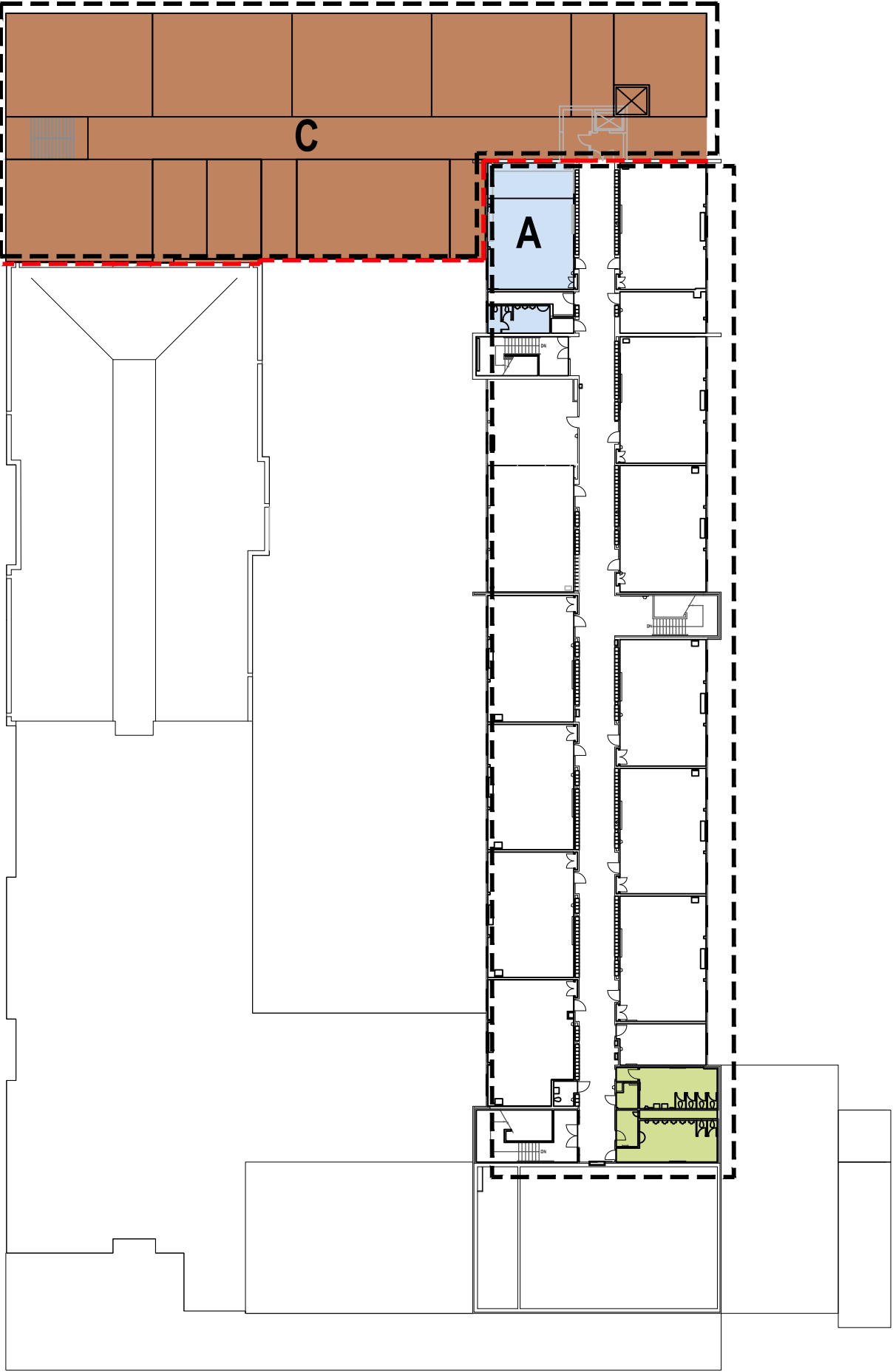
Scope Package	New Construction	Heavy Remodel	Medium Remodel	Light Remodel	Finishes Only
A		307 SF		7,580 SF	
B	3,940 SF	1,057 SF	4,905 SF	6,360 SF	
C	11,820 SF				
TOTAL	15,760 SF	1,349 SF	4,905 SF	13,940 SF	

Line Items	Unit	Lump Sum
Removable Acoustical Divider	57 LF	

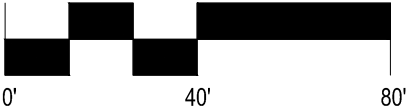
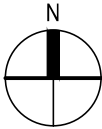
-  Demolition / Removal
-  New / Existing
-  New Construction
-  Heavy Remodel
-  Medium Remodel
-  Light Remodel
-  Finishes Only
-  No Work






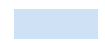


Mississippi Creative Arts

Conceptual Construction Plan



SECOND LEVEL



-  Demolition / Removal
-  New / Existing
-  New Construction
-  Heavy Remodel
-  Medium Remodel
-  Light Remodel
-  Finishes Only
-  No Work

Scope Package	New Construction	Heavy Remodel	Medium Remodel	Light Remodel	Finishes Only
A			760 SF	1,014 SF	
B					
C	12,004 SF				
TOTAL	12,004 SF		760 SF	1,014 SF	

Line Items	Unit	Lump Sum