



JUMOKE ACADEMY CHARTER SCHOOLS

BUILDING SUB-COMMITTEE MEETING MINUTES

Zoom Session

“25 Years Strong...Keep on Keeping On.”

Monday, October 31, 2022 - 1:06 - 1:39 pm

Meeting ID: 822 8228 9110 - Passcode: Avua9s

Attendees: Dr. Troy Monroe, Mr. Arnel Hines, Mr. Derek Fagan, Mr. Thomas Smith, Mr. Mark Hopper and Ms. Tanisha Whitter

The Building Sub-Committee meeting commenced at 1:06 pm.

AGENDA

Building Renovation Project Update

PRESENTATION OF THE SCOPE OF WORK

Mark Hopper, Crosskey Architects

I. Discussion on the renovation project at 325 Blue Hills Avenue

- Crosskey Architects created advanced drawings and sent them to Engineering Consultants
 - Engineering consultants in definitive discussions on next steps
- The deadline to complete project for bidding by contractors is the end of November
 - Downes Construction will be included in the potential contractors
 - Background drawings have been sent to Downes Construction as well
- The handicap access has been moved to the back of the building
 - This will leave large bulk of side yard open
- The scope of work includes removal of fireplace and chimney
 - The goal is to leave the foundation of the fireplace and chimney in the basement to maintain the structure of the floor
 - There is consideration to open up the 2nd floor as a large meeting space or condense to have smaller separate meeting rooms with a collapsible partition
 - Mark Hopper will share the differential with the board
- High Sound Transmission Coefficient(STC) rating will need to be balanced with the budget



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First Floor - Front & Rear Entry

- Kitchen will become small kitchenette
- Large bathroom to the rear will be renovated to a smaller space
- Plans are in place to remove storage room next to the bathroom to provide more space for handicap accessibility

Second Floor

- Opening of the partition wall on the second floor
- One recommendation is to stack the wall to accommodate presenter from the back wall
- There will be areas where view will be blocked
- The walls around the stair's column may be an issue
- Is it worthwhile to have partitions?
- The ultimate goal is to repurpose the space to provide maximum capacity
- If vantage point is an issue we could add monitors along the wall wings or the back wall
- Due to building code regulations the maximum capacity is 49 persons in the meeting space

Third Floor

- Expand floor area of the 3rd floor
 - Part of the process of getting this project completed is the distinction between use of the space for business structure versus what it was originally designed for
- At this point conversion of the 3rd floor is beyond the means of the budget
 - Scope of the work is all interior, except the handicap accessibility area
 - We will need to install new mechanical systems
- Rear entrance
 - We will need to perform minimal construction to raise the steps to the level of the floor
- The roof will need to be replaced
 - There is evidence of water infiltration given evidence of the plaster ceilings coming down
- How much does it cost to build out the 3rd floor and add stairs?
 - Mark Hopper will add that as a line item for the Board of Directors meeting on 11/8/2022
- It was noted that the project was already approved by the board



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- The question was asked, are we working with a timeline to purchase material and prep the building by spring and subsequently complete the project by summer?
 - The recommendation is that it is best to begin the project now
- The roof will be a priority due to leaking
 - The chimney will need to be removed through the roof and must be completed prior to any roofing work being done
 - The removal of the chimney can be done at any time prior to spring
 - Is there anything tied to competitive bidding?
 - Does this need to be a prevailing wage job - it is important to check with Downes Construction on what it would take to get some of the roof down

Multiple deployment will run cost up

- As a result it is imperative that we limit the scope of work to remove the chimney
- The removal of the chimney will not require a lot of supervision
- The bigger the jobsite the more supervision is required
- The concern was raised that we want to ensure that the work on the roof is not delayed due to snow

Adjournment

The Building Sub-Committee Meeting concluded at 1:39 pm.