



JUMOKE ACADEMY CHARTER SCHOOLS

“Loving Scholars, Nurturing Minds and Empowering Futures”

Building Sub-Committee Meeting

Wednesday, September 20, 2023

2:12 - 2:42 pm

Meeting ID: 233 393 1960

Passcode: P8rw74

Minutes

Attendees: Dr. Troy Monroe, Arnel Hines, Thomas Smith & Tanisha Whitter
The Building Sub-Committee Meeting commenced at 2:12 pm.

Agenda

- 1. Review Updated Project Cost**
 - 2. Discuss Proposal to seek other Contractors**
- New project cost was brought to our attention.
 - Concerns were raised regarding Downes Construction Company's proposal about carpet floor cost. A laminate floor is more cost effective.
 - CFO will review project cost and make comparison to proposal received from Crosskey Architects in May of this year. The current cost breakdown far exceeds what was originally agreed on.
 - Scope of work completed
 - Chimney has been removed as part of the project.
 - A comparison of the cost breakdown will be done as the project cost has more than doubled. There are several questions to be answered:
 1. Has the cost of material gone up?
 2. Why was there a delay in the start of the project after the initial proposal was received?
 - The delay in construction should not be passed on to the Academy

- Downes Construction must provide line by line breakdown of the additional cost and reason for the proposed cost hike.
- The initial proposal received from Downes and Crosskey Architects was an additional \$315,000
- Crosskey Architects was informed of the \$290,000 ARP ESSER grant fund for this project.
 - Jumoke Academy Inc. board approved reallocation of funds from ARP ESSER from building and safety.
 - Crosskey Architects promised to complete work on the chimney removal. The Academy had been waiting for them to start the project.
 - ARP ESSER funds must be spent by September 20, 2024.
 - Downes Construction need to inform the Academy if they do not have the capacity to complete the project
 - They should provide a timeline as to when the work will be completed
- The project cost is now over \$1 million
 - \$900,000 construction cost was never discussed with Crosskey Architects.
 - The \$592,000 cost was what was agreed on with reduction and modifications to the project
 - Crosskey Architects cost should not have gone up at all.
- The rationale provided by Downes Construction is that the Academy is a smaller company and as such, contractors are asking for top price for smaller projects.
 - Jumoke Academy Inc. is paying for a service and deserves the utmost respect as would be given to larger corporations.
- A request was made to Downes Construction to provide a list of minority businesses that were contacted for this project:
 - They should include who was contacted and their responses.
 - A pool of at least 10 contractors should have been sought
 - Mr. Smith advised CFO to have Downes obtain bids from at least 3 electricians, 3 plumbers and 3 carpenters, this list can be combined with the roofing contractors we already have.
 - There are State contractors that should be included as well
- CFO met with a minority contractor interested in bidding on the project. Mr. Smith asked that this contact be sent to Downes Construction as part of the bid for this project
- No proposal has been shared as of yet, contractor is on standby
- CFO will provide scope and specifications
- John Menna was also mentioned as a possible contact for recommendations
- We must have a true RFP process if we are entertaining other contractors

- Our next board meeting is scheduled for October 10th, the Building Sub-committee will need to provide updates
- There should be a follow up meeting of the Building Sub-committee prior to the board meeting
- In the CEO/Superintendent's absence both Mr. Thomas Smith and Mr. Arnel Hines will lead that discussion
 - The board will want to see the original cost in comparison to the new cost.
 - The contractor must provide line by line explanations for the differences in comparison to the original cost.
 - We also need assurance that the project can be completed within the timeframe allotted.

Adjournment

The Building Sub-committee Meeting concluded at 2:42 pm.