



JUMOKE ACADEMY CHARTER SCHOOLS

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

Building Sub-Committee Meeting

Thursday, May 18, 2023

6:26 - 7:02 pm

Meeting ID: 233 393 1960

Passcode: P8rw74

Minutes

Attendees: Dr. Troy Monroe, Arnel Hines, Derek Fagan, Mark Hopper & Tanisha Whitter

The Building Sub-Committee Meeting commenced at 6:26 pm.

Agenda

1. Building Renovation Project Update - Mark Hopper, Crosskey Architects

There are two proposals one includes the ramp & the other replaces the ramp with a lift. \$290,000 is the budgeted amount.

- Drawings completed sent to Downes construction, see page 1 of proposal.
- Downes Construction was close to 80% with bids. This is the best reflection of where the market is today.
- Trade cost is currently at \$4,049. Pre construction services, and contingencies have been added. This generally runs 20-30% of the construction cost. This is significantly higher than the budget.

Where do we go from here?

- Break down into must do items:
 - Roof replacement.
 - Must have handicap accessible for the first floor to be made available for school use.
 - There are savings in adding a lift versus a ramp.
 - Heating system and plumbing work to be done.

- Change configuration of kitchen and instead create a kitchenette.

Review of must haves versus what is desired:

Adding movable partitions for 1st and 2nd floor cost is over \$72,000. Wood frame building with heavy partitions. Will need robust material in the partition which helps to minimize noise during 4 separate meetings. Steel beams would need to be added to the help support partitions. With the chimney removal, we are up to \$130,000.

Maintain roof replacement; handicapped accessibility, budget established to simplify plumbing, heating, ventilation.

We need to determine the scope of work within the budget. How do we envision utilizing the building? Two meeting spaces on the first floor which are handicap accessible. Two meeting rooms on the second floor with no handicap accessibility.

Removal of the chimney is a prerequisite to our ultimate goal to have larger meeting rooms. Using the lift is significantly less than the cost of the ramp. Use of sound proof doors that fold back. In this situation we will not need heavy partitions that require steel beams.

If we add \$50,000 to this construction cost we are still below the \$290,000 budget.

Mr. Hopper asked if we could finish the second floor with grant funding.

The Facilities Supervisor stated that there was a significant cost in floor repairs. After walls and chimneys are removed it will result in holes in the floor. What if we repair the floor to surface level with carpet tile. Footsteps on the second floor will impact meeting space on the first floor.

The Executive Director emphasized the importance of getting the work done now.

Mr. Hopper is asked if he knows what the soft cost will be on a high end? He stated that he will follow up with the Sub-committee with a response.

The Finance Director stated that the Sub-committee would like to propose to the board the 3rd option along with the soft cost.

The cost of items in the proposal with an asterisk should not go up higher.

The construction market continues to be volatile. Outside influences wreak havoc on the economy and the market.

The Executive Director asked how much more will this project cost us with soft cost factored into the total cost. Mr. Hopper stated that he will review the numbers and follow-up with the Sum-committee.

Do we have the capacity to fund this work?

Do we have \$2,500 per unit for each conference room? The cost is roughly \$6,000-\$7,000 per room. Modification on the parking lot will need to take place.

The next Board of Directors meeting is scheduled for Tuesday, June 13th at 6:00 pm. Mr. Hopper confirmed his attendance. The Finance Director and the Facilities Supervisor will discuss further plans for the renovation project as a team.

Adjournment

The Building Sub-committee Meeting concluded at 7:02 pm.