

Board Approval of Minutes:

Approved: 2/28/20

Chair's Signature: [Signature]



# Lutz Preparatory School

A Hillsborough County Public Charter School of Choice Serving Grades K-8

Building Subcommittee Meeting

Minutes: January 23, 2020

- 1) Meeting Call to Order by CM at 7:30 AM
  - a. Attendees Board: Chris Moore & Rick Narkiewicz
    - i. Absent: Brian Lambert & Daniel Abou-Jaoude
  - b. Committee Chair: Chris Moore
  - c. Administration: Mr. Wheaton, Mrs. Jenkins, and Mrs. Guertin
  - d. Owners Representative – Jonathan Moore and Shawn Pierson
  - e. Minutes – Lori Toso
- 2) Public Comment: None
- 3) Jonathan Moore Update:
  - a. JM sent VA list to Walbridge and has been in active conversations with them all week.
  - b. JM still targeting very specific line items for potential reduction in square foot prices to assist with reducing overall project. Three key items (HVAC, Finishes, Electric)
  - c. Walbridge will put hard numbers to the list to JM by Friday. Reaching back out to all their subcontractors for details.
  - d. Examples: speculating removing half of windows for multipurpose room, changing brick on front of building, without affecting overall program, etc.
  - e. CM – masonry building vs. metal/wood stud building (hear more from floor to floor, yearly maintenance, etc). JM asking Walbridge for the evaluations so that the committee can make educated decisions on project and where savings can be found. Trade offs and adds that they have to consider (ex. Less windows means more stucco).
  - f. JM still comparing per square foot numbers to other company bids so he has other sf numbers to compare/evaluate
  - g. RN – we need to be aware that when we exercise companies too much it may cause them to lose momentum. **Subcommittee Policy:** Subcommittee agrees that all conversations (committee members and staff) must go through JM so he is the portal of conversations with Walbridge.
  - h. Water and Sewer update: Melissa/Lex/Kevin's office. Talk to our government relations contact Natalie King with RSA today at 10:00; JM will write email to head of planning commission with input from Arnold Law Firm asking for meeting to solidify decision; is it their final decision or just a decision that was made without understanding of charter schools being public. Beneficial to start with staff rather than a formal process so an educated decision can be made based on statutes.
  - i. CM – anyone looked at expanding current sewer system on our site for savings. It is on list from Walbridge; JM will talk to Lex about it to see if they can work up costs/feasibility.
  - j. SP: Fixture count for new building; we already have fixture count of current building and what the current system can handle (do we know age/capacity/etc). Per David: 800 student population on current sewer system – we are currently at capacity for waste usage of current system based on guidelines from county.
  - k. JM believes we are still sitting well on our timetable; may affect the compression of the

work, not the end result. He will review timetable.

- l. JM is making sure he is considering not just savings but lifecycles of these systems and maintenance costs.
  - m. Real brick vs. a type of sheet solution discussion.
  - n. CM tonight for finance committee JM should present budget; maximum budget we can afford; 5 year forecast; how much can we afford for debt services; how does that meet our budget. Exposures if we lock in a number how certain are we going to be able to make it?
  - o. Diana – buffer is required with permit; make sure nothing will be changed to the buffer area.
  - p. JM will touch base with Daniel before the board meeting to make sure he is up to speed.
- 4) Meeting adjourned at 8:00 AM.