



The Exploris School

Facilities Committee | Monthly Meeting

Date and Time

Thursday August 7, 2025 at 4:00 PM EDT

Location

Virtual on Google Meet:

Google Meet joining info

Video call link: <https://meet.google.com/qgb-xtpf-nqh>

Or dial: (US) +1 513-796-6306 PIN: 119 638 134#

Agenda

	Purpose	Presenter	Time
I. Opening Items			4:00 PM
A. Record Attendance		Josh Corbat	1 m
B. Call the Meeting to Order		Josh Corbat	
C. Approve Minutes	Approve Minutes	Josh Corbat	1 m
II. Facilities			4:02 PM
A. Facilities Update	Discuss	Josh Corbat	15 m
B. Capital Campaign Update	FYI	Josh Corbat	5 m

	Purpose	Presenter	Time
III. Other Business			
IV. Closing Items			
A. Adjourn Meeting	Vote		

Coversheet

Facilities Update

Section:	II. Facilities
Item:	A. Facilities Update
Purpose:	Discuss
Submitted by:	
Related Material:	August 2025_Exploris Facilities Update.pdf



Exploris Facilities Update

August 7, 2025

Outline

- Monthly Updates
- Summary of Summer Work
- Custodial Contract
- Looking Ahead
 - Planned work on the Unified Campus Project





Monthly Updates

Monthly Updates

- Work has already begun on the following:
 - Revising timelines and budgets to reflect the next phases of work.
 - Coordination for upcoming Administrative Site Review (ASR) and Site Plan Review (SPR), key design and site plan review stages required to obtain a building permit.
- We have begun General Contractor (GC) interviews (the last one is next week).
- Rosewood is exploring creative ways to get more City support for our project.
 - Mirroring work they do in D.C.



Monthly Updates (continued)

- Architectural Firm Selection Process
 - All four Architectural Firms have been interviewed by the Leadership team. Scores and notes were captured during and after the interviews, and a debriefing session was held with Rosewood.
 - Two of the four firms rose to the top. Follow-up questions were sent.
 - We have decided to engage Moseley Architects!
 - Top two based on proposal and approach.
 - Lowest cost overall.





Summer Work

Summer work for our current campuses

Stepping up our game!

- Elementary:
 - Painting and other beautification.
 - Deep cleaning, including floor care.
 - Playground improvements.
 - Repairs and upgrades throughout the campuses.
- Middle:
 - Painting, including boys' bathrooms.
 - Deep cleaning and floor care, including tile strip/wax and carpet shampoo.
 - The landlord ordered quotes for carpet replacement and duct cleaning. We're working with them to get those jobs scheduled, if they ultimately choose to complete them.
 - Space reconfiguration to accommodate new EC Space.
- Our new safety and security system, powered by Verkada technology, has been installed.
 - Modern camera system.
 - Door access system with better workflows for Operations staff members.
 - Lower ongoing expenses for monitoring; leveraging technology to prevent and respond to issues.

Campus Custodial Services

A Ever-changing Puzzle

- **The challenges:**

- Cleaning and maintaining two commercial spaces with a lean budget.
- Communication with the Crew
 - In the past, the large company we contracted with was difficult to communicate with and changed employees assigned to us often.
 - The end product was no better than our most recent situation.

Campus Custodial Services

A Ever-changing Puzzle

- We have hired a new Custodial Crew: *Spot & Shine*.
- They have already begun work, and are impressing us daily!
- We were able to make this work by offering a combined payment to include the sourcing and purchasing of supplies as well as labor.




Looking Ahead

Keeping up with Requests

Shared Facilities Tracker

- Using a Google Sheet to track requests and completed work.
- Shared amongst volunteers and staff members who can attend to specific tasks.

Example Tracker

Table2 										
1	Timestamp	Name or Email	Brief description of repair or improvement needed:	Campus:	Location:	Detailed description (optional):	Priority	Picture or other file:	Approx. Cost	Responsibility
2		Josh	Replace carpeting throughout both buildings	Middle Campus	Throughout		High			
3		Josh	Full Mold Testing	Middle Campus	Whole building	Professional mold testing needs to be done over the summer.	High			
4		Josh	Roof leak repairs	Middle Campus	Roof	We still have leaks nearly every time it rains. These need to be repaired.	High			York
5		Josh	Duct cleaning	Middle Campus	HVAC	York has told us that ductwork is cleaned regularly. We're going to verify this definitively OR get them cleaned.	High			
6		Josh	Bathroom repairs and beautification	Middle Campus	Bathrooms	Our bathrooms need some major attention.	High			Exploris
7		Josh	Water bottle filler on 1st floor	Middle Campus	1st floor		High		\$3,000.00	Exploris
8		Alexandra	White board for 8S	Middle Campus	8S	*one of the giant whiteboards in the back of 8S was removed. We would really appreciate it if the other one could be removed. These boards do not work--the markers do not erase. We need a real white board in the back of the 8S classroom. 2.5 yards wide by as large as possible height would be awesome.*				Exploris



Planned work on the Unified Campus Project

Site Review and Value Engineering

- Rosewood is coordinating with a local engineering firm to supply us with pro bono and reduced-cost work to begin the Administrative Site Review (ASR) and Site Plan Review (SPR) processes.
- Next steps:
 - Engaging an architect (DONE!)
 - Engaging a GC (almost there!)
 - Revising the project budget (including value engineering)
 - Developing a financing strategy

Current Leases

Staying put for the duration of our development project

- Our Elementary landlord has indicated that they are enthusiastic about us staying put until we can move into our new building.
 - I have reached out to secure a 3-year lease renewal, if the landlord is amenable to that.
- Our Middle landlord is increasing our rents considerably for the next 3 years. We were able to negotiate the lowest possible rent for the next 3 and have executed the lease renewal.

Additional Information



The Work of the Committee

What does the Facilities Committee do?

More than just find our new home!

- Maintain and improve our current facilities
 - Coordination work
 - On-the-ground improvement tasks
 - Fundraising efforts
- Shepherding our Unified Campus Project
 - Dreaming big, staying grounded
 - LOTS of moving parts, so staying engaged with communication (i.e., emails and possibly chats) is imperative



Rosewood's Role in our Unified Campus Project

Recognizing the Need & Finding the Right Partner

Closing the Skills Gap

- **Facing Project Complexity:** Initial efforts revealed the challenges of large-scale development in Raleigh's market.
- **Acknowledging a Skills Gap:** Real estate development requires specialized expertise beyond our internal capacity.
- **Securing Essential Expertise:** Rosewood provides the experienced representation needed to navigate this complex project effectively (since March 2023).
 - They work with urban non-profits, a niche market in the Development space.
- **Sharpening Our Focus:** This partnership allows school leadership to focus more of their attention on education, while Rosewood expertly manages the campus project.

Rosewood in Action

Driving Tangible Progress

- **Driving Kindley Street Due Diligence:** Rosewood managed complex site evaluations, traffic studies (TIA/TDM), and City coordination.
- **Strategic Site Selection:** Assessed 27 sites, recommending Kindley Street as the optimal location for our goals.
- **Proactive Coordination & Negotiation:** Coordinated with adjacent developer (CCUD) to improve our site position (height, shared plans, shared use potential).
- **Initiating Key Financial Benefits (NMTC):** Started the complex New Markets Tax Credit process to significantly reduce the project's long-term cost to the school.

Securing Our Future Campus

Rosewood's Planned Leadership

- **Comprehensive Financial Management:** Overseeing all project financing: underwriting, funding acquisition, budgeting, and updates.
 - **Expert NMTC Leadership:** Leading the full NMTC process to secure tax credits and maximize financial benefits for Exploris.
 - **Detailed Schedule & Project Oversight:** Developing and managing project schedules for due diligence and closing to keep us on track.
 - **Optional Construction Phase Leadership:** Offers continued expert support through construction for seamless project completion, if needed.
 - **Focused on Our Goal:** All efforts are dedicated to successfully delivering our Unified Campus.
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Typical Costs of Development Representation

Development Firm	Monthly Cost	Cost Structure
Rosewood	\$12,000	Fixed rate, not tied to overall project budget.
Rosewood (without Exploris discount)	\$18,000	Fixed rate, not tied to overall project budget.
Previous Firm engaged by Exploris	~\$37,000	<p>Fee tied to overall project budget. Higher rate; not charged up front.</p> <p>Some upfront costs would be absorbed by the firm and charged on the backend.</p>





The use of the Capital Fund for Pre-development Work

Our Strategic Foundation

The 2017 Capital Fund

- **Building Our Foundation (2017):** A successful Capital Campaign, boosted by school contributions, created a dedicated fund of approximately \$590k.
 - **A Dedicated Resource:** These funds were restricted, meaning they could only be used for costs tied directly to our Unified Campus Project.
 - **Planning for Our Future Home:** This foresight provided essential capital specifically intended for finding and preparing our future school site.
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Putting Funds to Work for Kindley Street

Prudent Stewardship of Funds

- **Targeted Pre-Development Spending:** Funds were carefully spent only on allowable expenses crucial for searching for and evaluating potential campus sites near Downtown.
- **Essential Groundwork:** Key investments included:
 - Development Support (site identification/assessment, NMTC start-up, sourcing expert help)
 - Traffic Site Analysis & Approval
 - Property Taxes
 - Legal Fees & Feasibility Study
- **Focusing on Our Chosen Site:** These necessary expenditures allowed us to perform vital due diligence and prepare the Kindley Street property.

Paving the Way Forward

The Impact of Our Investment

- **Critical Funding for Progress:** This Capital Account was absolutely essential, enabling us to secure, assess, and move forward with the Kindley Street lot.
- **Protecting School Resources:** Using these dedicated funds strategically meant we avoided draining daily operating budgets or taking on early project debt.
- **Strengthening Our Financial Position:** This approach preserved operational funds and put us in a stronger position for the upcoming major Bond Financing phase.
- **A Clear Path to Our Goal:** The prudent use of these 2017 funds successfully laid the necessary groundwork, creating the path forward to our unified "forever home."

Capital Fund Expenditures

- **Legal:** \$3,681.50 (the School paid all of the legal costs of the litigation and settlement for Kindley Street)
- **Traffic Site Analysis and Approval:** \$66,869.60
- **Development Support:** \$397,534.05. This includes:
 - Site identification and assessment
 - New Markets Tax Credit initiation and startup
 - Sourcing pro bono and reduced-cost pre-development engineering support (e.g., test fits and site plans)
 - Rosewood's portion over two years: \$297,200.00
- **Property Taxes:** \$74,713.21
- **Capital Campaign Feasibility Study:** \$28,000

