

# RJB Foundation Project Blueprint: Ancestral Codex Learning & Innovation Centre

## Executive Summary

RJB Foundation seeks to establish a transformational learning, healing, and research institution; a prototype Ancestral Codex School, designed to preserve, innovate, and transmit spiritual, ecological, and cultural knowledge for individual and collective awakening. The school will be established in **Simawa, Ogun State, Nigeria**, close to a moving stream, utilizing a hybrid of renewable energy and modular construction to minimize environmental impact.

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## Project Objectives

- Establish an eco-conscious, tech-enabled ancestral education centre
  - Create an immersive environment for soul-based and indigenous learning
  - Leverage spiritual, creative, and sexual energy as tools of purpose awakening
  - Become a beacon for community development and intergenerational healing
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# **Strategic Roadmap to Realization (Project Mgmt View)**

## **Phase 1 – Foundation (0–3 months)**

- Finalize land acquisition
- Secure initial capital from donors/investors
- Complete architectural & environmental assessment
- Begin curriculum adaptation & translation

## **Phase 2 – Infrastructure (3–9 months)**

- Construct prefabricated buildings & install solar/hydro kits
- Set up the internet and digital infrastructure
- Furnish classrooms and offices
- Begin hiring & training staff

## **Phase 3 – Launch & Pilot (10–12 months)**

- Begin pilot enrollment of students
- Conduct community outreach, healing circles, and classes
- Start documentation, impact assessment, and content creation for scale

## **Phase 4 – Expansion (Year 2+)**

- Attract strategic donors, partners, and global scholars
- Expand to nearby communities
- Launch RJB World digital school/archives

# Project Structure

## A. Capital Expenditure (CAPEX)

Item Description	Quantity/Details	NGN Cost	USD Cost (@ <del>₦</del> 1,400/\$1)
Land Purchase	Close to a moving stream in Simawa	<del>₦</del> 20,000,000	\$14,285.71
Hydroelectric Generator	Clean, continuous power	<del>₦</del> 8,000,000	\$5,714.29
Solar Kits	Hybrid power solution	<del>₦</del> 8,000,000	\$5,714.29
Starlink Routers	3 units @ <del>₦</del> 590,000 each	<del>₦</del> 1,770,000	\$1,264.29
Curriculum Dev + Translation	Indigenous and multilingual	<del>₦</del> 10,500,000	\$7,500.00
Laptops for Learning	10 units @ <del>₦</del> 535,000 each	<del>₦</del> 5,350,000	\$3,821.43
Educational Equipment	Smart boards, projectors, etc.	<del>₦</del> 4,000,000	\$2,857.14
Prefab Structure (24 rooms + U-shaped)	Including corridors & utilities	<del>₦</del> 75,000,000	\$53,571.43
Classroom Furniture	Chairs, tables, boards, etc.	<del>₦</del> 2,000,000	\$1,428.57
Office Furniture	Executive desk, chairs, storage	<del>₦</del> 1,000,000	\$714.29
Training, Staffing, Honorarium	Onboarding, capacity building	<del>₦</del> 7,500,000	\$5,357.14
Borehole	1	<del>₦</del> 1,200,000	\$857.14
Community Outreach	Mobilization & awareness	<del>₦</del> 4,500,000	\$3,214.29
<b>Total (Capital)</b>		<b><del>₦</del>149,820,000</b>	<b>\$107,285.71</b>

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## B. Annual Operating Cost (OPEX)

Role/Item	Monthly Rate	Annual Total	USD (@ <del>₦</del> 1,400/\$1)
10 Tutors	<del>₦</del> 150,000 × 10	<del>₦</del> 18,000,000	\$12,857.14
Chancellor/Principal	<del>₦</del> 300,000	<del>₦</del> 3,600,000	\$2,571.43
4 Security Guards	<del>₦</del> 100,000 × 4	<del>₦</del> 4,800,000	\$3,428.57
Maintenance & Supplies	Estimate	<del>₦</del> 2,000,000	\$1,428.57
Utility & Internet Subscriptions	Estimate	<del>₦</del> 3,000,000	\$2,142.86
Feeding & Student Welfare	For pilot cohort	<del>₦</del> 3,000,000	\$2,142.86
<b>Total (Running)</b>		<b><del>₦</del>34,400,000</b>	<b>\$24,571.42</b>

## Breakdown for building modern prefabricated (modular) building in Simawa Ogun State.



### 1. Building Size & Layout

- **Room Size:** Each room is approximately 15 m<sup>2</sup>, the total area for 24 rooms is:

$$24 \text{ rooms} \times 15 \text{ m}^2 = 360 \text{ m}^2$$

- **Additional Spaces:** Including corridors, common areas, and utility spaces, let's estimate an additional 140 m<sup>2</sup>.

Total estimated area: 500 m<sup>2</sup>



## 2. Prefabricated Building Costs

- **Prefab Construction Cost:** Prefabricated buildings in Africa typically range from ₦30,000 to ₦60,000 per m<sup>2</sup>, depending on materials and design complexity .

- **Estimated Cost:**

500 m<sup>2</sup> × ₦15,000,000 (lower estimate)

500 m<sup>2</sup> × ₦30,000,000 (upper estimate)

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## 3. Material Costs

- **Cement:** ₦4,500 per 50kg bag
  - **Blocks:** ₦370 per 9-inch block
  - **Tiles:** ₦8,000 per m<sup>2</sup>, depending on type
  - **Steel Rods:** ₦2,000 per piece, depending on diameter
  - **Roofing Sheets:**
    - Aluminum: ₦4,500 per meter
    - Stone-Coated: ₦6,000 per meter
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## 4. Labor Costs

- **Skilled Labor:** ₦10,000 per day
- **Unskilled Labor:** ₦5,000 per day
- **Total Labor Estimate:** Approximately ₦10,000,000, depending on project duration and workforce size.



## 5. Finishing & Fixtures

- **Doors:** ₦100,000 per unit for solid wooden doors
- **Windows:** ₦25,000 per m<sup>2</sup> for aluminum windows
- **Paint:**
  - Emulsion: ₦35,000 per 20 liters
  - Gloss: ₦12,000 per 4 liters
- **Plumbing & Electrical Fixtures:** Estimate ₦4,000,000, depending on quality and quantity.



## 6. Professional Fees & Permits

- **Architectural & Engineering Fees:** Typically 5% – 15% of total project cost
- **Regulatory Approvals:** ₦20,000 upwards, depending on local council requirements



## 7. Summary of Estimated Costs

Component	Estimated Cost (₦)
Prefabricated Structure	30,000,000
Materials	20,000,000
Labor	10,000,000
Finishing & Fixtures	10,000,000
Professional Fees & Permits	5,000,000
<b>Total Estimated Cost</b>	<b>75,000,000</b>

**Note:** All cost estimates are based on current market data as of May 2025 and are subject to change.

## **Summary & Closing Note**

This is a sacred, strategic investment, a place where spirit, knowledge, ecology, and sovereignty meet. Every line item above is calibrated for impact. With full funding, this becomes a prototype of education rooted in legacy, built for the now, and scaled for the future.

We welcome divine partners, funders, and allies to co-create this vision.