<u>HAMMOND URBAN ACADEMY, INC.</u>
January 20, 2011

The meeting was called to order 4:30 p.m. In attendance were: Kris Sakelaris, Dave Ryan, Sheldon Cutler, Kim Poland, Rick Calinski. and Jerry Gomez. Also present were Kris Kanter, Jeff Jackman, Bill Hutton, Dr. Bob Rivers, Dr. Sean Egan, Debbie Snedden and Matt Tomczak

Absent: Mark McLaughlin, Owana Miller and Dana McCue

Late arrival, O. Miller and D. McCue

Motion to approve 12/16/10 meeting minutes
Motion carried 5-0

S. Cutler discussed the escrow account of $380,000. Currently there's an overage into Gariup account of $18,000. Clarification by Gariup the retaining account in escrow was for Gough.

Board approved 5-0

<u>No new correspondence</u>

Old Business:

Gariup is please with the progress at the school construction. Roof is on the building at this point. Within a week ½ Gariup believes that they should be dried in meaning roof and the exterior walls should be complete. Interior middle sub-framing on the first floor is probably 50 to 60% complete and with ruff ends of ductwork, mechanical piping and electrical work are progressing and are probably further along then anticipated. Gariup had meeting with the prime contractors since the last board meeting and they feel that the August 1st completion date is achievable.

All the prime contracts are in agreement with that and they have developed a completion schedule from this point forward to monitor progress in order to achieve completion date 8/1/11.

Gariup is requesting change orders for this meeting and have prepared a summary of requests which have been included in the same format previously submitted. The first column with the $$$ amount is the contract amount for the private contractors, second column to the right is the previously approved change orders, and 3rd column is the change order that is being requested this period.

Bid package 3B Gariup is requesting change order for $1,084 this is actually for 3 items that the architect issued which is called CPR (Cost Proposal Request) three items were for receiving roof modifications for $1470, revisions which actually made the payment smaller which was a deduct to that contract of $2236

Motion to approve package 3B Masonry D. Ryan motioned; second by S. Cutler
Motion carried 7-0.

2nd Change order for consideration by Gariup is Package 3C the metal stud and drywall. Those were for 3 items that CPR's were issued for exterior walls renovations as the revisions as well as installing Tyvek over the exterior wall sheeting for the amount of $4,505. The second CPR was for firewall sheeting that was actually a deduction of $2,771 for taking out a number of drywall layers out and incorporating a thicker drywall. 3rd Entry revisions eliminating some drywall enclosures of columns and incorporating drywall related to the beams with a deduction of $1,525. Reviewed change order for package 3C is $209.

Motion to approve Metal studs, drywall for stairs and change order for $209
S. Cutler motioned; second by K. Poland
Motion carried 7-0.

Bid Package 3D roofing package there was a CPR issued by the architect requesting to add a roof scoffer within a wall that went above the receiving area where the food comes in by the gymnasium. Roof scoffer essentially let's the water come out fast to then extend past the roof for $835.00

Motion to approve Bid package 3D for $835
S. Cutler motioned; seconded by D. Ryan
Motion carried 7-0

Bid package 3F plumbing
1st Item is for 2 changes associated with that package the first change is CPR 19 associated with the grease trap that was requested by the State Board of Health. Board approved prior modification for the grease trap and that was for the inside of the building for the amount of $3,981. The modification associated now on the outside of the building include revisions going from the grease trap to the sanitary sewers and then from the building and back to the grease trap, all being exterior.

2nd item associated with 3F is two janitor mop sinks and general closets. This was requested by the construction manger for $475.00. Total for both items is $4,456.

Motion to approve 2-Item changes for package 3F for $4,456
S. Cutler motioned; seconded by J. Gomez
Motion carried 7-0

Gariup would like to motion for gas/meter relocation for $14,881 The current location is not recommended. The new location will include a fence for extra protection.

Motion to approve Gas and Meter relocation for $14,881
J. Gomez motioned; seconded by K. Poland
Motion carried 7-0

Bid Package 3H:
Architect and engineer have requested two modifications. 1st request is for duct work and piping that were completed in the basement and interferences were discovered between duct work, chilled water and hot water piping so the pricing for CPR 16 is $9,978
2nd request presented by architect is for drawing M11B associated with making offsets in the ductwork making ductwork movements necessary to avoid interference for $8,757 for a total request of $18,735.

Motion to approve 2 revisions related to 3H for $18,735.
J. Gomez motioned; seconded by K. Poland
Motion carried 7-0

Bid Package 3J Electrical, which involves 2 item requests:
1st item requested by architect (which is not a requirement) but would like to equip the building with four additional lights at the north side of the building for $3,990.

2nd request by architect are floor boxes and electrical outlets in rooms 8B105 and 8B128 for the amount of $2,216 for a total amount of $6,206 for both items.

Motion to approve 4 additional lights, floor boxes and electrical outlets for a total of $6,206.
S. Cutler motioned; seconded by D. Ryan
Motion carried 7-0

Security at Construction
Meeting with HPD two weeks ago gave rough estimate of cost to provide security until building is enclosed. There was discussion about asking Mayor to participate to absorb some of the costs to provide construction site HPD with vehicles or use a private security firm. R. Calinski has presented that to Mayor McDermott, but he has not indicated if he is going to participate. R. Calinski will have an answer by Monday 1/24/11 whether or not the Mayor is willing to award roughly $35K to $40k for security

Plan A to use HPD or Plan B, utilize private security firm. $2,500/wk approved at last meeting. Board can amend this expense if necessary.

Finance report by S. cutler. (See report included)

Reminder by S. Cutler that our first payment on the bond of interest only is due 7/15/11 for $438,687.50. The interest will be paid every 6 months until 1/15/2014. When we start paying toward the principal the payment will increase to $474,000.

Motion to approve ratified payments.
R. Calinski motioned; seconded by K. Poland
Motion carried 7-0

New Business:
Dr. Egan is requesting to approve transfer of $5,000 from Comer fees to teacher stipend for before and after school tutor sessions. Interested teachers will be paid $20 hr

Motion to approve fund transfer for tutor sessions at $20 hr.
R. Calinski motioned; seconded by K. Poland
Motion carried 7-0

K. Sakelaris had meeting with Chancellor Cohen. Dr. Rivers will continue to work with HAST for the next 3 years at no cost to HAST. Purdue University can conduct research at HAST at will. Other researcher organizations will pay HAST for any exploration in our building.

Dr. Rivers presented on curriculum development at school. He presented board with descriptions of expectations for HAST graduates as the baseline for curriculum design. (See attachment)

D. Snedden presented Freshman-Integrated Math 1 (See attachment) the plan is to bring skills to the students on pace AND the students who are off track. The goal by the end of 2011-2012 is for our first sophomore class to be able to pass ECA in Algebra, based on where they get the skills.

Real Estate:
Our tax 11/10 was $20,210.30, however we received tax credits on certain purchases.

Property Fence:
Wrought-iron was cut back to cyclone fencing around the new school site. This Item will go out in Bid Package 4. If budget changes, fence upgrades may occur. If we wish to alter the design to include an aluminum, wrought-iron looking fence, we would need to address this with the construction company. It is clearly more expensive than cyclone fence. We can propose on this in Bid Package 4 as an alternative.

Letter to Attorney Schwerd. We have been assured that we will be in the new building by August 1. We should therefore send letter to Attorney Schwerd for Siena lease to extend to July 31. This letter will go to Schwerd prior to January 31, as due.

Budget and expenditures to date:
Document E to be distributed 1/20/11, and to be discussed at next meeting. HAST is to provide the board with the anticipated state tuition support amount, so that the difference can be analyzed and compared. Ball State University receives 3% of the state tuition from HAST. There was a possibility the first year would be waived, however unlikely. The 3% payment to BSU is to be followed up with Georgette Davis with a possibility for the first payment to be prorated.

Construction worker:
Paul Coleman's family received a card on behalf of the Board. He suffered a fatal heart attack at the school construction site. The board will dedicate a brick at the school in remembrance of Mr. Coleman. Which should also included a brick paver event that would include Mr. Coleman as part of the school opening ceremony.

D. Snedden to secure date from Ball State University regarding Board Training in Hammond at Lost Marsh.

Traffic pattern:
Recommendation to purchase property between school and State Line Rd. to allow parents to exit school parking lot, west of State Line Rd. In addition to using Russell exit from school driveway back to State Line Rd.

Public Comment:

Mr. Murphy from Structure Point is present to offer explanation of letter from 2/14/10. Structure Point works with HAST construction project regarding the concrete. SW corner was redesigned (Roser property) and approved by T. Dabertin. Services for the project design were estimated to cost $13,000. T. Dabertin approved moving forward. The engineers complied. Structure Point, Hutton & Hutton and AEW all completed their work. The additional work was done, i.e., relocating alley entrance drive SW corner of lot, and additional work with Muenich Court. These exceeded the project boundaries of the original proposal.

This ended in purchasing Lot 17 and lot 18 for $266,000. This purchase was not necessary, as the original measurements did not require all of this land. Research was not completed appropriately.

Motion to pay $13,200 for work provided. D. Ryan motioned; seconded by O. Miller
Motion carried 5-0

Meeting adjourned at 7:05 p.m.