

EDGE for Educational Excellence, Inc.
Special Board Minutes
February 11, 2016 at 3:30 pm
Location: Putnam Edge High School
951 Moseley Avenue, Palatka, FL 32177

At 3:30 PM the meeting was called to order by Chairperson Pat Freeman

Present: All board members were present

Bob Goodwin and Joe Kuehmeier of CRG presented information on the architectural work done for the last two years on the College Road Property. They expressed if a traditional design is used, EDGE High School would not be ready until October, 2016. This would indicate school in the new building could not start until January, 2017.

The recommendation they provided for an alternative, so school could start in the new building, was "Design-Build". This was explained that the schematics to date, could be utilized, along with this system. The designs for sections of the building would be completed, then the builder, Synergy, would complete that part of the construction for that section of the design. Then, another section of the building would be designed, then built. All design and construction would meet the codes for a charter school building. In this manner, it would speed up the process of completing the building so school could start in August, 2016. The construction will be periodically reviewed and deemed appropriate and up to code of the schematics before payments will be made.

Chairperson reviewed the email from Attorney Law Firm of Douglas and Hedstrom.
Mr. Goodwin stated he would delete the "Certificate of Merit" clause.

Another point discussed in the contract was around the possibility of EDGE not receiving the loan. If that happened, CRG would bill for hours worked up until that point.

All board members voted "Yes" for CRG to continue until we hear back of the loan approval. Mr. Goodwin will send a revised agreement as discussed.

Jeff Rawls from Synergy, presented the "Scope of Work" as it relates to "Design-Build". He explained that by March 3, 2016, the permitting process must begin and work by March 15th, to ensure completion by the end of July, 2016.

Jeff recommends a foam fill metal rook with an R-28 value. It would be less expensive for up-keep and could speed up the completion date. His construction crew (concrete workers, electricians, and plumbers) could work in the building as the roof was being completed, thus speeding up the process.

Jeff recommended using a mini-split unit system for cooling and heating. These would provide the fresh air exchange required for a charter school. Also, the recommendation to use a four LED light fixture to save money on electricity, plus instillation cost.

Jeff recommends purchasing used or new dented equipment. This could save money on the \$80,000 allocated to the kitchen. Ms. Freeman suggested that Mr. Rawls discuss the kitchen layout and equipment

list with Mr. Goodwin since most of the work has already been done for the kitchen. Time and cost savings will need to be considered.

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An 800 amp breaker box is now being used. He has talked with Clay Electric and they can bring in 1200 amps for a nominal fee.

Chairperson Freeman reviewed the e-mail from Douglas and Headstrom.. Articles 4 and 5 were discussed.

As the building process continues, John Nelson will be the primary point of contact with Cheryl "Boo" Batteiger assisting.

Article 5.4.1, liquidated damages was addressed. Jeff stated he could have 8 classrooms, the front office and bathrooms ready. That would be the school to open with up to 200 students.

Jeff will send the liability insurance he uses and will provide the paper work to include EDGE.

Jeff reiterated permitting must be started by March 3, 2015 and construction by March 15. There was also discussion whether the loan would allow for "owner direct purchases" to save on sales taxes since Edge is a non-profit organization.

Chairperson Freeman asked Mr. Rawls complete the contract with Mr. Nelson so that action can be taken at the next meeting on February 18th.

Next topic discussed at the meeting dealt with the application process for the zoning issue of restricted buildings in the flight path of the airport. Chairperson shared the application has been completed. This was shared with the board. She stated the fee for filling the application was \$450. Mr. Hadaway made the motion to make the payment for submission of the application to the City of Palatka and seconded by Mr. Nelson. All voted "Yes". Ms. Freeman will contact Mr. Hedstrom to see when the application can be heard.

With no further business, the meeting adjourned at 5:52pm.

Submitted by Secretary Dr. Thomas