ARISTOI CLASSICAL ACADEMY

MINUTES OF SPECIAL MEETING OF THE BOARD OF DIRECTORS OF ARISTOI CLASSICAL ACADEMY, INC.
October 5, 2026

A Special Meeting of the Board of Directors of Aristoi Classical Academy, Inc., charter holder for Aristoi Classical Academy ("School") was held on **Monday, October 5, at 5:30 p.m., at the District Office,** 5610 Morton Road, Katy, TX 77493-1971.

1. Call to order and establishment of a quorum. B. Havlik called the meeting to order at 5:31 pm.
   Board members present: Barbara Havlik, Kyle Snow (remote), Todd Hamilton, Dan Hirst, Alberto Lin
   Administrators present: Jonathan Mueller, Christy Lester, Kelly Garrison

   Board members absent: Mary Beth Cameron

1. Hearing of citizens.
   None.

2. Discuss, consider and approve design build firm for the Katy Logic and Rhetoric Instructional building and related actions.
   C. Lester reviewed the RFQ scoring process with the Board. C. Lester worked with Laura Grace of Blueprint to review all bid packages submitted to the School for the construction of the new Instructional Building at Katy Logic and Rhetoric. An initial review meeting was set up to narrow down the field from six bidders. An initial set of scores (Step 1) were determined from the bid packages of the six bidders; bids were evaluated and scored which eliminated two of the six bidders. A second round of questions (Step 2) were sent to the remaining four bidders; their responses were evaluated and scored.

   Administration and the Board discussed details of the scoring and the following were highlighted:
   - Aristoi's prior experience with Butler Cohen impacted scoring, specifically because they consistently referenced our experience with them in their response
   - Laura's prior experience with Gullo impacted scoring
   - Drymalla provided vague timeframe for schematic and design
   - Pogue's 18 week timeline for schematic and design did not fit in the School's timeframe, but their overall timeline was not longer than other bidders, which was questioned
   - Architect used by each bidder
     - Butler Cohen – LDD Blueline
     - Drymalla – PBK
     - Gullo – LDD Blueline
     - Pogue – WRA
   - Permitting timeline provided by each bidder
     - Butler Cohen – submission in December, targeted approval by March
     - Drymalla – did not provide a date
     - Gullo – submission in December
     - Pogue – submission in 4th quarter of 2026
   - Administration recommended Gullo and highlighted three reasons

    - Potential to be closer to the School's budget
    - Better communication and more transparency
    - Potential for greater efficiency
- All bidders proposed 100% of GMP savings be returned to the owner with the exception of Butler Cohen who proposed 60% of GMP saving be returned to the owner
- In recent projects that were bid, Gullo came in as the most competitive price
- Butler Cohen did an amazing job at completing the Cypress campus on time but communication and transparency were lacking
- New construction has fewer variables compared to a renovation, meaning less opportunity for cost savings
- The smaller driveway option is more likely to fit within the budget

Initially, Administration had the understanding that all four bidders had a completion deadline in the 4th quarter of 2027. However, during the discussion and review of the responses, Administration and the Board agreed that the Butler Cohen proposal appears to assume a construction deadline of 7/15/27. With this new interpretation, C. Lester updated the scores for the four bidders and provided the Board with the following updated scorecard:

- Butler Cohen: 39
- Gullo: 38
- Pogue: 37
- Drymalla: 33

J. Mueller stated that based on the updated understanding of the timeline, he would recommend Butler Coehn because of their significantly shorter timeline and prior experience with Butler Cohen completing the Cypress Campus on time.

T. Hamilton left at 7:04 pm.

Motion to approve Butler Cohen as the design build firm for the Katy Logic and Rhetoric Instructional building and to reserve Gullo as a secondary option in the event Butler Cohen cannot meet the schedule or cost criteria: B. Havlik. Second: K. Snow. APPROVED: B. Havlik, K. Snow, D. Hirst, A. Lin. Abstain: T. Hamilton.

T Hamilton returned at 7:08pm

The Board discussed the issues identified in Item 3 and that for any project Aristoi completes, we would want to include the impact of open change orders; it is likely that any work done at the Katy Grammar campus would have a vendor selection prior to the final completion of Morton construction, so we may run into this issue again.

Motion amended due to new information shared in item 3:
Motion to approve Butler Cohen as the design build firm for the Katy Logic and Rhetoric Instructional building and to reserve Gullo as a secondary option in the event Butler Cohen cannot meet the schedule, cost criteria, or satisfactory closure of unresolved change orders: B. Havlik. Second: D. Hirst. APPROVED: Unanimously.

3. Discuss, consider, and approve change orders for the Cypress expansion project.
   C. Lester reported that Butler Cohen has informed Administration that the dryline system for the roof

needs to be replaced due to age and the inability to hold pressure in the event of a power outage. Replacement of the dry-line system would be $368,000, and replacement of just the mains would be $94,000. There is a third option to put a wet system on the roof that needs more investigation. This item is not an issue right now but will be when it comes up for inspections.

C. Lester stated that MLN, the subcontractor for Butler Cohen, brought the issue up in November, but there was no follow-up at that time. J. Mueller stated that different decisions would have been made if this issue was elevated earlier. Doing this work early on while the ceiling was open would have been more cost effective and would likely not have impacted schedule. Additionally, if cost overrun had been identified, other choices would have been made to hold the overall project cost in place.

B. Havlik stated that there is no motion needed from the Board at this time for decisions regarding how to proceed at this time as more investigation was needed. She also stated that she would like to amend if not rescind her earlier motion to move forward with Butler Cohen on the Morton Road project as this is a potential issue of trust, cost, transparency, safety, etc. See Item 2 for outcome.

Motion to delegate authority to Kyle Snow to discuss concerns around the dryline system with Butler Cohen: B. Havlik. Second: K. Snow. APPROVED: Unanimously.

Motion to adjourn to closed session for matters set forth below: K. Snow. Second: T. Hamilton. APPROVED: Unanimously.

The Board adjourned to closed session at 7:32 pm and took a short break.

Closed session started at 7:32 pm.

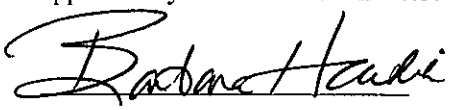
4. Adjournment to closed or executive session pursuant to the following Texas Government Code § 551.071, 551.072 and 551.074 of the Open Meetings Act for the following purposes:
    a. Legal Matters (Tex. Gov't. Code § 551.071)
        i. Consultation with legal counsel concerning matters on which the attorney's duty to Aristoi Classical Academy under the Texas Disciplinary Rules of Professional Conduct clearly conflicts with the Texas Open Meeting Laws
        ii. Receive legal advice concerning any item listed on meeting agenda/notice including employment, procurement, contracting and formation of educational foundation
    b. Real Property (Tex. Gov't. Code § 551.072)
        i. Deliberate the purchase, exchange, lease, or value of real property in Northwest Houston, Cypress, or other Houston areas and related issues
    c. Personnel Matters (Tex. Gov't. Code § 551.074)
        i. Deliberate the appointment, employment, development, evaluation, reassignment, and duties, discipline, or dismissal of candidates for Superintendent or other individual employees and related issues
        ii. Deliberate the appointment, employment, evaluation, reassignment, and duties, discipline, or dismissal of candidates for Board of Directors including interviewing candidates for director position and related issues
5. Reconvene to open session.
   The Board reconvened to open session at 8:50 pm.

6. Take action on matters discussed in closed session.
   None.

7. Adjourn.
   Motion to adjourn: T. Hamilton. Second: K. Snow. APPROVED: Unanimously.
   The meeting adjourned at 8:51 pm.

Prepared by Albert Lin, Board Secretary

This is a true and correct copy of the minutes of the Special Board Meeting held on October 5, 2026, as approved by the Board of Directors on October 19, 2026.



Barbara Havlik, Board President