



June 25, 2008

Mr. Norm Sisk
Executive Director of Operations
Denton Independent School District
230 N. Mayhill Road
Denton, TX 76208

Steve J. Aloway, AIA, LEED® AP
Stephen L. Hafer, AIA, LEED® AP
Kenneth R. Hutchens
Richard A. Jaynes, AIA, LEED® AP
Todd J. Lien, AIA
Leesa G. Vardeman, AIA
John B. Wallis, AIA, PE

Reference: Additions and Alterations to Billy Ryan High School
Building Package
Denton ISD
Project No. 2772.00

Dear Norm:

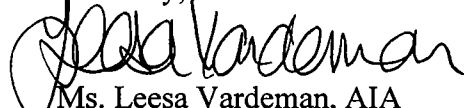
The purpose of this letter is to make a recommendation for the award of Billy Ryan High School Building Package Guaranteed Maximum Price to Charter Builders. The project was bid June 24, 2008 and includes the construction of a new field house, renovation of the existing field house, a new track/football/soccer concessions building, a cheerleading and dance addition, PE and indoor athletics locker room renovations, library renovation and expansion, counseling office expansion, two story classroom addition to address 4x4 curriculum requirement and a new softball field house. These items along with the previous paving package scope represent all of the improvements identified in the 2007 Bond for new construction and renovation.

The proposed GMP also includes mechanical equipment replacement identified in the Bond for the Ryan campus. This scope of work was included as an allowance so that the construction could be performed and coordinated by a single mechanical sub-contractor for the campus.

VLK Architects recommends award of the GMP for the Building Package on the basis of the very competitive sub-contractor proposals received. The building package pricing is within the budget established for the line items included.

Please do not hesitate to call if you have any questions.

Sincerely,


Ms. Leesa Vardeman, AIA
Principal

Mr. Norm Sisk
November 20, 2006
Page 2 of 2

Copy: Mr. Jamie Wilson
Mr. Glen Martin
Mr. Bruce Helm
File