

***Amendment to the Professional Services Agreement***

Amendment Number: 001

**TO:** Mr. Paul Andress, Executive Director of Operations  
(Owner or Owner's Representative)

In accordance with the Agreement dated: December 2007

**BETWEEN** the Owner:

(Name and address)

Denton Independent School District  
1307 North Locust  
Denton, Texas 76201

and the Architect:

(Name and address)

VLK Architects, Inc.  
2821 West 7th Street, Suite 300  
Fort Worth, Texas 76107

for the Project:

(Name and address)

Comprehensive High School No. 4

Authorization is requested

☒ to proceed with Additional Services.

☐ to incur additional Reimbursable Expenses.

As follows:

Amend the Scope of the Comprehensive High School #4 to be the design of a new facility as defined in the 2013 Bond Program in lieu of a Prototype Design of Guyer High School as described in the Architectural Services Contract, dated December 2007.

The following adjustments shall be made to compensation and time.

(Insert provisions in accordance with the Agreement, or as otherwise agreed by the parties.)

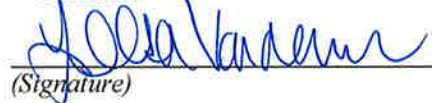
Compensation:

Architectural Basic Services: 6% fee based upon the final cost of construction.

Time:

Completion of Construction Documents for bidding purposes in Summer 2014.

**SUBMITTED BY:**



(Signature)

Leesa Vardeman, AIA, Principal

(Printed name and title)

11.3.14

(Date)

**AGREED TO:**

(Signature)

(Printed name and title)

(Date)



November 3, 2014

Mr. Paul Andress  
Executive Director of Operations  
Denton Independent School District  
230 North Mayhill  
Denton, TX 76208

Reference: Reference Information  
Amendment No. 1 to Architect Agreement, dated December 2007  
Denton Independent School District

Dear Mr. Andress,

This letter is to serve as reference in the development of the architectural design for Comprehensive High School No. 4 and the associated fee basis.

In the letter addressed to Norm Sisk, dated December 18, 2006, the Architectural Basic Services fee proposal for the 2007 Bond Projects that were assigned to VLK Architects was a 6% fee based upon the construction cost for any new facility designs, 4% fee based upon the construction cost for site adaptation of an existing prototype design, and 6.5% fee based upon the construction cost for any addition and/or renovation projects to existing campuses. While Comprehensive High School No.4 was anticipated to be a prototype design at the time of the proposal, it was noted in the letter that the design of a new facility may include the design of a new high school. The proposal letter is attached for your reference.

Under the Architect Agreement, dated December 2007, the fee basis was listed to match the projects and scopes that were included within the 2007 Bond Program. Since the anticipated scope from the 2007 Bond Program was prototype designs and additions and/or renovations, the fee basis included within the contract was the 4% for site adaptation of existing prototype designs, and 6.5% for any addition and/or renovation projects to existing campuses. Within the 2007 Bond Program, the scope for Comprehensive High School No.4 represented a partial fee to provide for architectural basic services to completion of construction documents. The architectural design fees were based upon a site adaptation of Guyer High School at an estimated construction cost of \$88,600,000.00. The actual fee basis was noted to be reconciled to reflect the actual the actual cost of construction at the future execution of the project.

During the planning of the 2013 Bond Program, the District determined that the proposed high school would require a new design solution to address and accommodate the needs on the east side of Lake Lewisville along the 380 corridor. The original plan to prototype the design of Guyer High School would not address the District's current needs. The 2013 Bond Program was planned for a new design facility for Comprehensive High School No.4. The Architectural Basic Services design fee of 6% was anticipated and planned for within the scope of the 2013 Bond Program and the existing 2007 Bond Program.

Respectfully,

A handwritten signature in blue ink, appearing to read "Leesa Vardeman". The signature is fluid and cursive, with the first name "Leesa" being more prominent than the last name "Vardeman".

Leesa Vardeman, AIA  
Principal

Copy: file

December 18, 2006

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

Reference: Architectural Fee Proposal  
2007 Bond Projects  
Denton ISD  
Project No.

Dear Norm:

VLK Architects is pleased to submit our fee proposal for the secondary education and miscellaneous projects awarded to us and included in the proposed 2007 Bond. It is our understanding we will assist the District in defining the scope and budgets for the 2007 Bond projects. These Bond projects shall range from new design, site adapt of existing prototypes, and additions and renovations to existing primary and secondary campuses.

We respectfully submit a 6% fee based on the construction cost of any new facilities. Consistent with previous projects for Denton ISD, this fee would represent basic services and include architectural, mechanical, electrical, plumbing, food service, structural, landscape and irrigation design. We would anticipate that design of new facilities may include the design of a new high school.

We respectfully submit a 4% fee based on the construction cost of any site adapt of existing prototype designs. This fee would be for basic services and include incorporating any site adaptation, supplementary conditions, requests for information, change orders, and other information learned in the construction process of the previous designs. We would anticipate that these projects would include site adapts of the middle school and possibly high school designs.

We respectfully submit a 6.5% fee based on the construction cost of any addition and/or renovation projects to existing campuses. This fee would be for basic services and would apply to Evers Park Elementary, Hodge Elementary, Lee Elementary, McNair Elementary, Rivera Elementary, Calhoun Middle School, Crownover Middle School, McMath Middle School, Navo Middle School, Strickland Middle School, Denton High School, John H. Guyer High School, Fred Moore High School, Billy Ryan High School, Davis

Mr. Norm Sisk  
December 18, 2005  
Page 2 of 2

School DAEP, La Grone Advanced Technology Complex, C. H. Collins Athletic Complex and the Natatorium.

We respectfully propose to pass through all additional service consultants and all reimbursable expenses such as printing, courier, TDLR, etc. without markup at 1.0.

In an effort to predict fee costs of additional service consultants, we shall endeavor to negotiate a fixed fee or percentage based fee in lieu of hourly rates. We shall also work with you to estimate all direct costs by those entities that work directly for the District and compile a total fee category in bond planning. These direct costs include geotechnical, materials testing, Test and Balancing, Traffic Impact Analysis, platting service, drainage studies, hazardous materials testing, topographic surveys, impact fees, building permits, etc.

VLK Architects is honored to work for Denton ISD and appreciates the continued confidence you have in our firm. We are open to discuss any of the proposed fees or fee basis detailed above.

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

Sincerely,

Leesa Vardeman, AIA  
Principal

Copy: Mr. Randy Stout  
Ms. Debbie Monsche  
File

Mr. Glen Martin  
Mr. Steve Hafer

DENTON ISD 2007 BOND  
VLK PROJECT SUMMARY

Nov. 19, 2007

**New Growth Projects = Prototype 4% fee basis**

Middle School No. 7	
Total Construction Cost	\$33,609,997
Architect's fee	\$1,344,400
Comprehensive High School No. 4 - Planning and Design	\$3,500,000

**Additions and Renovation Projects - 6.5% fee basis**

Denton High School	
Total Construction Cost	\$28,880,676
Architect's fee	\$1,877,244
Ryan High School	
Total Construction Cost	\$22,656,080
Architect's fee	\$1,472,645
Calhoun Middle School	
Total Construction Cost	\$7,287,560
Architect's fee	\$473,691
Hodge Elementary School	
Total Construction Cost	\$5,485,409
Architect's fee	\$356,552
McNair Elementary School	
Total Construction Cost	\$5,738,206
Architect's fee	\$372,983
Rivera Elementary School	
Total Construction Cost	\$3,782,259
Architect's fee	\$245,847
Evers Park Elementary School	
Total Construction Cost	\$1,374,818
Architect's fee	\$89,363
Lee Elementary School	
Total Construction Cost	\$666,102
Architect's fee	\$43,297
Strickland Middle School	
Total Construction Cost	\$731,090
Architect's fee	\$47,521
McMath Middle School	
Total Construction Cost	\$1,419,314
Architect's fee	\$92,255

Per our proposal dated December 18, 2006, we have not submitted fee proposals for the following renovations because they were not elected at Crownover Middle School, Navo Middle School, John H. Guyer High School, Fred Moore High School, Davis School DAEP, La Grone Advanced Technology Complex, C.H. Collins Athletic Complex and the Natatorium

linzy could you  
look for average civil,  
technology &  
reimbursibles for  
similar scale projects  
to give bobbie?  
Call to discuss.  
thanks, leesa