

December 1, 2025

Brandon Boyter
Executive Director of Construction, Planning & Growth
Denton Independent School District
230 N. Mayhill Rd.
Denton, TX 76208

Re: Denton ISD Houston Elementary School Renovations
Recommendation for Approval of GMP

Dear Brandon:

On Tuesday, November 11, 2025, BWC Education Group received subcontractor bids for all scopes of work based on completed construction documents for the above referenced project. After scoping all trades, BWC Education Group has prepared a guaranteed maximum price for the project in the amount of \$19,217,203.00. Refer to the enclosed attachments prepared by BWC Education Group with their breakdown of the GMP.

We find the enclosed GMP to be in order. We recommend approval of the GMP for the general construction of the Houston Elementary School Renovations in the amount of \$19,217,203.00.

This GMP includes owner and construction manager allowances that may be used for unforeseen conditions or minor changes in the work. Any unused funds will be returned to Denton ISD at the conclusion of the project by means of a deductive change order to the contract amount.

We trust this recommendation meets with your approval and look forward to the successful completion of this project with BWC Education Group.

Sincerely,



Erin Bossart, AIA
Associate Principal