



VLK | ARCHITECTS

April 5, 2012

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

Reference: Middle School No. 7
Shady Shores Texas
Denton ISD
Project No. 2854.00

Dear Paul:

The purpose of this letter is to make a recommendation for the award of Middle School No. 7 Guaranteed Maximum Price to Balfour Beatty Construction. The project was bid March 22, 2012 and includes all on-site and off-site development and building components relevant to the middle school prototype for 1,000 students.

VLK Architects recommends award of Middle School No. 7 based on the very competitive sub-contractor packages received and the required schedule. The Middle School construction package includes the prototype plan modified to respond to the topographic conditions of the Shady Shores site, TEA revisions to the science classrooms, and revisions to meet current adoptions of the building code. In addition to the updates of the prototype, several modifications from Middle School No. 6 have been included in the design as requested by the District. The overall size of the facility was increased approximately 23,000 square feet for a total of approximately 187,000 square feet. The increases include two special education classrooms, standard classroom were increased to an average of 840 square feet, and the science labs were increased to address the TEA requirement for combination science classroom/lab condition to correspond with how the District is utilizing the science labs. Many sustainable features have been included in the design of the facility including a geo-thermal heat pump HVAC system, improved efficiency in the thermal design of the wall and roof systems, and thermally-broken insulated window systems.

VLK Architects and Balfour Beatty Construction will continue to investigate cost savings opportunities for the Middle School.

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

Sincerely,



Stephen L. Hafer, AIA, LEED® AP
Principal

Copy: Mr. Jamie Wilson
Mr. Glen Martin
Mr. Rod Reeves
Mr. Chadd Guitreau
File