

## CORGAN schools

22 May 2008

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

Re : Denton ISD – New Employee Child Care Facility  
At the Ann Windle School for Young Children Campus  
Final Guaranteed Maximum Price (F.G.M.P.)

Dear Norm:

On Thursday May 15, 2008, sub contractor bids were received at the offices of the Construction Manager, Charter Builders for the construction of the new DISD Employee Child Care Facility. Sub contractor coverage was good, with two or more bids received for all the major scope of work packages. All contractors bid according to the published construction schedule which required that the entire project be completed in January 2009.

The enclosed document, produced by Charter builders, has been verified and analyzed by Charter builders and Corgan Associates. This document has been compiled to provide a complete F.G.M.P. price for the construction of the new DISD Employee Child Care Building.

The total budget for this project included within the 2007 bond program is \$2,000,000. This budget was to include all construction and developments costs, fees and FFE costs.

The recommended F.G.M.P. for this project presented by Charter Builders is \$2,049,002 for the Child Care Facility portion of the project, or \$49,002 over the total bond budget for this project.

We have reviewed the costs presented by Charter Builders against our anticipated preliminary budget and find the costs presented to be in order for the specified scope of work and the accelerated construction time frame required for this project.

We recommend award of a construction contract amendment to Charter Builders in the amount of \$2,049,002 for the DISD employee Child Care Facility. The additional costs included in the F.G.M.P. for the owner supplied Mondo flooring is included with an addition of \$31,026 to the F.G. M.P. as an owner supplied and contractor installed item. (DISD can purchase the material thru the buy board at a more inexpensive cost than the local suppliers). The other additional item to the F.G.M.P. is for the finish out of additional classrooms at the ATC center as requested by DISD staff. The total recommended F.G.M.P. contract amount for this project is \$2,337,405.

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ARCHITECTURE

INTERIOR DESIGN

PROGRAM MANAGEMENT

DIGITAL VISUALIZATION

As discussed this project is scheduled to begin immediately and be completed no later than January 2009.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephen Hulsey', written over a horizontal line.

Stephen Hulsey  
Principal

Cc: Garry Ryan, Charter Builders Ltd.  
Rod Reeves, Denton ISD  
File