



March 19, 2020

Mr. Garry Ryan
Executive Manager of Construction, Planning, and Growth
Denton ISD
230 N. Mayhill Rd
Denton, TX 76208

Reference: Ryan High School Additions & Renovations
GMP Recommendation
Denton ISD
VLK Project No. 1928.00

Dear Mr. Ryan:

VLK Architects recommends the award of **Ryan High School Additions and Renovations** total Guaranteed Maximum Price (GMP) in the amount of \$49,486,486, resulting from the proposals received by Northstar Builders Group on Thursday, March 5, 2020. The construction package contains an 800-seat auditorium addition and supporting spaces aligning with the district standard established at the New Denton High School. Included are significant improvements to the athletic areas of the campus aligning with the athletic standards set forth by the District and provided at the New Denton High School, and other District campuses. There are also planned improvements to the existing main building and ag shop including common area and restroom finish upgrades, cafeteria seating additions, dance locker room renovations and food service renovations. The planned improvements to the existing building also include upgrades for theater, art, ag-science, consumer science and ROTC. Lastly, site and utility improvements, consisting of water, sewer, storm drain, parking, band practice and landscape improvements will be modified and added to facilitate the various additions and renovations.

VLK Architects believes the proposals represent fair value, and therefore recommends approval of the GMP as outlined in the attached Statement of Costs.

Sincerely,

A handwritten signature in black ink, appearing to read "S.H.", is positioned above the name Sloan Harris.

Sloan Harris, AIA LEED AP

CEO | Partner

SH/jb

Attachments (if applicable)

cc: Dr. Jamie Wilson
Dr. Scott Niven
Mr. Garry Ryan
Mr. Bruce Helm
File

AUSTIN

DALLAS

EL PASO

FORT WORTH

HOUSTON