

EXHIBIT E

Developer's GMP Conditions and Assumptions

Pflugerville Downtown East – CITY HALL

February 28, 2025

Contents

- 1. General Qualifications & Exclusions
- 2. Allowance Summary
- 3. Design Clarifications for GMP
- 4. Furniture, Fixtures, & Equipment Allowance

1. General Qualifications

This overall Total Project Costs Guaranteed Maximum Price (GMP) does not represent line item by line item fixed costs. The individual line-item costs shown in PSA Exhibit C Schedule of Values may fluctuate up or down internally without changing the overall Total Project GMP amount. This GMP is based off of 100% Design Development drawings and includes design evolution to final Construction Documents.

- 1. This City Hall GMP shall remain valid until 5 PM Central Time on 13 April 2024 unless it has been previously incorporated into the executed Purchase and Sale Agreement (PSA) for the City Hall.
- 2. GMP is based on a commonly understood, accepted, and approved project design and technical scope (between City and Developer) as defined by the documents listed in Attachment 1 to this exhibit.
- 3. GMP is based on the insurance provisions included in the Ground Lease Exhibit E dated November 26, 2024. Incorporation of comments from the City thereto may result in modifications to the GMP.
- 4. This GMP incorporates the Design Clarifications for GMP (Section 3) and Furniture, Fixtures and Equipment Matrix (Section 4) of this exhibit.
- 5. Costs are based upon regular working hours with the understanding that excessive disruptive work shall be performed off-hours and will be coordinated with the project team.

Schedule Qualifications

- 6. The GMP includes a schedule for which the GMP is based. The construction schedule will be finalized within twenty (20) working days of the commencement of construction activities without altering the completion dates identified in item #7 below.
- 7. The GMP is based on a construction duration (including close out) of 24 months with an anticipated construction start of March 12, 2025.
 - a. Substantial Completion prior to Weather Days: November 17, 2026 (i.e. when City move-in and operation may begin)

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- b. Substantial Completion after Weather Days: December 17, 2026 (i.e. when City move-in and operation may begin)
- c. Furniture, Office Equipment, and other furnishings for City operation scheduled for 30 days after substantial completion.
- d. Final Completion: March 18, 2027 (i.e. final close out)
- 8. Costs are based upon regular working hours with the understanding that excessive disruptive work shall be performed off-hours and will be coordinated with the project team.
- 9. Twenty (20) Weather days (working) are incorporated into the schedule.

General Exclusions

- 1. Building permit fees.
- 2. Plan check fees except those provided in Exhibit C Schedule of Values of the City Hall PSA.
- 3. Development impact fees.
- 4. Sales & material incorporation taxes Capital Exemption
- 5. M/WBE participation considerations.
- 6. Site security guards/services.
- 7. Air quality, noise, & seismic monitoring.
- 8. Acoustic Testing.
- 9. Elevator Maintenance Agreement

2. Allowance Summary

The following allowances are currently included within the GMP.

#	Description	Total Price
1	Council Chamber Workstations	\$32,057
2	Reception Desk	\$33,728
3	Custom Wall Graphics	\$28,120
4	Monument Signage	\$35,106
5	Wayfinding and Building Signage	\$306,343
6	\$30,634	
7	Custom Sign at Courtroom Feature Wall	\$30,634
8	Water Feature	\$350,000
9	Custom Sculpture Element at Lobby	\$50,000
10	Furniture, Fixtures, & Equipment (See Section 4)	\$3,350,000

(next page)

3. Design Clarifications for GMP, i.e. GMP Design Addendum

The GMP is based off of 100% Design Development (DD) Plans and the items listed below, which serve as an addendum to the DD plan set and incorporated by the architect:

#	Description
1	Plaster finish for mural on generator enclosure (13/A0.31)
2	Trash and generator enclosure need interior lights (A0.31)
3	\$50,000 sculpture allowance
4	Some gravel ballast hatch is missing on sheet A2.05A per cover requirements for HRA waterproofing
5	Protection for underfloor insulation at elevated deck as required south of gridline E below Level 1
6	Coping at the top of stone walls at council chambers parapet to be stone (A2.02A)
7	Trash enclosure enlarged by 5' and man door added (A0.31)
8	Slab modifications for hra waterproofing slope to drain on levels 2, 3 and 5
9	Interior Planter depth under Stair 2 - Slab depression required - 24" deep depression (A7.02)
10	Alarm intrusion system and zoning
11	Acoustic gyp will be needed over seating area in Council Chambers where acoustic wood system is not located (A2.41A)
12	All sprinkler heads to be concealed heads in all finished ceiling spaces
13	Standardization of interior glazing at T4 & T2 & conference rooms (glazing elevations / A6.22)
14	Reduce wood ceilings in the council chambers (A2.41A)
15	Glass at all punched windows in lieu of Louvers at level 1 (All elevations / A3.01)
16	High span curtain wall at main entries
17	Utilizing PVC for Storm Below Grade
18	Utilizing NO HUB cast iron for above grade storm in lieu of service weight cast iron
19	Removing UV lights at the AHUS & utilizing galvanized steel coil casings in lieu of Stainless Steel coil casings
20	Alternate Light fixtures to match target budget (E0.06)
21	Partitions under counters in café
22	Additional fall protection at level 2 terrace (A2.02A at East & West ends)
23	Removed windows on west side of EOC (West Elevation / A3.01)
24	LO removal of fencing & added landscaping, cameras, & lighting (L1.00)
25	Structural updates - South elevation EOS reduced & steel posts added (S3.02A & B and S3.03A & B)
26	Roof concrete curbs changed to steel on posts with integrated tie backs for roof drainage
27	Technology updates with active equipment
28	Removed column at center of diagonal braces at D.5/7 all floors
29	AESS categories of steel added at Vestibule columns & interior cafe columns
30	Dais radius was tightened (A2.01A)
31	Roof drain layouts adjusted on levels 2, 3, 5 and upper roof
32	In grade light at cafe removed (EL.01C)
33	Added 400 sf of acoustic felt tile - BOD is Acoufelt or Unikavaev
34	Fluted columns in Council Chambers
35	Surface mounted lights shown in EOC
36	Motorized shades at open offices
37	Perimeter pocket for shades and diffusers at L4 (11/A9.21)
38	Irrigation to utilize building domestic water pump
39	VMU for exterior façade
40	Canopy sprinklers at L1 to be dry-pipe system

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4. Furniture, Fixtures and Equipment Allowance

#	Description	Cost
1	Interior Furniture	\$2,800,000
2	Technology Equipment (Network Switches, PDUs, WAPs)	\$330,000
3	Café Kitchen	\$155,000
4	Miscellaneous (Artwork, Signage, Plants, etc.)	\$65,000
5	TOTAL FF&E ALLOWANCE	\$3,350,000

Notes:

- Excludes exterior café furniture, office equipment (e.g. copiers), office and trash supplies
- Also excludes trash equipment such as compactor & tow cart assume all trash equipment (e.g., bins) are supplied by the waste management company.
- Assumed Vending Machines will be provided by City
- For Technology Equipment, City's IT department to scope, specify, and coordinate procurement and installation with City's preferred vendor(s)
- AEDs provided by City, installed by Contractor
- First Aid Kits provided by City

ATTACHMENT 1

PFLUGERVILLE CITY HALL DOWNTOWN EAST

PFLUGERVILLE, TX 78660



PROJECT NUMBER

This is not a formal approval of building permits. This Design Development package includes the annotated 100% DD Drawings herein, DD Basis of Design (BOD), Project Manual, and City and Developer comments, which are incorporated as Addenda to this plan set. Signatures

Signed by:		DocuSigned by:	
Emily Barron	3/5/2025	Korin Crawford	3/4/2025
—F4B8280DECA2477		09D03D0CBF39458	
Emily Barron, Assistant City Manager	DATE	Korin Crawford	DATE
AUTHORIZED REPRESENTATIVE CITY OF PFLUGERVILLE		AUTHORIZED REPRESENTATIVE GRIFFIN SWINTERTON	
Signed by:		Docusian DE WELOPER	
De 0.00	3/5/2025	Docusigned by.	3/5/2025
763F0F990FD0427 D. Alex Jöhn	DATE	FF293354894664Satt	DATE
AUTHORIZED REPRESENTATIVE	5/112	AUTHORIZED REPRESENTATIVE	DATE
LPA, Inc.		SWINTERTON BUILDERS	
ARCHITECT		CONTRACTOR	

Submittal	Date
50% SCHEMATIC DESIGN	05/03/2024
100% SCHEMATIC DESIGN	06/07/2024
100% DESIGN DEVELOPMENT	11/01/2024

GRIFFIN SWINERTON



ARCHITECTURE ENGINEERING INTERIOR D

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BIDDING, OR CONSTRUCTION

ARCHITECT: CRAIG ALAN DRONE
TX ARCH. REG. NO 16771

COVER SHEET

SSUE DATE	SHEET NUMBER	
GENERAL 11/01/2024	G0.00	SHEET NAME COVER SHEET
11/01/2024 11/01/2024	G0.10 G0.20	SHEET LIST GENERAL PROJECT INFORMATION
11/01/2024 11/01/2024	G0.31 G0.32	ACCESSIBILITY DETAILS ACCESSIBILITY DETAILS
11/01/2024 11/01/2024	G2.00 G2.01	CODE ANALYSIS - LEVEL 01 CODE ANALYSIS - LEVEL 02
11/01/2024 CIVIL	G2.02	CODE ANALYSIS - LEVEL 03-05
11/01/2024	C0.01 C1.00	EXISTING CONDITIONS & DEMOLITION PLAN EROSION SEDIMENTATION CONTROL PLAN EROSION & SERIMENTATION CONTROL PLAN EROSION CONTROL PLAN EROSION & SERIMENTATION CONTROL PLAN EROSION CONTRO
11/01/2024 11/01/2024 11/01/2024	C1.10 C1.20 C2.00	EROSION & SEDIMENTATION CONTROL PLAN DETAILS 1 EROSION & SEDIMENTATION CONTROL PLAN DETAILS 2 MASTER SITE AND PAVING PLAN
11/01/2024	C2.10 C3.00	SITE PLAN DETAILS MASTER GRADING & DRAINAGE PLAN
11/01/2024 11/01/2024	C3.10 C4.00	GRADING & DRAINAGE PLAN DETAILS UTILITY PLAN
11/01/2024 LANDSCAPE		UTILITY PLAN DETAILS
11/01/2024 11/01/2024 11/01/2024	L0.01 L0.02 L1.00	LANDSCAPE NOTES & LEGENDS LANDSCAPE NOTES & LEGENDS MATERIALS PLAN - LEVEL 00
11/01/2024 11/01/2024	L1.01 L1.02	MATERIALS PLAN - LEVEL 01 MATERIALS PLAN - LEVEL 02
11/01/2024 11/01/2024	L1.03 L3.01	MATERIALS PLAN - LEVEL 03 & LEVEL 05 MATERIALS & LAYOUT PLAN ENLARGEMENT
11/01/2024	L4.01 L4.02	SITE SECTIONS & ELEVATIONS SITE SECTIONS & ELEVATIONS
11/01/2024 11/01/2024 11/01/2024	L5.01 L5.02 L5.03	CONSTRUCTION DETAILS CONSTRUCTION DETAILS CONSTRUCTION DETAILS
	L6.00C L6.00D	IRRIGATION PLAN - LEVEL 00 - SECTION C IRRIGATION PLAN - LEVEL 00 - SECTION D
11/01/2024	L6.01A L6.01B	IRRIGATION PLAN - LEVEL 01 - SECTION B IRRIGATION PLAN - LEVEL 01 - SECTION B
11/01/2024	L6.01C L6.01D	IRRIGATION PLAN - LEVEL 01 - SECTION C IRRIGATION PLAN - LEVEL 01 - SECTION D
11/01/2024	L6.02 L6.03	IRRIGATION PLAN - LEVEL 02 IRRIGATION PLAN - LEVEL 03 & LEVEL 05 IRRIGATION DETAILS
11/01/2024 11/01/2024 11/01/2024	L6.04 L6.05 L7.00C	IRRIGATION DETAILS IRRIGATION DETAILS PLANTING PLAN - LEVEL 00 - SECTION C
11/01/2024 11/01/2024 11/01/2024	L7.00C L7.00D L7.01A	PLANTING PLAN - LEVEL 00 - SECTION C PLANTING PLAN - LEVEL 00 - SECTION D PLANTING PLAN - LEVEL 01 - SECTION A
11/01/2024 11/01/2024 11/01/2024	L7.01B L7.01C	PLANTING PLAN - LEVEL 01 - SECTION B PLANTING PLAN - LEVEL 01 - SECTION C
11/01/2024 11/01/2024	L7.01D L7.02	PLANTING PLAN - LEVEL 01 - SECTION D PLANTING PLAN - LEVEL 02
11/01/2024	L7.03 L7.04	PLANTING PLAN - LEVEL 03 & LEVEL 05 PLANTING DETAILS
ARCHITECTU 11/01/2024 11/01/2024	A0.21	SITE PLAN SITE DETAILS - GENERATOR & TRASH ENCLOSURES
11/01/2024	A1.00 A1.01	COMPOSITE FLOOR PLANS - LEVEL 00 AND LEVEL 01 COMPOSITE FLOOR PLAN - LEVEL 02
11/01/2024 11/01/2024	A2.01A A2.01B	LEVEL 01 - FLOOR PLAN - AREA A LEVEL 01 - FLOOR PLAN - AREA B
11/01/2024 11/01/2024	A2.01C A2.02A	LEVEL 01 - FLOOR PLAN - AREA C LEVEL 02 - FLOOR PLAN - AREA A
11/01/2024 11/01/2024 11/01/2024	A2.02B A2.02C A2.03A	LEVEL 02 - FLOOR PLAN - AREA B LEVEL 02 - FLOOR PLAN - AREA C LEVEL 03 - FLOOR PLAN - AREA A
11/01/2024 11/01/2024 11/01/2024	A2.03A A2.03B A2.04A	LEVEL 03 - FLOOR PLAN - AREA B LEVEL 04 - FLOOR PLAN - AREA A
11/01/2024 11/01/2024	A2.04B A2.05A	LEVEL 04 - FLOOR PLAN - AREA B LEVEL 05 - FLOOR PLAN - AREA A
11/01/2024 11/01/2024	A2.05B A2.06	LEVEL 05 - FLOOR PLAN - AREA B ROOF PLAN - OVERALL COR
11/01/2024 11/01/2024 11/01/2024	A2.07 A2.07A A2.08A	ROOF PLAN - OVERALL SDP LEVEL 02 - ROOF PLAN - AREA A LEVEL 03 - ROOF PLAN - AREA A
11/01/2024 11/01/2024 11/01/2024	A2.08A A2.08B A2.09A	LEVEL 03 - ROOF PLAN - AREA B LEVEL 05 - ROOF PLAN - AREA A
11/01/2024 11/01/2024	A2.09B A2.11A	LEVEL 05 - ROOF PLAN - AREA B LEVEL 01 - FLOOR EDGE OF SLAB PLAN - AREA A
11/01/2024 11/01/2024	A2.11B A2.11C	LEVEL 01 - FLOOR EDGE OF SLAB PLAN - AREA B LEVEL 01 - FLOOR EDGE OF SLAB PLAN - AREA C
11/01/2024 11/01/2024 11/01/2024	A2.12A A2.12B A2.13A	LEVEL 02 - FLOOR EDGE OF SLAB PLAN - AREA A LEVEL 02 - FLOOR EDGE OF SLAB PLAN - AREA B LEVEL 03 - FLOOR EDGE OF SLAB PLAN - AREA A
11/01/2024 11/01/2024 11/01/2024	A2.13B A2.14A	LEVEL 03 - FLOOR EDGE OF SLAB PLAN - AREA B LEVEL 04 - FLOOR EDGE OF SLAB PLAN - AREA A
11/01/2024 11/01/2024	A2.14B A2.15A	LEVEL 04 - FLOOR EDGE OF SLAB PLAN - AREA B LEVEL 05 - FLOOR EDGE OF SLAB PLAN - AREA A
11/01/2024	A2.15B A2.21A	LEVEL 05 - FLOOR EDGE OF SLAB PLAN - AREA B LEVEL 01 - FINISH PLAN - AREA A
11/01/2024 11/01/2024 11/01/2024		LEVEL 01 - FINISH PLAN - AREA B LEVEL 01 - FINISH PLAN - AREA C LEVEL 02 - FINISH PLAN - AREA A
11/01/2024 11/01/2024 11/01/2024	A2.22A A2.22B A2.24A	LEVEL 02 - FINISH PLAN - AREA A LEVEL 02 - FINISH PLAN - AREA B LEVEL 04 - FINISH PLAN - AREA A
11/01/2024 11/01/2024 11/01/2024	A2.24B A2.25B	LEVEL 04 - FINISH PLAN - AREA B LEVEL 05 - FINISH PLAN - AREA B
11/01/2024 11/01/2024	A2.31A A2.31B	LEVEL 01 - EQUIPMENT & FURNITURE PLAN - AREA A LEVEL 01 - EQUIPMENT & FURNITURE PLAN - AREA B
11/01/2024 11/01/2024	A2.31C A2.32A	LEVEL 01 - EQUIPMENT & FURNITURE PLAN - AREA C LEVEL 02 - EQUIPMENT & FURNITURE PLAN - AREA R
11/01/2024 11/01/2024 11/01/2024	A2.32B A2.34A A2.34B	LEVEL 02 - EQUIPMENT & FURNITURE PLAN - AREA B LEVEL 04 - EQUIPMENT & FURNITURE PLAN - AREA A LEVEL 04 - EQUIPMENT & FURNITURE PLAN - AREA B
	A2.35A A2.35B	LEVEL 05 - EQUIPMENT & FURNITURE PLAN - AREA A LEVEL 05 - EQUIPMENT & FURNITURE PLAN - AREA B
11/01/2024 11/01/2024	A2.41A A2.41B	LEVEL 01 - REFLECTED CEILING PLAN - AREA A LEVEL 01 - REFLECTED CEILING PLAN - AREA B
11/01/2024 11/01/2024	A2.41C A2.42A	LEVEL 01 - REFLECTED CEILING PLAN - AREA C LEVEL 02 - REFLECTED CEILING PLAN - AREA A
11/01/2024 11/01/2024 11/01/2024	A2.42B A2.43A A2.43B	LEVEL 02 - REFLECTED CEILING PLAN - AREA B LEVEL 03 - REFLECTED CEILING PLAN - AREA A LEVEL 03 - REFLECTED CEILING PLAN - AREA B
11/01/2024	A2.44A A2.44B	LEVEL 03 - REFLECTED CEILING PLAN - AREA B LEVEL 04 - REFLECTED CEILING PLAN - AREA B LEVEL 04 - REFLECTED CEILING PLAN - AREA B
11/01/2024 11/01/2024	A2.45 A3.00	LEVEL 05 - REFLECTED CEILING PLAN EXTERIOR 3D VIEWS
11/01/2024 11/01/2024	A3.01 A3.05	EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS - CAFE ENLARGED EXTERIOR ELEVATIONS EVEL 01-02 - ENLARGED
11/01/2024 11/01/2024 11/01/2024	A3.06 A3.07 A3.11	EXTERIOR ELEVATIONS LEVEL 01-02 - ENLARGED EXTERIOR ELEVATIONS LEVEL 05 - ENLARGED BUILDING SECTIONS
11/01/2024	A3.12 A3.21	BUILDING SECTIONS WALL SECTIONS
11/01/2024 11/01/2024	A3.22 A3.23	WALL SECTIONS WALL SECTIONS
11/01/2024 11/01/2024	A3.24 A3.25	WALL SECTIONS - CAFE WALL SECTIONS
11/01/2024 11/01/2024 11/01/2024	A3.26 A4.01 A4.02	WALL SECTIONS ENLARGED PLANS & ELEVATIONS - RESTROOMS ENLARGED PLANS & ELEVATIONS - RESTROOMS
11/01/2024 11/01/2024 11/01/2024	A4.02 A4.03 A4.04	ENLARGED PLANS & ELEVATIONS - RESTROOMS ENLARGED PLANS & ELEVATIONS - RESTROOMS ENLARGED PLANS & ELEVATIONS - RESTROOMS
11/01/2024 11/01/2024 11/01/2024	A4.05 A4.06	ENLARGED PLANS & ELEVATIONS - RESTROOM ENLARGED PLANS & ELEVATIONS ENLARGED PLANS & ELEVATIONS
11/01/2024 11/01/2024	A4.07 A4.08	ENLARGED PLANS & ELEVATIONS ENLARGED PLANS & ELEVATIONS
	A5.11	INTERIOR ELEVATIONS - LEVEL 01 - LOBBY
11/01/2024 11/01/2024 11/01/2024	A5.12 A5.13	INTERIOR ELEVATIONS - LEVEL 01 - LOBBY INTERIOR ELEVATIONS - LEVEL 01 - MUNICIPAL COURT

		SHEET INDEX - VOLUME 1
ISSUE DATE SHEET NUMBER		SHEET NAME
11/01/2024	A5.18	INTERIOR ELEVATIONS
11/01/2024	A6.11	DOOR SCHEDULES & TYPES
11/01/2024	A6.12	DOOR SCHEDULES & TYPES
11/01/2024	A6.13	DOOR SCHEDULES & TYPES
11/01/2024	A6.15	DOOR DETAILS
11/01/2024	A6.21	OPENING TYPES - EXTERIOR
11/01/2024	A6.22	OPENING TYPES - INTERIOR
11/01/2024	A6.23	OPENING TYPES - INTERIOR
11/01/2024	A6.31	FINISH SCHEDULES
11/01/2024	A7.01	ENLARGED STAIR PLANS & SECTIONS
11/01/2024	A7.02	ENLARGED STAIR PLANS & SECTIONS
11/01/2024	A7.03	ENLARGED STAIR PLANS & SECTIONS
11/01/2024	A7.11	STAIR & RAMP DETAILS
11/01/2024	A7.21	ENLARGED ELEVATOR PLANS & SECTIONS
11/01/2024	A7.31	ELEVATOR DETAILS
11/01/2024	A8.01	EXTERIOR WALL SYSTEM DETAILS BLASTED
11/01/2024	A8.11	EXTERIOR WALL SYSTEM DETAILS - PLASTER
11/01/2024	A8.12	EXTERIOR WALL SYSTEM DETAILS - STONE
11/01/2024	A8.13	EXTERIOR WALL SYSTEM DETAILS - METAL PANEL
11/01/2024 11/01/2024	A8.21	EXTERIOR ROOF DETAILS - SINGLE PLY EXTERIOR ROOF DETAILS - HOT FLUID APPLIED
11/01/2024		EXTERIOR ROOF DETAILS SECTION DETAILS
11/01/2024	A8.51	EXTERIOR OPENING DETAILS
	A8.52	EXTERIOR OPENING DETAILS
11/01/2024	A8.61	INTERIOR OPENING DETAILS
11/01/2024	A9.01	PARTITION TYPES
11/01/2024		PARTITION TYPES
11/01/2024		STUD WALL INTERIOR WALL SPANS & TO DECK
	A9.12	HEAD OF WALL DETAILS
11/01/2024	A9.15	FIRESTOPPING DETAILS
11/01/2024		CEILING DETAILS
11/01/2024	A9.61	FINISH DETAILS
11/01/2024	A9.71	RESTROOM DETAILS
11/01/2024	A1.02	COMPOSITE FLOOR PLANS - LEVELS 03-05
11/01/2024	A9.41	INTERIOR OPENING DETAILS
11/01/2024	A9.51	INTERIOR DETAILS







ARCHITECTURE ENGINEERING INTERIOR DESIGN
LANDSCAPE ARCHITECTURE PLANNING

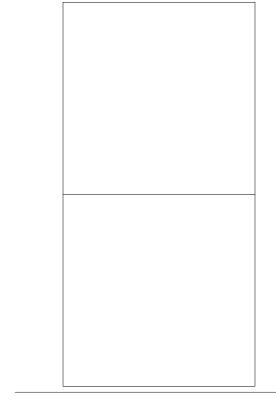
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ARCHITECT: CRAIG ALAN DRONE
TX ARCH. REG. NO 16771



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Project documents describe the design intent of the work and are not a representation of as-built or existing conditions. LPA is not responsible for any discrepancies between the project documents and the existing conditions.

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Date		
Revision		

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Date	05/03/2024	06/07/2024	11/01/2024						
Submittal	50% SCHEMATIC DESIGN	100% SCHEMATIC DESIGN	100% DESIGN DEVELOPMENT 11/01/2024						

SHEET LIST

Job Number

Checked By

G0.10

31433 Checker

VOLUME 2

PFLUGERVILLE CITY HALL - DOWNTOWN EAST

PFLUGERVILLE, TX 78660



PROJECT NUMBER

This is not a formal approval of building permits. This Design Development package includes the annotated 100% DD Drawings herein, DD Basis of Design (BOD), Project Manual, and City and Developer comments, which are incorporated as Addenda to this plan set. Signatures below acknowledge that GMP pricing will be based off of this Design Development package.



Submittal	Date
50% SCHEMATIC DESIGN	05/03/2024
100% SCHEMATIC DESIGN	06/07/2024
100% DESIGN DEVELOPMENT	11/01/2024
	_





ARCHITECTURE ENGINEERING INTERIOR DES

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ARCHITECT: CRAIG ALAN DRONE TX ARCH. REG. NO 16771

COVER SHEET

		SHEET INDEX - VOLUME 2
	BER	
SSUE DATE	SHEET NUMBER	
UE D	EET 1	
	SH	SHEET NAME
GENERAL 11/01/2024 11/01/2024	G0.00 G0.11	COVER SHEET SHEET LIST
STRUCTURA 11/01/2024	S0.01	GENERAL STRUCTURAL NOTES
11/01/2024 11/01/2024 11/01/2024	\$0.02 \$0.03 \$0.04	GENERAL STRUCTURAL NOTES STRUCTURAL SPECIAL INSPECTIONS STRUCTURAL LOADING NOTES
11/01/2024 11/01/2024	S0.11 S0.12	FLOOR LOADING PLANS FLOOR LOADING PLANS
11/01/2024 11/01/2024 11/01/2024	\$2.01 \$2.02 \$2.03	COMPOSITE FLOOR PLAN - LEVEL 01 COMPOSITE FLOOR PLAN - LEVEL 02 COMPOSITE FLOOR PLAN - LEVEL 03
11/01/2024 11/01/2024 11/01/2024	\$2.04 \$2.05 \$2.06	COMPOSITE FLOOR PLAN - LEVEL 04 COMPOSITE FLOOR PLAN - ROOF COMPOSITE FLOOR PLAN - HIGH ROOF
11/01/2024 11/01/2024	S3.00A S3.00B	LEVEL 01 - ENLARGED FRAMING AND FOUNDATION PLAN - AREA A LEVEL 01 - ENLARGED FRAMING AND FOUNDATION PLAN - AREA B
	S3.00C S3.01A S3.01B	LEVEL 01 - ENLARGED FRAMING AND FOUNDATION PLAN - AREA C LEVEL 01 - ENLARGED REINFORCEMENT PLAN - AREA A LEVEL 01 - ENLARGED REINFORCEMENT PLAN - AREA B
11/01/2024 11/01/2024	S3.01C S3.02A	LEVEL 01 - ENLARGED REINFORCEMENT PLAN - AREA C LEVEL 02 - ENLARGED FRAMING PLAN - AREA A
11/01/2024 11/01/2024 11/01/2024	S3.02B S3.02C S3.03A	LEVEL 02 - ENLARGED FRAMING PLAN - AREA B LEVEL 02 - ENLARGED FRAMING PLAN - AREA C LEVEL 03 - ENLARGED FRAMING PLAN - AREA A
11/01/2024 11/01/2024	S3.03B S3.04A	LEVEL 03 - ENLARGED FRAMING PLAN - AREA B LEVEL 04 - ENLARGED FRAMING PLAN - AREA A
11/01/2024	S3.04B S3.05A S3.05B	LEVEL 04 - ENLARGED FRAMING PLAN - AREA B LEVEL 05 - ENLARGED FRAMING PLAN - AREA A LEVEL 05 - ENLARGED FRAMING PLAN - AREA B
11/01/2024 11/01/2024	S3.06A S3.06B	LEVEL 06 - ENLARGED FRAMING PLAN - AREA A LEVEL 06 - ENLARGED FRAMING PLAN - AREA B
	S3.12A S3.12B S3.12C	LEVEL 02 - ENLARGED REACTION PLAN - AREA A LEVEL 02 - ENLARGED REACTION PLAN - AREA B LEVEL 02 - ENLARGED REACTION PLAN - AREA C
11/01/2024	S3.13A S3.13B S3.14A	LEVEL 03 - ENLARGED REACTION PLAN - AREA A LEVEL 03 - ENLARGED REACTION PLAN - AREA B LEVEL 04 - ENLARGED REACTION PLAN - AREA A
11/01/2024	S3.14B S3.15A	LEVEL 04 - ENLARGED REACTION PLAN - AREA B LEVEL 05 - ENLARGED REACTION PLAN - AREA A
11/01/2024	S3.15B S3.16A S3.16B	LEVEL 05 - ENLARGED REACTION PLAN - AREA B LEVEL 06 - ENLARGED REACTION PLAN - AREA A LEVEL 06 - ENLARGED REACTION PLAN - AREA B
11/01/2024 11/01/2024	S5.01 S5.02	BUILDING W-E OVERALL SECTIONS BUILDING W-E OVERALL SECTIONS
11/01/2024 11/01/2024 11/01/2024	\$5.03 \$5.04 \$5.11	BUILDING W-E OVERALL SECTIONS BUILDING W-E OVERALL SECTIONS BUILDING N-S OVERALL SECTIONS
11/01/2024 11/01/2024	S5.12 S5.13	BUILDING N-S OVERALL SECTIONS BUILDING N-S OVERALL SECTIONS
	\$6.01 \$6.11 \$6.21	ENLARGED ELEVATIONS STEEL BRACE FRAME W-E ELEVATIONS STEEL BRACE FRAME N-S ELEVATIONS
11/01/2024 11/01/2024	S6.31 S7.01	STEEL BRACE FRAME CHAMBERS ELEVATIONS STEEL BRACE FRAME DETAILS
11/01/2024 11/01/2024 11/01/2024	\$9.01 \$9.02 \$9.03	SECTION DETAILS - FOUNDATION SECTION DETAILS - FOUNDATION SECTION DETAILS - FOUNDATION
11/01/2024 11/01/2024 11/01/2024	\$9.04 \$9.05 \$9.11	SECTION DETAILS - FOUNDATION SECTION DETAILS - FOUNDATION SECTION DETAILS - LEVEL 01
11/01/2024 11/01/2024	S9.21 S9.31	SECTION DETAILS - LEVEL 02 SECTION DETAILS - LEVEL 03
11/01/2024 11/01/2024 11/01/2024	S9.41 S9.51 S9.61	SECTION DETAILS - LEVEL 04 SECTION DETAILS - LEVEL 05 SECTION DETAILS - LEVEL 06
11/01/2024 11/01/2024 11/01/2024	\$10.01 \$10.02 \$10.03	STANDARD TABLES - CONCRETE STANDARD DETAILS - CONCRETE STANDARD DETAILS - CONCRETE
11/01/2024 11/01/2024	S10.04 S10.05	STANDARD DETAILS - CONCRETE STANDARD DETAILS - CONCRETE
11/01/2024 11/01/2024 11/01/2024	\$10.11 \$10.12 \$10.21	STANDARD DETAILS - CONCRETE COLUMNS STANDARD DETAILS - CONCRETE WALLS STANDARD DETAILS - STEEL TABLES
11/01/2024 11/01/2024	S10.22 S10.23	STANDARD DETAILS - STEEL FRAMING STANDARD DETAILS - STEEL FRAMING
11/01/2024 11/01/2024 11/01/2024	\$10.24 \$10.31 \$10.32	STANDARD DETAILS - STEEL FRAMING STANDARD DETAILS - COMPOSITE FLOOR STANDARD DETAILS - COMPOSITE FLOOR
11/01/2024 11/01/2024 11/01/2024	\$10.41 \$10.51 \$13.01	STANDARD DETAILS - CMU STANDARD DETAILS - ELEVATOR 3D AXONOMETRIC VIEWS
11/01/2024 MECHANICAL	S13.02	3D AXONOMETRIC VIEWS
11/01/2024 11/01/2024	M2.01A M2.01B M2.01C	MECHANICAL FLOOR PLAN LEVEL 01 - AREA A MECHANICAL FLOOR PLAN LEVEL 01 - AREA B MECHANICAL FLOOR PLAN LEVEL 01 - AREA C
11/01/2024	M2.02A M2.02B M2.03A	MECHANICAL FLOOR PLAN LEVEL 02 - AREA A MECHANICAL FLOOR PLAN LEVEL 02 - AREA B MECHANICAL FLOOR PLAN LEVEL 03 - AREA A
11/01/2024 11/01/2024	M2.03B M2.04A	MECHANICAL FLOOR PLAN LEVEL 03 - AREA B MECHANICAL FLOOR PLAN LEVEL 04 - AREA A
11/01/2024 11/01/2024 11/01/2024	M2.04B M2.05A M2.05B	MECHANICAL FLOOR PLAN LEVEL 04 - AREA B MECHANICAL FLOOR PLAN LEVEL 05 - AREA A MECHANICAL FLOOR PLAN LEVEL 05 - AREA B
11/01/2024 11/01/2024	M3.1 M3.2	BUILDING CHILLED WATER PIPING SCHEMATIC BUILDING MECHANICAL SCHEMATIC
11/01/2024 11/01/2024 11/01/2024	M3.3 M3.4 M3.5	CUP MECHANICAL PIPING SCHEMATIC AHU AND OA FAN SCHEMATICS AHU CONTROL SCHEMATIC
11/01/2024 11/01/2024 11/01/2024	M3.6 M3.7 M5.1	MECHANICAL DETAILS MECHANICAL DETAILS MECHANICAL SCHEDULES
PLUMBING 11/01/2024	P2.00	PLUMBING FLOOR PLAN LEVEL 00 - OVERALL
11/01/2024	P2.00A P2.00B P2.00C	PLUMBING FLOOR PLAN LEVEL 00 - AREA A PLUMBING FLOOR PLAN LEVEL 00 - AREA B PLUMBING FLOOR PLAN LEVEL 00 - AREA C
11/01/2024 11/01/2024	P2.01A P2.01B	PLUMBING FLOOR PLAN LEVEL 01 - AREA A PLUMBING FLOOR PLAN LEVEL 01 - AREA B
	P2.01C P2.02A P2.02B	PLUMBING FLOOR PLAN LEVEL 01 - AREA C PLUMBING FLOOR PLAN LEVEL 02 - AREA A PLUMBING FLOOR PLAN LEVEL 02 - AREA B
11/01/2024	P2.02C P2.03A P2.03B	PLUMBING FLOOR PLAN LEVEL 02 - AREA C PLUMBING FLOOR PLAN LEVEL 03 - AREA A PLUMBING FLOOR PLAN LEVEL 03 - AREA B
11/01/2024 11/01/2024	P2.04A P2.04B	PLUMBING FLOOR PLAN LEVEL 04 - AREA A PLUMBING FLOOR PLAN LEVEL 04 - AREA B
	P2.05A P2.05B P2.06B	PLUMBING FLOOR PLAN LEVEL 05 - AREA A PLUMBING FLOOR PLAN LEVEL 05 - AREA B PLUMBING FLOOR PLAN ROOF - AREA B
11/01/2024 11/01/2024	P3.01 P3.02	PLUMBING ENLARGED VIEWS PLUMBING ENLARGED VIEWS
11/01/2024 ELECTRICAL 11/01/2024	P5.01 E0.01	PLUMBING SCHEDULES ELECTRICAL RISER DIAGRAM
11/01/2024 11/01/2024	E0.02 E0.03	ELECTRICAL ONE-LINE DIAGRAM ELECTRICAL PANEL SCHEDULES
11/01/2024 11/01/2024 11/01/2024	E0.04 E0.05 E0.06	ELECTRICAL PANEL SCHEDULES ELECTRICAL PANEL SCHEDULES LIGHTING FIXTURE SCHEDULES
11/01/2024 11/01/2024	E2.01A E2.01B	POWER FLOOR PLAN LEVEL 01 - AREA A POWER FLOOR PLAN LEVEL 01 - AREA B
11/01/2024 11/01/2024 11/01/2024	E2.01C E2.02A E2.02B	POWER FLOOR PLAN LEVEL 01 - AREA C POWER FLOOR PLAN LEVEL 02 - AREA A POWER FLOOR PLAN LEVEL 02 - AREA B
11/01/2024	E2.03A	POWER FLOOR PLAN LEVEL 03 - AREA A

SUE DATE	ET NUMBER	
ารรเ	SHEET	SHEET NAME
11/01/2024	E2.04A	POWER FLOOR PLAN LEVEL 04 - AREA A
11/01/2024	E2.04B	POWER FLOOR PLAN LEVEL 04 - AREA B
11/01/2024	E2.05A	POWER FLOOR PLANTEVEL OF AREA R
11/01/2024	E2.05B EL.01A	POWER FLOOR PLAN LEVEL 05 - AREA B LIGHTING FLOOR PLAN LEVEL 01 - AREA A
11/01/2024	EL.01B	LIGHTING FLOOR PLAN LEVEL 01 - AREA B
11/01/2024	EL.01C	LIGHTING FLOOR PLAN LEVEL 01 - AREA C
11/01/2024	EL.02A EL.02B	LIGHTING FLOOR PLAN LEVEL 02 - AREA A LIGHTING FLOOR PLAN LEVEL 02 - AREA B
11/01/2024	EL.03A	LIGHTING FLOOR PLAN LEVEL 03 - AREA A
11/01/2024	EL.03B	LIGHTING FLOOR PLAN LEVEL 03 - AREA B
11/01/2024	EL.04A	LIGHTING FLOOR PLAN LEVEL 04 - AREA A
11/01/2024	EL.04B EL.05A	LIGHTING FLOOR PLAN LEVEL 04 - AREA B LIGHTING FLOOR PLAN LEVEL 05 - AREA A
11/01/2024	EL.05A EL.05B	LIGHTING FLOOR PLAN LEVEL 05 - AREA A LIGHTING FLOOR PLAN LEVEL 05 - AREA B
11/01/2024	EMP.01B	ELECTRICAL MECHANICAL POWER FLOOR PLAN LEVEL 01 - AREA E
11/01/2024	EMP.01C	ELECTRICAL MECHANICAL POWER FLOOR PLAN LEVEL 01 - AREA C
11/01/2024	EMP.2.01A	ELECTRICAL MECHANICAL POWER FLOOR PLAN LEVEL 03 - AREA
11/01/2024	EMP.02A EMP.02B	ELECTRICAL MECHANICAL POWER FLOOR PLAN LEVEL 02 - AREA A ELECTRICAL MECHANICAL POWER FLOOR PLAN LEVEL 02 - AREA E
11/01/2024	EMP.03A	ELECTRICAL MECHANICAL POWER FLOOR PLAN LEVEL 03 - AREA
11/01/2024		ELECTRICAL MECHANICAL POWER FLOOR PLAN LEVEL 03 - AREA E
11/01/2024	EMP.04A	ELECTRICAL MECHANICAL POWER FLOOR PLAN LEVEL 04 - AREA
11/01/2024	EMP.04B EMP.05A	ELECTRICAL MECHANICAL POWER FLOOR PLAN LEVEL 04 - AREA E ELECTRICAL MECHANICAL POWER FLOOR PLAN LEVEL 05 - AREA A
11/01/2024	EMP.05B	ELECTRICAL MECHANICAL POWER FLOOR PLAN LEVEL 05 - AREA E
11/01/2024	MEP0.01	SYMBOLS AND LEGEND
11/01/2024 FECHNOLOG	MEP2.00	MEP SITE PLAN - OVERALL
11/01/2024	T0.01	TECHNOLOGY LEGEND
11/01/2024	T0.31	TECHNOLOGY SITE PLAN
11/01/2024	T2.01A	TECHNOLOGY FLOOR LEVEL 1 AREA A
11/01/2024	T2.01B T2.01C	TECHNOLOGY FLOOR LEVEL 1 AREA B TECHNOLOGY FLOOR LEVEL 1 AREA C
11/01/2024	T2.01C	TECHNOLOGY FLOOR LEVEL 2 AREA A
11/01/2024	T2.02B	TECHNOLOGY FLOOR LEVEL 2 AREA B
11/01/2024	T2.03A	TECHNOLOGY FLOOR LEVEL 3 AREA A
11/01/2024	T2.03B T2.04A	TECHNOLOGY FLOOR LEVEL 3 AREA B TECHNOLOGY FLOOR LEVEL 4 AREA A
11/01/2024	T2.04A	TECHNOLOGY FLOOR LEVEL 4 AREA B
11/01/2024	T2.05A	TECHNOLOGY FLOOR LEVEL 5 AREA A
11/01/2024	T2.05B	TECHNOLOGY FLOOR LEVEL 5 AREA B
11/01/2024	T2.41A T2.41B	TECHNOLOGY CEILING LEVEL 1 AREA A TECHNOLOGY CEILING LEVEL 1 AREA B
11/01/2024	T2.41B	TECHNOLOGY CEILING LEVEL 1 AREA C
11/01/2024	T2.42A	TECHNOLOGY CEILING LEVEL 2 AREA A
11/01/2024	T2.42B	TECHNOLOGY CEILING LEVEL 2 AREA B
11/01/2024	T2.43A T2.43B	TECHNOLOGY CEILING LEVEL 3 AREA A TECHNOLOGY CEILING LEVEL 3 AREA B
11/01/2024	T2.43B	TECHNOLOGY CEILING LEVEL 3 AREA B
11/01/2024	T2.44B	TECHNOLOGY CEILING LEVEL 4 AREA B
11/01/2024	T2.45A	TECHNOLOGY CEILING LEVEL 5 AREA A
11/01/2024	T2.45B T4.01	TECHNOLOGY CEILING LEVEL 5 AREA B IDF 165
11/01/2024	T4.01	MDF 110
11/01/2024		IDF 201
11/01/2024	T4.04	IDF 286
11/01/2024	T4.05 T4.06	IDF 306 IDF 457
11/01/2024	T4.06	AV/COMM ROOM 157
11/01/2024	TA5.01	AUDIO VISUAL DETAILS
11/01/2024	TN5.01	TELECOM TYPICAL DETAILS
11/01/2024	TN5.02 TY5.01	TELECOM TYPICAL DETAILS ACCESS CONTROL
11/01/2024	TY5.01	ACCESS CONTROL
11/01/2024	TY5.03	CCTV
FOOD SERV		OFNEDAL CONDITIONS FOR ALL PROPERTY.
11/01/2024	K000 K100	GENERAL CONDITIONS FOR ALL TRADES AND DESIGN TEAM FOOD SERVICE EQUIPMENT PLAN & SCHEDULE
11/01/2024	K100	FOOD SERVICE EQUIPMENT PLAN & SCHEDULE FOOD SERVICE EQUIPMENT PLUMBING PLAN
1 1/0 1/2027		







ARCHITECTURE ENGINEERING INTERIOR DESIGN
LANDSCAPE ARCHITECTURE PLANNING
469-899-5100 Office

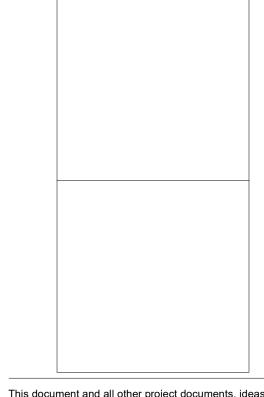
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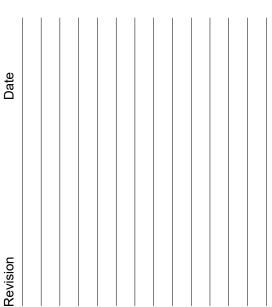
ARCHITECT: CRAIG ALAN DRONE TX ARCH. REG. NO 16771



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PFLUGERVILLE CITY HALL -DOWNTOWN EAST

PFLUGERVILLE, TX 78



Date	05/03/2024	06/07/2024	1/01/2024						
Submittal	50% SCHEMATIC DESIGN 0	100% SCHEMATIC DESIGN 0	100% DESIGN DEVELOPMENT 11/01/2024						

Job Number
Checked By
Scale

SHEET LIST

G0.11

31433 Checker

Design Clarifications for GMP, i.e. GMP Design Addendum

The GMP is based off of 100% Design Development (DD) Plans and the items listed below, which serve as an addendum to the DD plan set and incorporated by the architect:

#	s an addendum to the DD plan set and incorporated by the architect: Description				
	Plaster finish for mural on generator enclosure (13/A0.31)				
1	, ,				
2	Trash and generator enclosure need interior lights (A0.31)				
3	\$50,000 sculpture allowance				
4	Some gravel ballast hatch is missing on sheet A2.05A per cover requirements for HRA waterproofing				
5	Protection for underfloor insulation at elevated deck as required south of gridline E below Level 1				
6	Coping at the top of stone walls at council chambers parapet to be stone (A2.02A)				
7	Trash enclosure enlarged by 5' and man door added (A0.31)				
8	Slab modifications for hra waterproofing slope to drain on levels 2, 3 and 5				
9	Interior Planter depth under Stair 2 - Slab depression required - 24" deep depression (A7.02)				
10	Alarm intrusion system and zoning				
11	Acoustic gyp will be needed over seating area in Council Chambers where acoustic wood system is not located (A2.41A)				
12	All sprinkler heads to be concealed heads in all finished ceiling spaces				
	Standardization of interior glazing at T4 & T2 & conference rooms (glazing elevations /				
13	A6.22)				
14	Reduce wood ceilings in the council chambers (A2.41A)				
15	Glass at all punched windows in lieu of Louvers at level 1 (All elevations / A3.01)				
16	High span curtain wall at main entries				
17	Utilizing PVC for Storm Below Grade				
18	Utilizing NO HUB cast iron for above grade storm in lieu of service weight cast iron				
19	Removing UV lights at the AHUS & utilizing galvanized steel coil casings in lieu of Stainless Steel coil casings				
20	Alternate Light fixtures to match target budget (E0.06)				
21	Partitions under counters in café				
22	Additional fall protection at level 2 terrace (A2.02A at East & West ends)				
23	Removed windows on west side of EOC (West Elevation / A3.01)				
24	L0 removal of fencing & added landscaping, cameras, & lighting (L1.00)				
25	Structural updates - South elevation EOS reduced & steel posts added (S3.02A & B and S3.03A & B)				
26	Roof concrete curbs changed to steel on posts with integrated tie backs for roof drainage				
27	Technology updates with active equipment				
28	Removed column at center of diagonal braces at D.5/7 all floors				
29	AESS categories of steel added at Vestibule columns & interior cafe columns				
30	Dais radius was tightened (A2.01A)				
31	Roof drain layouts adjusted on levels 2, 3, 5 and upper roof				
31	noor drain tayouts adjusted on tevets 2, 3, 3 and upper 1001				

32	In grade light at cafe removed (EL.01C)			
33	Added 400 sf of acoustic felt tile - BOD is Acoufelt or Unikavaev			
34	Fluted columns in Council Chambers			
35	Surface mounted lights shown in EOC			
36	Motorized shades at open offices			
37	Perimeter pocket for shades and diffusers at L4 (11/A9.21)			
38	Irrigation to utilize building domestic water pump			
39	VMU for exterior façade			
40	Canopy sprinklers at L1 to be dry-pipe system			