

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
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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)

- 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	Custom Sign at Lobby Feature Wall	\$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	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
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

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

VOLUME 1 PFLUGERVILLE CITY HALL - DOWNTOWN EAST PFLUGERVILLE, TX 78660



ARCHITECTURE ENGINEERING INTERIOR DESIGN
LANDSCAPE ARCHITECTURE PLANNING
469-899-5100 Office
LPADesignStudios.com
1801 North Lamar Street, Suite 150
Dallas, Texas 75202

INTERIM REVIEW ONLY
DOCUMENT INCOMPLETE NOT
INTENDED FOR PERMITTING,
BIDDING, OR CONSTRUCTION
ARCHITECT: CRAIG ALAN DRONE
TX ARCH. REG. NO 16771



PROJECT NUMBER
31433

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.

Signed by: <i>Emily Barron</i> Emily Barron, Assistant City Manager AUTHORIZED REPRESENTATIVE CITY OF PFLUGERVILLE	3/5/2025 DATE	Developed by: <i>Karin Crawford</i> Karin Crawford AUTHORIZED REPRESENTATIVE GRIFFIN SWINERTON DEVELOPER	3/4/2025 DATE
Signed by: <i>[Signature]</i> AUTHORIZED REPRESENTATIVE LPA, INC. ARCHITECT	3/5/2025 DATE	Signed by: <i>[Signature]</i> AUTHORIZED REPRESENTATIVE SWINERTON BUILDERS CONTRACTOR	3/5/2025 DATE

REVIEW / APPROVAL

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



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PFLUGERVILLE CITY HALL -
DOWNTOWN EAST

PFLUGERVILLE, TX 78660

Developed for
GRIFFIN SWINERTON

SHEET INDEX - VOLUME 1 table with columns: ISSUE DATE, SHEET NUMBER, SHEET NAME. Includes sections for GENERAL, CIVIL, LANDSCAPE, ARCHITECTURE, and INTERIOR ELEVATIONS.

SHEET INDEX - VOLUME 1 table with columns: ISSUE DATE, SHEET NUMBER, SHEET NAME. Lists interior elevations from A5.18 to A5.17.

Revision table with columns: Date, Revision, Description. Includes dates from 05/03/2024 to 11/01/2024 and descriptions like '50% SCHEMATIC DESIGN' and '100% DESIGN DEVELOPMENT'.

Job information table with fields: Job Number (31433), Checked By (Checker), Scale.



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VOLUME 2

PFLUGERVILLE CITY HALL -

DOWNTOWN EAST

PFLUGERVILLE, TX 78660



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Signed by: Emily Barton Emily Barton, Assistant City Manager AUTHORIZED REPRESENTATIVE CITY OF PFLUGERVILLE	3/5/2025 DATE	Signed by: Kevin Crawford Kevin Crawford AUTHORIZED REPRESENTATIVE GRIFFIN SWINERTON DEVELOPER	3/4/2025 DATE
Signed by: [Signature] TEST OF RECORD JOHN AUTHORISED REPRESENTATIVE LPA, INC. ARCHITECT	3/5/2025 DATE	Signed by: [Signature] TEST OF RECORD JOHN AUTHORISED REPRESENTATIVE SWINERTON BUILDERS CONTRACTOR	3/5/2025 DATE

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