

EXHIBIT E

Developer's GMP Conditions and Assumptions

Pflugerville Downtown East – PARKING STRUCTURE

October 3, 2025

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1. General Qualifications

This overall Total Project Costs Guaranteed Maximum Price (GMP) determined by the PSA Exhibit C Schedule of Values and this Exhibit E defines the guaranteed total project cost and associated scope of the Parking Structure Component (Project). This 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 via line-item adjustments without changing the overall Total Project GMP amount (except for Developer's Fixed Overhead and Developer's Fixed Fee, which are fixed amounts that do not change, i.e. are not subject to internal line-item adjustments). This GMP is based off of 100% Design Development drawings and the Building Permit 1 Package (BP-1) submitted for review, and includes design evolution to final Construction Documents for the entire Project.

1. This Parking Structure GMP shall remain valid until 5 PM Central Time on 31 October 2025 unless it has been previously incorporated into the executed Purchase and Sale Agreement (PSA) for the Parking Structure.
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: *2025.07.25 Pflugerville Parking Structure – 100% DDs and 2025.08.18 Building Permit 1 Package*.
3. The parking structure, as designed and shown on drawing set *2025.07.25 Pflugerville Parking Structure – 100%DD and 2025.08.18 Building Permit 1 Package*, includes a "retail ready" ground floor where a portion of the ground floor may be converted to retail in the future. This GMP does not include retail-oriented infrastructure (e.g., grease interceptor), retail space construction, or retail space buildout of the "future retail space".
4. GMP is based on the insurance provisions included in the Ground Lease Exhibit E dated November 26, 2024 as amended in the First Amendment to Ground Lease dated April 22, 2025. Incorporation of comments from the City thereto may result in modifications to the GMP.
5. General Project Information:

a. Ground Tier	38,657	GSF
b. Second Tier	38,657	GSF
c. Third Tier	38,657	GSF
c. Fourth Tier	38,657	GSF
d. Fifth Tier	5,796	GSF
e. Total Project Area	160,424	GSF
6. Total Parking Stall Count = 466stalls

PARKING SCHEDULE - OVERALL								
TIER	STANDARD	COMPACT	ACCESSIBLE CAR	ACCESSIBLE VAN	EV	EV ADA	EV VAN ACCESSIBLE	TOTAL

GROUND TIER	78	0	1	2	6	0	1	88
SECOND TIER	110	0	3	0	0	0	0	113
THIRD TIER	120	0	2	0	0	0	0	122
FOURTH TIER	120	0	2	0	0	0	0	122
FIFTH TIER	21	0	0	0	0	0	0	21
	449	0	8	2	6	0	1	466

7. Rental of a tower crane is included.

Schedule Qualifications

8. The GMP includes a preliminary schedule for which the GMP is based on. 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 #9 below.
9. The GMP is based on a construction duration (including close out) of 15 months with an anticipated construction start of November 11, 2025
 - a. Substantial Completion prior to Weather Days: October 15, 2026 (i.e. when City operation may begin)
 - b. Substantial Completion after Weather Days: November 13, 2026 (i.e. when City operation may begin)
 - c. Final Completion: February 10, 2027 (i.e. final close out)
10. 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.
11. 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 Parking Structure PSA
3. Development impact fees
4. Sales & material incorporation taxes – Capital Exemption
5. M/WBE participation considerations
6. Full time site security guards / services
7. Third party commissioning agent
8. Air quality, noise, & seismic monitoring
9. Elevator Maintenance Agreement

2. Allowance Summary

The following allowances are currently included within the GMP.

#	Description	Amount
1	Exterior Enhancement Allowance	\$1,036,000
1a	<i>Exterior Façade Screens and Support Steel (approximately 10,870SF)</i>	Included
1b	<i>Limestone Enhancement at Entrances (approximately 1,065SF)</i>	Included
1c	<i>Metal Trim "Brow" at Entrance</i>	Included
2	Landscaping Allowance	\$300,000
2a	<i>Fencing at Play Park</i>	Included
2b	<i>Site Furnishings at Play Park</i>	Included
2c	<i>Landscaping at Play Park</i>	Included
2d	<i>Perimeter Groundcover</i>	Included
2e	<i>Groundcover within Disturbed Areas</i>	Included
	Total Value of Allowances	\$1,336,000

3. Trade-specific Qualifications

Division 3 – Concrete

1. Exposed concrete columns, walls, and underside of elevated decks assumed to be ACI Class B finish.

Division 7 – Thermal and Moisture

1. Traffic coating is assumed to be applied on concrete over rooms that are shown below, extending 2 feet in each direction past the walls below, and at pour strips at every level, placed between gridlines 4 & 5 and B & C, extending 2 feet from pour strip edge.

Division 9 - Finishes

1. HSS stair framing assumed to be galvanized and not painted, similar to the stairs and handrails.
2. Fourteen (14) pipe guards and seventy-eight (78) bollards were assumed.
3. Painting of exposed concrete members, CMU walls, and elevator lobbies are not included.

Division 10 – Specialties

1. The signage scope included code minimum per AHJ.
2. Exterior façade around both stair wells and along plan East and North of the structure above level 1 based on the FlexFacade product by Structurflex.

Division 12 - Furnishings

1. 11 wheel stops at ADA parking spaces and 6 wheel stops at electric vehicle charging stations included.
2. All parking equipment including pay stations, guidance systems, gate arms, and any other parking equipment are not included.

Division 23 – HVAC

1. One (1) unit heater for the Fire Protection Room was included.

Division 26 - Electrical

1. Electrical and lighting to be code minimum per AHJ.
2. Seven (7) Total EV Charging Stalls with a total of three (3) Dual Head EV Chargers and one (1) Single Head charger at ADA stall are included.
3. Provisions of infrastructure for twelve (12) EV “ready” charging stations are included for future install.
4. Backup generator not being a requirement per interpretation of International Building Code Sections 1009.2.1, 1104.4, and 1009.4
5. Lighting controls & FAA lighting not included

Division 27 - Communications

1. Two-way communication due to interpretation of Sections 1009.3.3 and 1009.4.2 of the International Building Code stating that areas of refuge are not required in open parking garages

Division 28 – Electronic Safety and Security

1. Fire alarm system to be code minimum per the AHJ
2. Manual Fire Alarm system and horn strobe not included due to the interpretation of International Building Code Section 907.2.10
3. No smoke detection included
4. Camera and Security Systems are not included

Division 31 - Earthwork

1. Cut and replace of building pad based on 6’ of cut and replacement with select fill at the future retail area and MEP rooms with 2’ of cut and replacement with select fill in all other location