



## **RFQ ADDENDUM No.3**

**REQUEST FOR QUALIFICATIONS (RFQ)  
FOR  
Construction Manager at Risk Services for the  
New Dripping Springs Community Library**

**RFQ - 2025-002**

**Issued Date: October 31, 2025  
Due Date: November 25, 2025 at 4:00 PM**

**REQUEST FOR QUALIFICATIONS (RFQ)  
FOR  
Construction Manager at Risk Services for the  
New Dripping Springs Community Library**

**RFQ - 2025-002**

**RFQ Addendum No.3  
November 20, 2025**

The following information is issued to change, clarify, supplement or further explain the above referenced RFQ. This information shall supersede and take precedence over the information contained in the RFQ in the event of a conflict.

**ITEM #01:** The Pre-Response Conference Agenda for RFQ – 2025-002 is attached to this addendum.

**ITEM #02:** The Rendering Reviewed during the 11.19.25 Re-Response Conference is attached to this addendum.

**ITEM #03:** Section 2.2 of the RFQ will be modified as follows:

2.2 **PROJECT PLANNING SCHEDULE:** Anticipated Key Project planning schedule milestones are:  
*Schedule modifications indicated in **BOLD**.*

- CMAR Solicitation
  - Owner issues Request For Qualifications October 31, 2025
  - Deadline for Submission of Questions November 12, 2025
  - **Owner issues Addendum #01** **November 14, 2025**
  - **Owner issues Addendum #02** **November 18, 2025**
  - **Pre-Submittal Conference (Attendance is not Mandatory)** **November 19, 2025**
  - **Owner issues Addendum #03** **November 20, 2025**
  - Owner receives Request For Qualifications November 25, 2025
  - Owner issues Request For Proposals (to short-listed firms) December 19, 2025
  - Deadline for Submission of Questions January 8, 2026
  - Owner to Respond to RFP Questions January 15, 2026
  - Owner receives Proposals January 22, 2026
  - Owner interviews Respondents (if applicable) February 11-17, 2026
  - Owner recommends CMAR to DSCL Board March 25, 2026
  - Owner and selected CMAR enter contract negotiations April 2026
  - Contract sent to CMAR for signature April 2026
  - Contract signed by Owner April 2026
- Pre-Construction
  - Schematic Design Complete
  - Design Development Complete
  - Construction Documents May 2026-March 2027
  - **Negotiate GMP-1 (with Site Permit)** **June 2026**
  - **GMP-1 Award and Construction Notice to Proceed** **July 2026**
  - **Negotiate GMP-2 (with 50% CD's)** **October 2026**
  - **GMP-2 Award and Construction Notice to Proceed** **November 2026**
  - Building Permit Review Process January-March, 2027
  - Negotiate Final GMP March 2027
  - Final GMP Award and Construction Notice to Proceed April 2027
  - Construction July 2026-July 2028
  - Move In September 2028

**ITEM #04:** Below is Attendee List for the 11.19.25 Re-Response Conference.

## RFQ – 2025-002

### Construction Manager at Risk (CMaR) Services for the New Dripping Springs Community Library Pre-Response Conference, November 19,2025

Name	Organization	Email	Joined Meeting
Cami Alling	SpawGlass Contractors	Cami.Alling@SpawGlass.com	11/19/25, 1:25:07 PM
Courtney Wisdom	H.J. Russell & Company	CWisdom@hjrussell.com	11/19/25, 1:25:40 PM
Jennifer Finch	JE Dunn Construction	Jennifer.Finch@jedunn.com	11/19/25, 1:26:08 PM
Taylor Heinz	CORE Construction	taylorheinz@coreltd.com	11/19/25, 1:27:14 PM
Tyler Emanuel	Muckleroy & Falls	temanuel@muckleroyfalls.com	11/19/25, 1:27:16 PM
Phil Emanuel	JE Dunn Construction	Phil.Emanuel@jedunn.com	11/19/25, 1:28:17 PM
Parminder Dod	EllisDon-Lott	pdod@ellisdon.com	11/19/25, 1:28:27 PM
Grace Peterman	Turner Construction	gpeterman@tcco.com	11/19/25, 1:28:35 PM
Avery Collins	Hoar Construction	acollins@hoar.com	11/19/25, 1:29:35 PM
Nichole Kotsur	CORE Construction	nicholekotsur@coreconstruction.com	11/19/25, 1:29:43 PM
Karima Baqdounes Jones	Turner Construction	kbjones@tcco.com	11/19/25, 1:29:55 PM
Alexandria Hall	Byrne Construction Services	ahall@tsbyrne.com	11/19/25, 1:30:06 PM
Jason Moore	Byrne Construction Services	jmoore@tsbyrne.com	11/19/25, 1:30:47 PM
Marisa Williams	Swinerton Builders	MarWilliams@swinerton.com	11/19/25, 1:30:50 PM
Brian Choate	H.J. Russell & Company	bchoate@hjrussell.com	11/19/25, 1:31:03 PM
Courtney Kuehner	Swinerton Builders	Courtney.Kuehner@swinerton.com	11/19/25, 1:31:31 PM
Justin E. Brodnax	Hoar Construction	jbrodnax@hoar.com	11/19/25, 1:31:48 PM
+12563123525			11/19/25, 1:32:10 PM
George Zakar	Hoar Construction	gzakar@hoar.com	11/19/25, 1:33:08 PM
Brandon Whipple	CORE Construction	brandonwhipple@coreconstruction.com	11/19/25, 1:37:43 PM
Brad Taylor	CORE Construction	bradtaylor@coreconstruction.com	11/19/25, 1:42:50 PM
Amelia Harlow-Leggett	Turner Construction	aharlow@tcco.com	11/19/25, 1:43:13 PM
Jeff Eubank	SpawGlass Contractors	Jeff.Eubank@SpawGlass.com	11/19/25, 1:48:32 PM
Susan Byrd	SpawGlass Contractors	Susan.Byrd@SpawGlass.com	11/19/25, 1:57:45 PM
Jennifer Shell	JMT	Jshell@jmt.com	11/19/25, 1:27:44 PM
Gabriel Martinez	JMT	GMartinez2@jmt.com	11/19/25, 1:25:16 PM
Mindy Laird	DSCL	mindy.laird@dscl.org	11/19/25, 1:25:39 PM
Tammy Mierow	DSCL	tammy@dscl.org	11/19/25, 1:26:22 PM
Bob Richardson	DSCL		11/19/25, 1:26:32 PM
Michael H Lloyd	PGAL	mlloyd@pgal.com	11/19/25, 1:29:31 PM
Charlotte Vanderhoof	PGAL	CVanderhoof@pgal.com	11/19/25, 1:25:24 PM

## **Pre-Response Conference**

### **Request for Qualifications for Construction Manager at Risk Services for the New Dripping Springs Community Library**

**RFQ - 2025-002**

**November 19, 2025, 1:30pm**

**Teleconference**

#### **1. Introduction**

- a. Dripping Springs Community Library (DSCL) Personnel
  - Mindy Laird, DSCL Executive Director
  - Bob Richardson, DSCL Board of Trustees Vice-President
  - Tammy Mierow, DSCL Assistant Director
- b. Owner's Representative: JMT
  - Jennifer Shell, Principal in Charge
  - Gabe Martinez, Project Manager
- c. Architect: PGAL
  - Michael Lloyd, Principal in Charge
  - Charlotte Vanderhoof, Architect

#### **2. Procurement Information**

- a. This RFQ is the first step in a two-step process for selecting a Construction Manager for the Project as provided by Chapter 2269 of the Texas Government Code. The RFQ provides the information necessary to prepare and submit Qualifications for evaluation, which will be scored and ranked by the Owner, based on the criteria set forth herein.
- b. In the second step of the process, the Request For Proposal, the highest scoring five or fewer respondents will be invited to submit additional information to the Owner, including fee proposals and general conditions prices ("Proposals"). The Owner will evaluate and then score the Proposals in the order that they provide the "best value" for the Owner based on the published selection criteria and on the ranking evaluations.
- c. In the second step of the process, the "most" qualified respondents may be requested to attend an interview with the Owner to confirm their Proposal and answer additional questions. The Owner will then evaluate and score the remaining "most" qualified respondents in order to identify the "best value" respondent to the Dripping Springs Community Library District.

#### **3. Key Dates & Criteria**

- a. Question Deadline: November 12, 2025
    - i. Additional questions can be entered in the Chat
  - b. Addendum No. 1: November 17, 2025
-

- c. Addendum No. 2: November 18, 2025
- d. Non-Mandatory Pre-Response Meeting: November 19, 2025
- e. Addendum No. 3 November 20, 2025
- f. Submittal Deadline: November 25, 2025, 4:00pm
  - i. Submittal non-responsive if missing:
    - Letter of Intent from a surety company – Section 3.2.2
    - Letter from the Construction Manager’s insurance company, stating the Construction Manager’s Workers Compensation Experience Modification Rate (EMR) – Section 3.6.6
    - Conflict of Interest Questionnaire – Section 3.7.12/Appendix D
    - Execution of Offer – Section 3.7.17/Appendix F
  - ii. Page limit: 40 pages
  - iii. Items not included in page count:
    - Sample cost estimate
    - Sample of monthly schedule report
    - Execution of Offer section (pp. 17-19 of the RFQ)
    - All requested forms on page 20 of the RFQ
  - iv. One (1) original, seven (7) bound hard copies (8 total) and a USB drive with a PDF electronic format of their Qualifications Packet
  - v. In-person: Mindy Laird, Executive Director, Dripping Springs Community Library, 501 Sportsplex Drive, Dripping Springs, Texas 78620
- g. Scoring Criteria

	Max Points
<b>CRITERION 1: Firm and Personnel Experience</b>	25
<b>CRITERION 2: Financial and Fiscal Responsibility</b>	15
<b>CRITERION 3: Experience on Representative CMAR Projects</b>	20
<b>CRITERION 4: Ability to Establish Budgets, Control Costs, and Meet Schedules</b>	15
<b>CRITERION 5: Project Execution</b>	5
<b>CRITERION 6: Safety Management</b>	5
<b>CRITERION 7: Execution of Offer</b>	5
<b>CRITERION 8: Adherence To RFQ Requirements</b>	10
<b>TOTAL</b>	<b>100</b>

4. Project Information

The library serves over 54,000 residents and provides the foundation of education and innovation for the community. The new library will be four times the size of the current facility. It will serve as a gathering space for our community with various meeting rooms and study spaces, an entire floor dedicated to children, a makerspace, as well as expansive outdoor spaces for events, a story walk, and a children’s play area.

The Dripping Springs Community Library is soliciting Qualifications for a construction manager at risk who is interested in the opportunity to provide pre-construction and construction services for the construction of the New Dripping Springs Community Library. Included in the scope of services is collaboration with the design team during the design phase, attendance at design coordination meetings and constructability reviews, value engineering participation, construction scheduling, cost estimating, and development of guaranteed maximum price (GMP) proposals.

- a. Site location: 225 Benny Lane, Dripping Springs, Texas 78620
- b. Project description: A construction budget of \$26,000,000 has been allocated for a new two-story approximately 37,000 square foot New Dripping Springs Community Library. The building construction consists of a new conventional steel super structure, slab on grade, 1” insulated Low-E curtainwall structure, cold-formed metal framing, weather-proofed / sheathing airspace cavity wall with stone and metal wall & roof panels. Site improvements are to include, but not entirely limited to, utility connections, drainage improvements, retaining walls, pedestrian plazas, landscape detention, surface parking, vehicle drives and pedestrian walkways. The project will be located on an approximately 5-acre tract directly adjacent to the existing Dripping Springs Community Library. As part of this project, the existing Library will need to remain 100% operational during the entire course of construction.

c. Schedule

Schematic Design	Complete
Design Development	Complete
Construction Documents	May 2026-March 2027
Negotiate GMP 1 (with Site Permit)	June 2026
GMP 1 Award and Construction Notice to Proceed	July 2026
Negotiate GMP 2 (with 50% CD’s)	October 2026
GMP 2 Award and Construction Notice to Proceed	November 2026
Building Permit Review Process	January 2027-March 2027
Negotiate Final GMP	March 2027
Final GMP Award and Construction Notice to Proceed	April 2027
Construction	July 2026-July 2028
Move In	September 2028

d. Permits

Site Permit Process	January 2026-June 2026
Building Permit Process	January 2027-March 2027

5. Questions and Answers provided in Addendum No 2.

6. Open to Questions – please type all questions into the chat

7. Adjourn

**Question-1**

Please provide the attachments referenced in Section 5 - Appendix A -F. Specifically the standard agreement with the insurance requirements.

**Response-1**

The RFQ Attachments (Appendixes A-F) are located on the primary advertisement location ([www.dscl.org](http://www.dscl.org)).

**Question-2**

Will this project have any sustainability goals? Any LEED requirements?

**Response-2**

The District does not intend to pursue LEED accreditation for this project. The current building design does not meet LEED standards; however, both the building and site may incorporate sustainable design goals.

**Question-3**

Will this project have any HUB/ UBE goals?

**Response-3**

The District does not have any specific HUB/DBE/MWBE goals for this project for design or construction.

**Question-4**

The current schedule indicates a GMP and site permit in June 2026, with construction starting in July 2026; however, the building permit is not shown as being received until March 2027.

**Response-4**

The District's goal is to start Site Construction Activities after the receipt of the Site Development Permit from the City, which is expected in the Summer of 2026. Once the CMAR and the District agree on the initial cost estimate, work associated with the 50% Construction Documents will commence alongside Site Construction Activities. The District's goal is to start Building (vertical) Construction Activities in March 2027, once the Building Permit from the City has been approved.

**Question-5**

Could you please clarify the intended construction start date, and provide an update on the current status and anticipated review time of the site permit?

**Response-5**

The District's goal is to start Site construction activities in the Summer of 2026, once the Site Development Permit from the City has been approved. The design team is currently working on the Site Development Permit. Based on initial discussions, the total review time frame is anticipated to be 6 to 8 months.

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**Question-6**

Construction is showing starting July 2026; however, construction documents & the building permit review process are showing completing in March 2027. Can you confirm the intent is to start construction activities on a Site Permit and perhaps a foundation permit & the final GMP will be off of the Building Permit?

**Response-6**

**The District's goal is to start Site Construction Activities after the receipt of the Site Development Permit from the City, which is expected in the Summer of 2026. Once the CMAR and the District agree on the initial cost estimate, work associated with the 50% Construction Documents will commence alongside Site Construction Activities. The District's goal is to start Building (vertical) Construction Activities in March 2027, once the Building Permit from the City has been approved.**

**Question-7**

Is the new library planning to target any LEED or high-performance building objectives?

**Response-7**

**The District does not intend to pursue LEED accreditation for this project. The current building design does not meet LEED standards; however, both the building and site may incorporate sustainable design goals.**

**Question-8**

Could you please confirm that the schedule included is the most current version? If there have been any updates or changes, please share those details so we can make sure we have the correct information for the RFP stage. Please provide anticipated NTP and the anticipated SC for construction.

**Response-8**

**The Project Planning Schedule included in the RFQ is the most current schedule. Any schedule modifications will be issued as an Addendum to the RFQ and be updated in the RFP process.**

**Question-9**

RFQ section 1.3 TYPE OF CONTRACT: The RFQ says that terms will be negotiated with DSCL. Is DSCL requesting any redlines of the Agreement as a response to the RFQ or will that be requested in the RFP portion? Can you please clarify.

**Response-9**

**Contract Terms and redlines to the Agreement are to be provided to the Owner as part of the RFP process. If contract terms cannot be agreed to with the 1st selected "best value" CMaR, DSCL will then start negotiations with the second ranked CMaR.**

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**Question-10**

You are requesting sample documentation across multiple sections, and many of these documents can be quite lengthy. We would like to provide Dripping Springs Community Library with complete sample documents; however, to stay within the 40-page limit, could we include these materials in an appendix? Would the Library consider excluding the appendix from the total page count?

**Response-10**

**The sample documentation should be included in an appendix. The appendix will not count towards the 40-page limit.**

**Question-11**

Is it possible for respondents to obtain a copy of the Add/Delete report for the AIA A133 contract?

**Response-11**

**All Agreement modifications will be available as part of the Contract Negotiations process.**

**Question-12**

Re: RFQ Criterion 3, section 3.3.1: Is it acceptable to extend the timeline from 5 years to 10 years for past experience most related to this project? We would like to demonstrate the municipal library work of members of this team in Central Texas, that is still very relevant to this RFQ.

**Response-12**

**It is acceptable to show past relevant experience up to 10 years, however older projects may not garner the same value in our RFQ review.**

**Question-13**

Regarding the General Conditions proposal in the RFP Step 2: is the intent to pay the General Conditions as a lump sum on a % complete basis, or to pay the General Conditions on a not-to-exceed cost reimbursable basis?

**Response-13**

**General Conditions shall be paid as a lump sum on a % complete basis.**

**Question-14**

On Criterion 7 (Execution of Offer) it seems we need to insert pages 17-19 of the RFQ into our submittal, will this count towards our page limit

**Response-14**

**Pages 17-19 should go with the Form in the appendix and will not be counted towards the page limit.**

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**Question-15**

Would you prefer the signed execution of offer (Appendix E) go into Criterion 7 after those pages we insert or keep it in Criterion 8

**Response-15**

**The signed execution of offer (Appendix E) should go into an Appendix.**

**Question-16**

Section 6.1.5 states that the rental rates for Construction Manager-owner equipment "shall not exceed eighty-five percent (85%) of the...rates included in Exhibit C....," but Section 7.5.2 states that the rental rates for Construction Manager-owner equipment "shall be...charged to the Project at the fixed rates set forth in Exhibit 'C' to this Agreement." We assume the intent of Section 6.1.5 is to establish a not-to-exceed cap based on a percentage of a benchmark price, such as the AED Green Book, rather than a cap on the negotiable rates in Exhibit C—is that correct?

**Response-16**

**Section 6.1.5 is intended to establish a not-to-exceed cap.**

**Question-17**

What specific limitations will apply, if any, to the authority of the Owner's rep?

**Response-17**

**The Owner's Representative is authorized to act on behalf of the Owner, except when performing certain activities. These activities include approving the Owner's written program or the Architect's design phase submissions; entering into, modifying, terminating, or amending contracts or legally binding agreements; authorizing change orders or construction change directives; rejecting, suspending, or stopping the Work; adjusting or settling insured losses; settling claims; or waiving rights.**

**Question-18**

For the compensation for Preconstruction Phase payments, are you open to a lump-sum arrangement or does the preconstruction phase payment need to be based on hourly rates?

**Response-18**

**The Pre-Construction Phase amount shall be determined based on a detailed hourly fee schedule and shall be invoiced based on % of work complete.**

**Question-19**

Are you planning to use BIM on this Project, and, if so, is there already a protocol in place as contemplated by § 1.8 of the A201?

**Response-19**

**REVIT is used on the project. Additional protocols will be included with the RFP.**

**Question-20**

Exhibit A requires Construction Manager to provide builder's risk insurance, but § 11.5 of the A201 is drafted as though Owner, not CM, is placing the coverage. We assume builder's risk is to be provided by Construction Manager, is that correct?

**Response-20**

**Yes, Builder's Risk Insurance is to be provided by Construction Manager.**

**Question-21**

Assuming Construction Manager is to provide builder's risk insurance—our coverage would be based on a Full Replacement Cost valuation and not "agreed value," is that acceptable?

**Response-21**

**Yes, Builder's Risk Insurance, provided by Construction Manager, should be for Full Replacement Cost valuation.**

**Question-22**

Per Section 2.3.2 of Exhibit A, are deductibles for all policies capped at \$25k?

**Response-22**

**Section 2.3.2 of A133 - Article 11.1.1, Exhibit A – Owner's Insurance Requirements of Contractor, caps all deductibles at \$25k without prior written approval of the Owner unless stated otherwise in A133 - Article 11.1.1, Exhibit A.**

**Question-23**

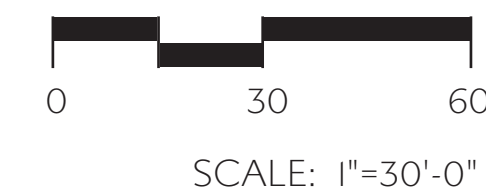
Section 2.7 of Exhibit A requires subcontractors to carry insurance coverage identical to that of Construction Manager. Many subcontractors may have difficulty providing excess liability at the limits required of Construction Manager, is there room to adjust the subcontractor limit requirements provided that Construction Manager's insurance will meet the necessary levels?

**Response-23**

**Section 2.7 of Exhibit A may be adjusted if the Construction Manager's insurance covers the difference with the subcontractors.**

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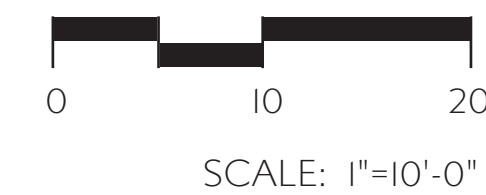
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# REVISED PLAN

Dripping Spring Library, Dripping Spring, Texas



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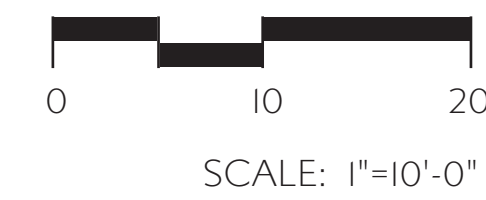
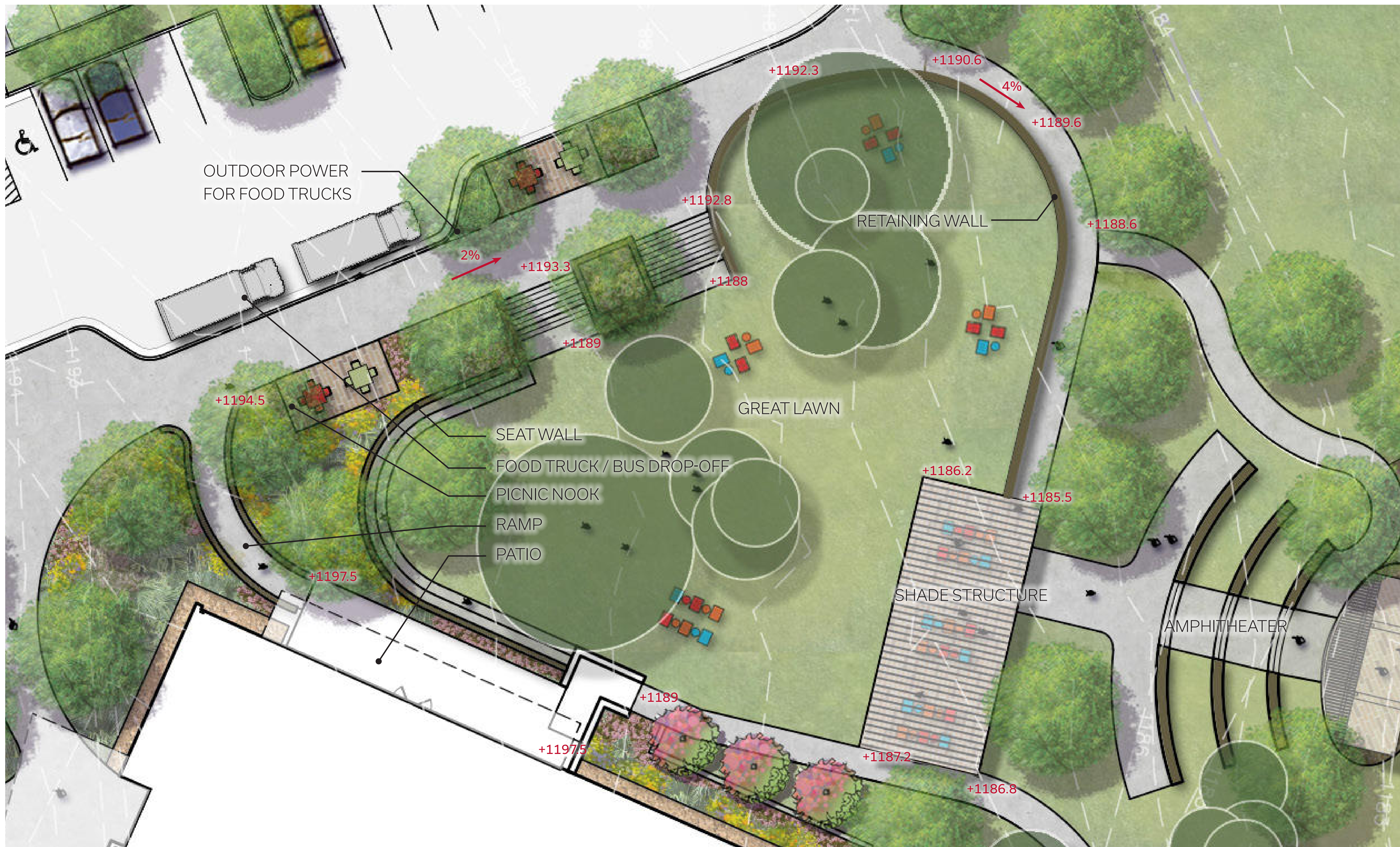
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# FRONT ENTRY

Dripping Spring Library, Dripping Spring, Texas



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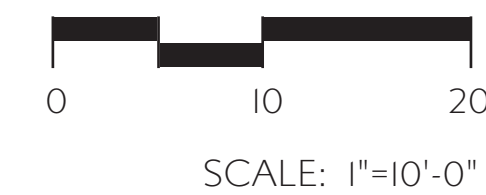
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# GREAT LAWN

Dripping Spring Library, Dripping Spring, Texas



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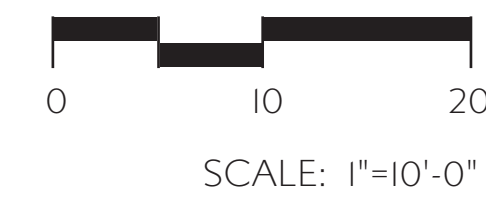
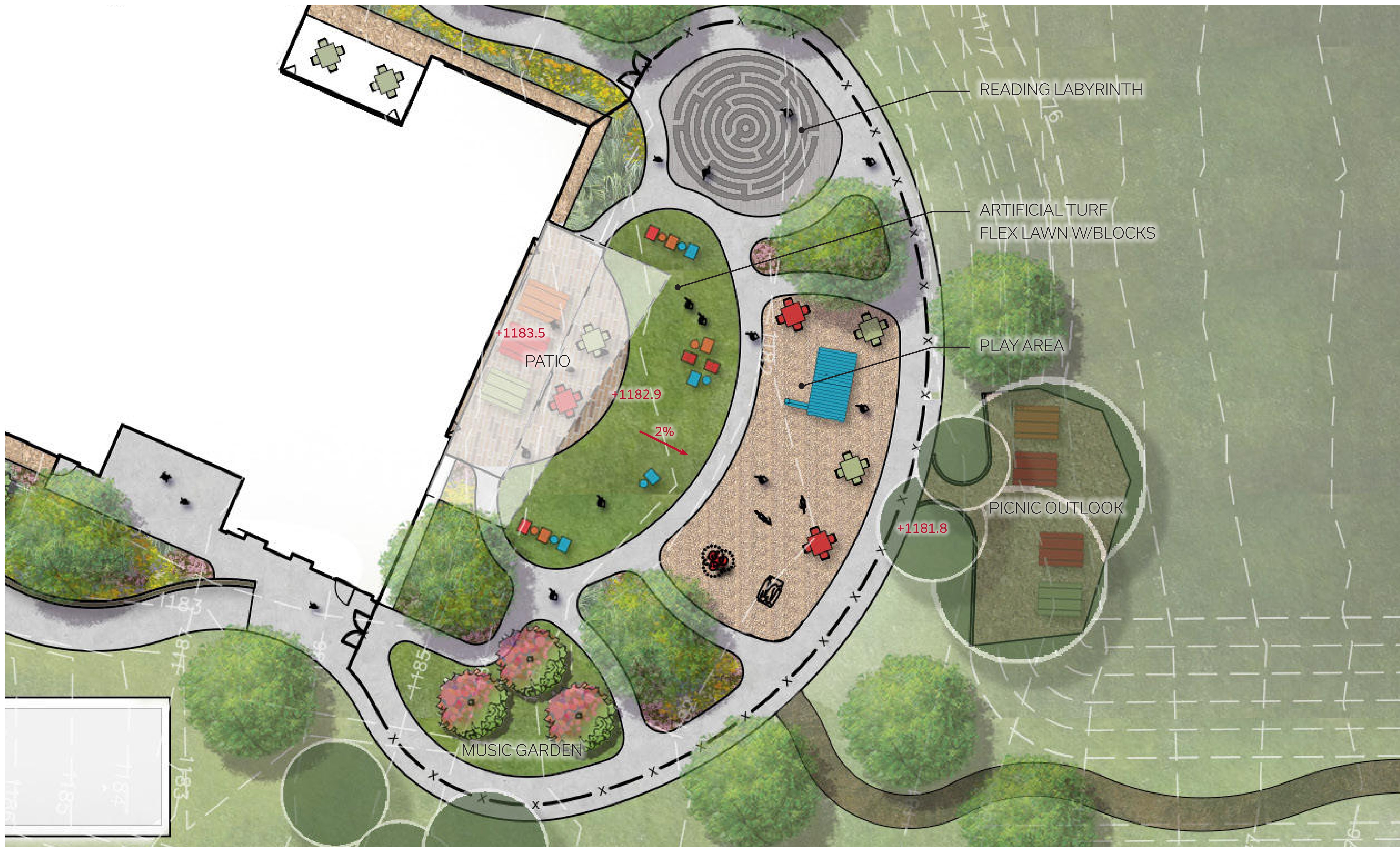
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# AMPHITHEATER

Dripping Spring Library, Dripping Spring, Texas



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SCALE: 1"=10'-0"

# CHILDREN'S GARDEN

Dripping Spring Library, Dripping Spring, Texas



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### KEYNOTE LEGEND

NOTE: KEYNOTE NUMBERING IS FOR ORGANIZATIONAL PURPOSES ONLY AND NOT INTENDED TO REFERENCE A SPECIFIC CSI DIVISION

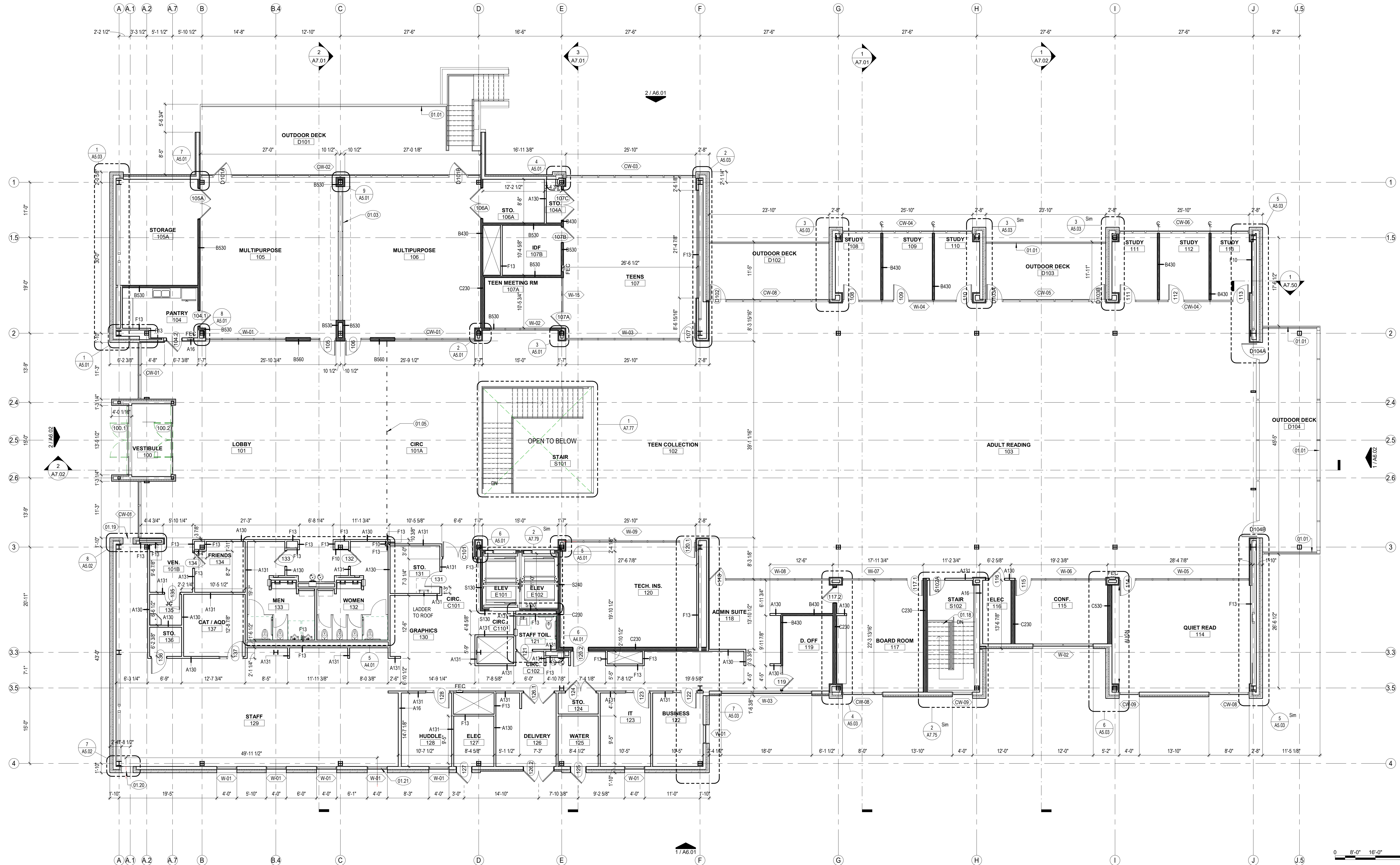
NUMBER	DESCRIPTION
01.01	SS RAILING SYSTEM
01.03	SKYFOLD VERTICALLY RETRACTING OPERABLE WALL SYSTEM
01.05	SECURITY ROLLING GRILLE
01.18	STAIR - METAL PAN STAIR
01.19	PEDESTRIAN BOOK-DROP
01.20	VEHICULAR BOOK-DROP
01.21	SERVICE WINDOW

### GENERAL PLAN NOTES

- ROOM AND DOOR REFERENCE NUMBERS ARE FOR CONSTRUCTION COORDINATION ONLY. CONTRACTOR SHALL COORDINATE WITH OWNER FOR FINAL ROOM & DOOR IDENTIFICATION.
- DO NOT SCALE DIMENSIONS FROM DRAWINGS. ANY UNKNOWN DIMENSION SHALL BE OBTAINED FROM DESIGN PROFESSIONALS VIA REQUEST FOR INFORMATION (RFI).
- ALL DIMENSIONS ARE TO FACE OF STUD. GRID LINES AND FACE OF MASONRY INFILL WALL U.N.O. ALL DIMENSIONS TO EXISTING WALLS ARE TO FACE OF WALL ASSEMBLY U.N.O.
- ALL 36" WIDE INTERIOR SWING DOORS SHALL BE LOCATED 2" FROM CENTER OF DOOR TO PERPENDICULAR SURFACE OF ADJACENT WALL AT DOOR JAMB U.N.O.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCY, INACCURACY OR CONFLICTING INFORMATION BEFORE EXECUTION OF WORK.
- REFER TO WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION.
- ALL SHIFTS PENETRATING SLAB SHALL BE RATED 2HR.
- CONTRACTOR SHALL FIELD COORDINATE LOCATION, SIZE AND TYPE OF BLOCKING FOR INSTALLATION OF SIGNAGE, PLUMBING FIXTURES, MILLWORK, ETC. ALL CONCEALED WOOD SHALL BE FIRE RETARDANT TREATED (F.R.T.).
- PROVIDE IN-WALL REINFORCEMENT FOR ALL WALL MOUNTED FURNITURE AND EQUIPMENT AS REQUIRED.

### PLAN GRAPHICS LEGEND

- INDICATES 1/4" PER FOOT SLOPE TO DRAIN AT ROOF
- INDICATES SCOPE OF WORK TO BE INCLUDED IN THIS PERMIT
- INDICATES SCOPE OF WORK TO BE INCLUDED IN FUTURE FIT OUT UNDER SEPARATE PERMIT



CLIENT



Dripping Springs Community Library  
501 Sportsplex Dr  
Dripping Springs, TX 78620  
T (512) 858 - 7825

ARCHITECT



PGAL, Inc.  
14135 Midway Rd.  
Suite G-200  
Addison, TX 75001  
T 972 871 2225  
www.pgal.com

CONSULTANT

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DRAWING HISTORY

No.	DATE	DESCRIPTION
02	02/20/2024	100% Design Development

KEY PLAN

PROJECT NAME  
DRIPPING SPRINGS COMMUNITY LIBRARY

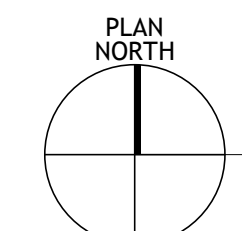
PROJECT LOCATION  
501 Sportsplex Dr.  
Dripping Springs, TX 78620

PROJECT NUMBER  
1004398

SHEET TITLE  
OVERALL GROUND LEVEL FLOOR PLAN

SHEET NUMBER

A2.11





### KEYNOTE LEGEND

NOTE: KEYNOTE NUMBERING IS FOR ORGANIZATIONAL PURPOSES ONLY AND NOT INTENDED TO REFERENCE A SPECIFIC CSI DIVISION

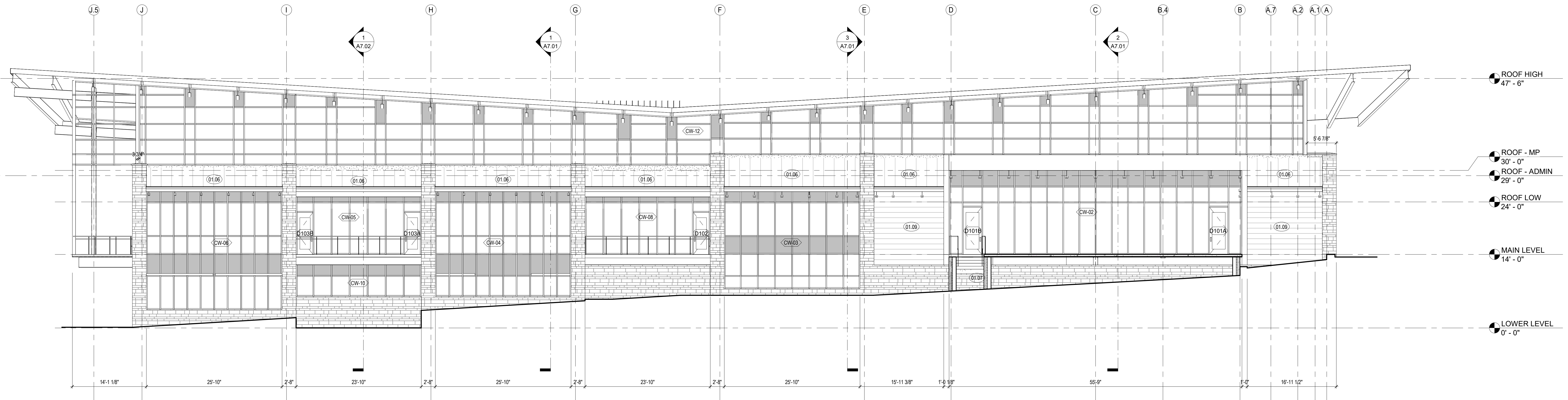
NUMBER	DESCRIPTION
01.06	ZINC STANDING SEAM METAL ROOFING SYSTEM
01.07	LIMESTONE VENEER
01.09	ZINC METAL WALL PANEL SYSTEM
01.15	ROOF GANCPY WITH METAL PANEL FACE & SOFFIT

### GENERAL PLAN NOTES

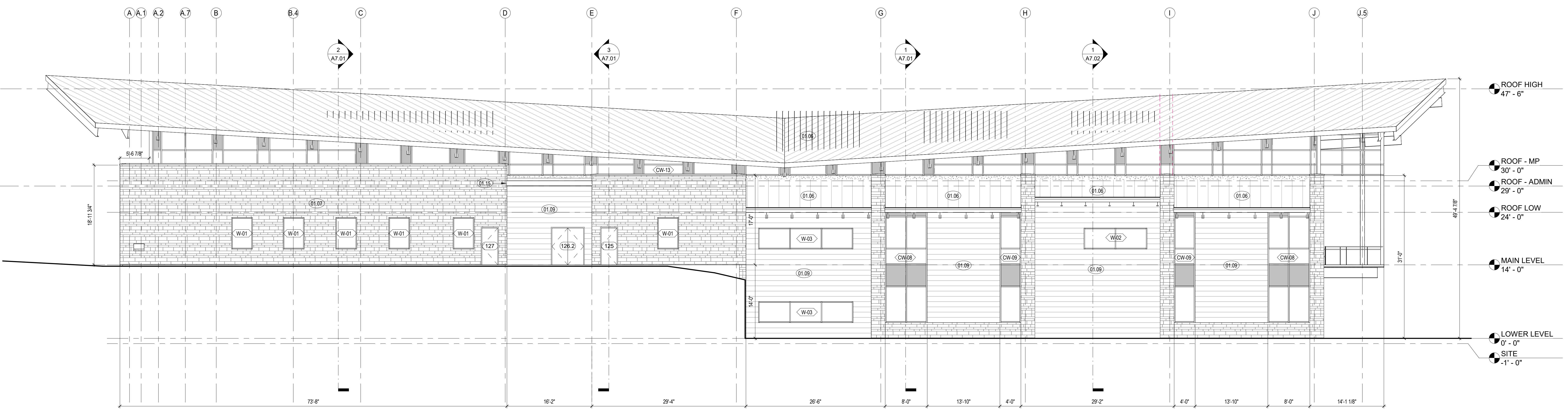
- ROOM AND DOOR REFERENCE NUMBERS ARE FOR CONSTRUCTION COORDINATION ONLY. CONTRACTOR SHALL COORDINATE WITH OWNER FOR FINAL ROOM & DOOR IDENTIFICATION.
- DO NOT SCALE DIMENSIONS FROM DRAWINGS. ANY UNKNOWN DIMENSION SHALL BE OBTAINED FROM DESIGN PROFESSIONALS VIA REQUEST FOR INFORMATION (RFI).
- ALL DIMENSIONS ARE TO FACE OF STUD. GRID LINES AND FACE OF MASONRY IN-FILL WALL U.N.O. ALL DIMENSIONS TO EXISTING WALLS ARE TO FACE OF WALL ASSEMBLY U.N.O.
- ALL 36" WIDE INTERIOR SWING DOORS SHALL BE LOCATED 2'-0" FROM CENTER OF DOOR TO PERPENDICULAR SURFACE OF ADJACENT WALL AT DOOR JAMB U.N.O.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCY, INACCURACY OR CONFLICTING INFORMATION BEFORE EXECUTION OF WORK.
- REFER TO WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION.
- ALL SHAFTS PENETRATING SLAB SHALL BE RATED 2HR.
- CONTRACTOR SHALL FIELD COORDINATE LOCATION, SIZE AND TYPE OF BLOCKING FOR INSTALLATION OF SIGNAGE, PLUMBING FIXTURES, MILLWORK, ETC. ALL CONCEALED WOOD SHALL BE FIRE RETARDANT TREATED (F.R.T.).
- PROVIDE IN-WALL REINFORCEMENT FOR ALL WALL MOUNTED FURNITURE AND EQUIPMENT AS REQUIRED.

### PLAN GRAPHICS LEGEND

- INDICATES 1/4" PER FOOT SLOPE TO DRAIN AT ROOF
- INDICATES SCOPE OF WORK TO BE INCLUDED IN THIS PERMIT
- INDICATES SCOPE OF WORK TO BE INCLUDED IN FUTURE FIT OUT UNDER SEPARATE PERMIT



NORTH ELEVATION 1/8" = 1'-0" 2



SOUTH ELEVATION 1/8" = 1'-0" 1

CLIENT



Dripping Springs Community Library  
501 Sportsplex Dr.  
Dripping Springs, TX  
78620  
T (512) 858 - 7825

ARCHITECT



PGAL, Inc.  
14135 Midway Rd.  
Suite G-200  
Addison, TX 75001  
T 972 871 2225  
www.pgal.com

CONSULTANT

REGISTRATION  
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INTERIM REVIEW  
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DRAWING HISTORY

NO.	DATE	DESCRIPTION
02	02/22/2024	100% Design Development

PROJECT NAME  
DRIPPING SPRINGS COMMUNITY LIBRARY

PROJECT LOCATION  
501 Sportsplex Dr.  
Dripping Springs, TX  
78620

PROJECT NUMBER  
1004398

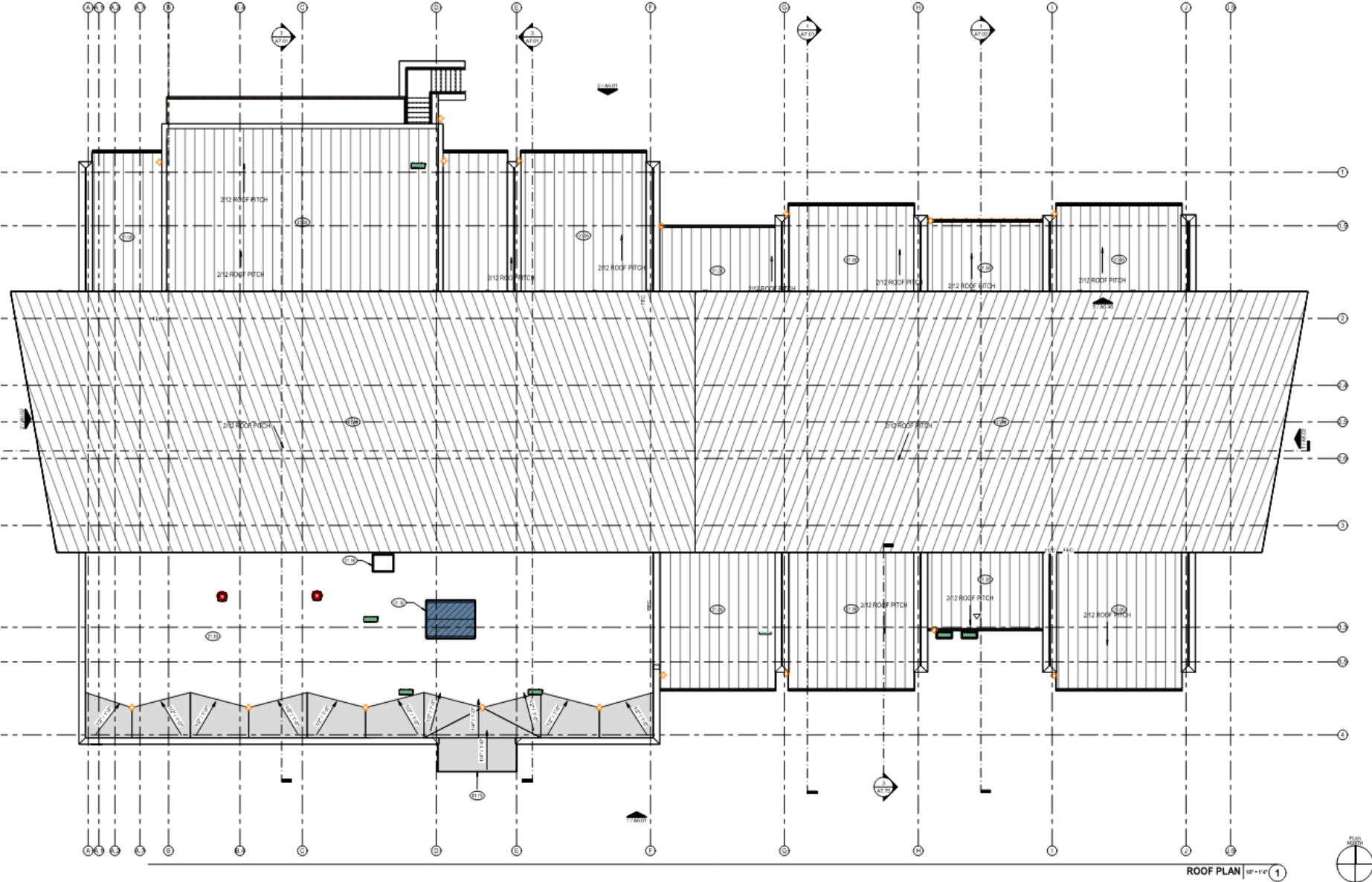
SHEET TITLE  
EXTERIOR BUILDING ELEVATIONS

SHEET NUMBER

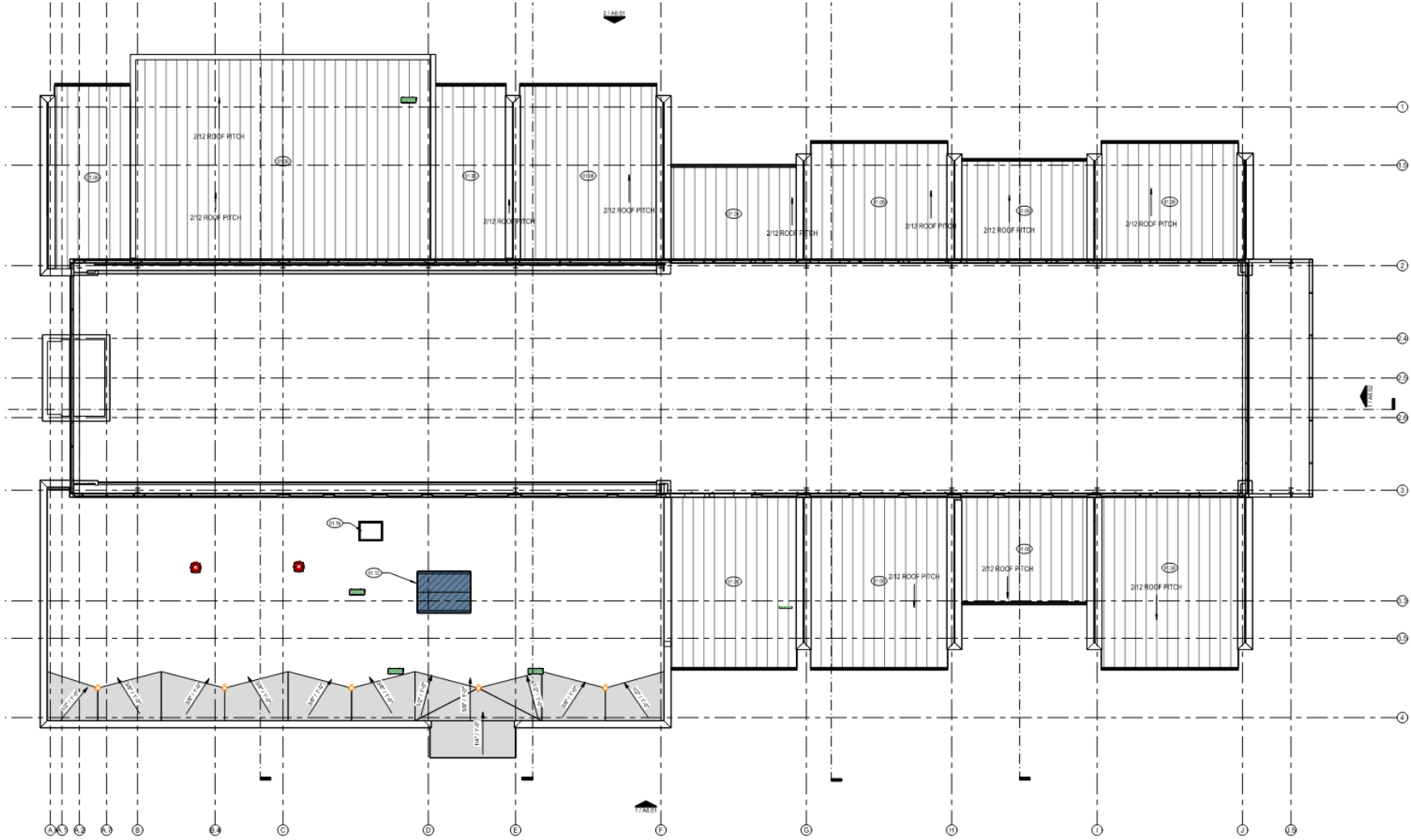
A6.01



# High Roof Plan



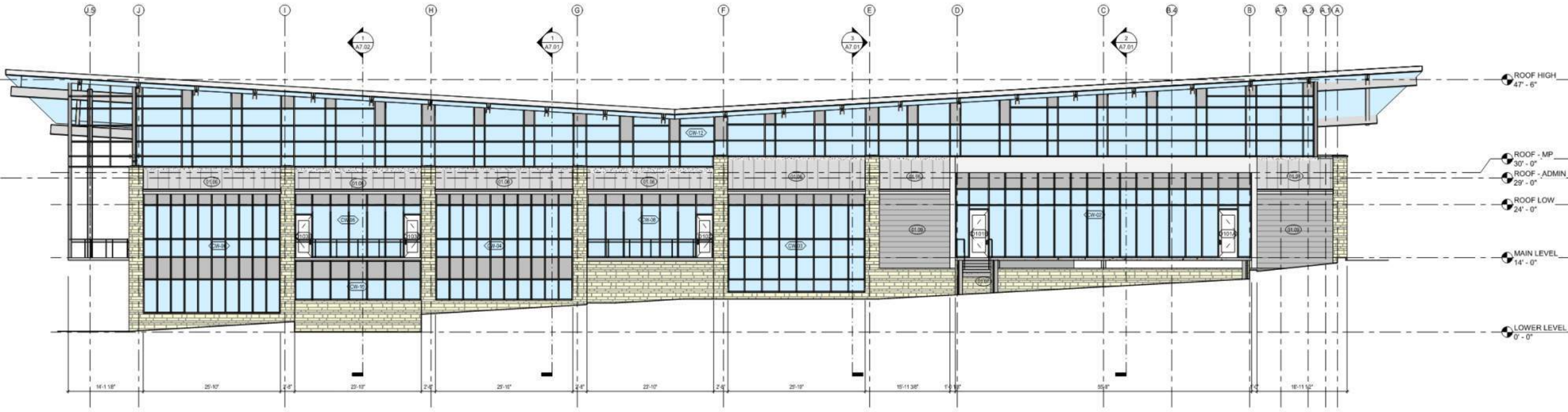
# Low Roof Plan



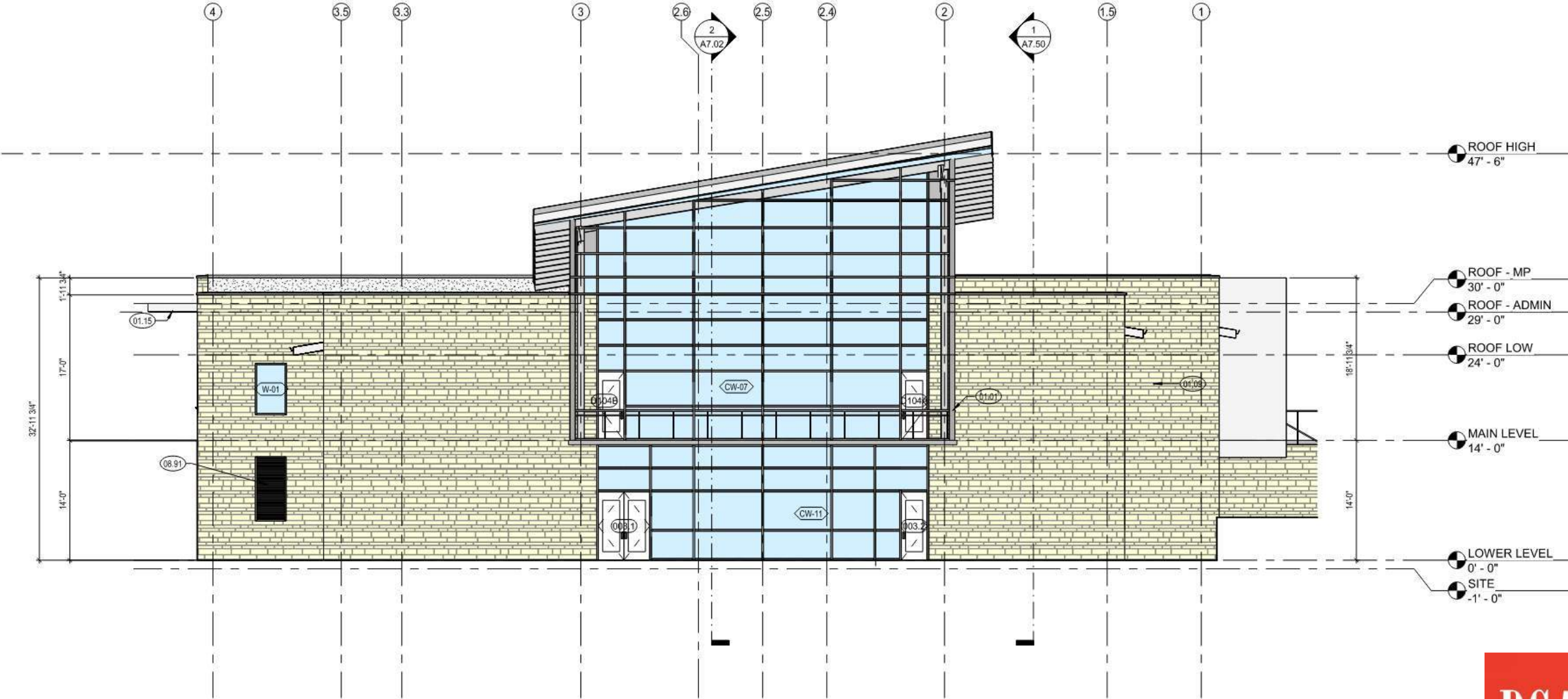
LOWER ROOF PLAN | 1/8" = 1'-0" | 1



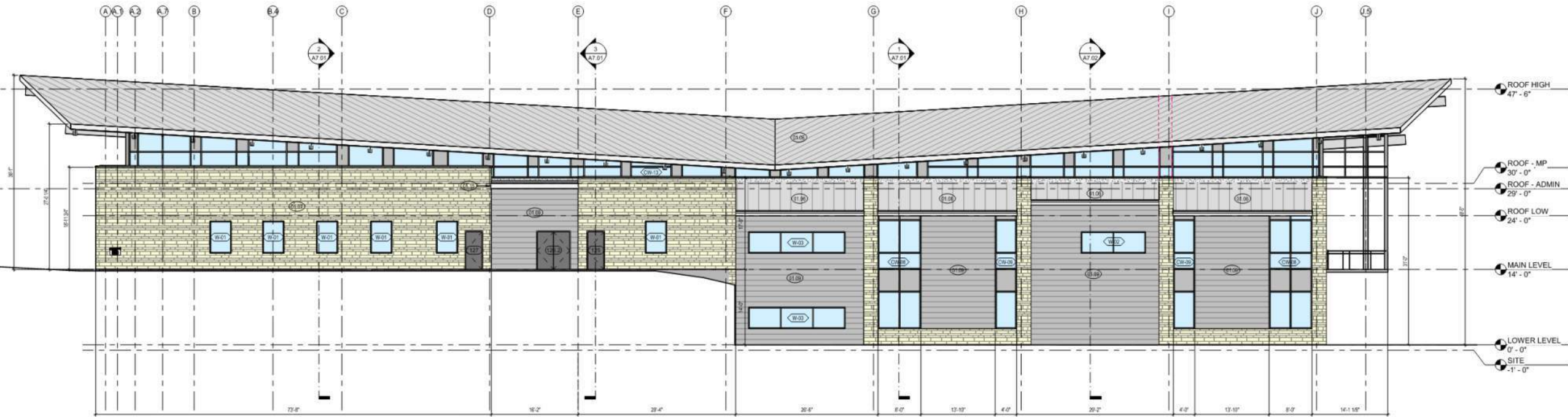
# North Elevation



# East Elevation



# South Elevation



# West Elevation

