



DRIPPING SPRINGS  
Texas

# TIRZ NO. 1 & NO. 2 BOARD REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Monday, March 20, 2023 at 4:00 PM

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## Agenda

### CALL TO ORDER AND ROLL CALL

#### Board Members

Dave Edwards, Chair  
Taline Manassian, Vice Chair  
James Alexander  
Missy Atwood  
Susan Kimball  
Walt Smith  
Craig Starcher  
Bob Richardson (Advisory Member)

#### Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer  
City Treasurer Shawn Cox  
Deputy City Secretary Cathy Gieselman  
TIRZ Project Manager Keenan Smith  
Transportation Consultant Leslie Pollack

### PRESENTATION OF CITIZENS

*A member of the public who desires to address the Board regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the Board's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers may not cede or pool time. Members of the public requiring assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Board. It is the request of the Board that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens for the City Secretary. By law no action may be taken during Presentation of Citizens.*

### MINUTES

- 1. Discuss and consider approval of the February 13, 2023, TIRZ No. 1 & No. 2 Board regular meeting minutes.**

## BUSINESS

- 2. Presentation and discussion regarding the Stephenson Building Revised Conceptual Design and Cost Estimates.** *Larry Irsik, Architexas.*
- 3. Discuss and consider possible action regarding the TIRZ Priority Projects Review Subcommittee report related to Project Status and Proposed New Priority Projects.**
- 4. Discuss and consider possible action regarding the TIRZ No. 1 & No. 2 Board Fiscal Year 2024 budget recommendation.**
- 5. Update and discussion regarding the Old Fitzhugh Road Project Engineer's Report, and Public and Stakeholder Engagement and Outreach.**

## EXECUTIVE SESSION

*The TIRZ No. 1 & No. 2 Board for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The TIRZ No. 1 & No. 2 Board for the City of Dripping Springs may act upon any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.*

## UPCOMING MEETINGS

### **TIRZ No. 1 & No. 2 Board**

April 10, 2023, at 4:00 p.m.

May 8, 2023, at 4:00 p.m.

June 12, 2023, at 4:00 p.m.

### **City Council Meetings**

March 21, 2023, at 6:00 p.m.

April 4, 2023, at 6:00 p.m.

April 18, 2023, at 6:00 p.m.

May 2, 2023, at 6:00 p.m.

## ADJOURN

## TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

*All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. This notice of meeting is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes. Annotated. In addition, the Board may consider a vote to excuse the absence of any Board Member for absence from this meeting.*

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on **March 17, 2023, at 1:00 p.m.***

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*City Secretary*

*This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.*



**TIRZ NO. 1 & NO. 2 BOARD**  
**REGULAR MEETING**  
**City of Dripping Springs**  
**Council Chambers, 511 Mercer St, Dripping Springs, TX**  
**Monday, February 13, 2023 at 4:00 PM**

## MINUTES

### CALL TO ORDER AND ROLL CALL

With a quorum of the Board present, Chair Edwards called the meeting to order at 4:00 p.m.

**Board Members present were:**

Dave Edwards, Chair  
Taline Manassian, Vice Chair (arrived @ 4:15 p.m.)  
James Alexander  
Missy Atwood  
Susan Kimball  
Walt Smith  
Craig Starcher  
Bob Richardson (Advisory Board Member)

**Staff, Consultants & Appointed/Elected Officials present were:**

City Administrator Michelle Fischer  
City Attorney Laura Mueller  
City Treasurer Shawn Cox  
City Secretary Andrea Cunningham  
Deputy City Secretary Cathy Gieselman  
TIRZ Project Manager Keenan Smith

### PRESENTATION OF CITIZENS

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No one spoke during Presentation of Citizens.

Board Member Atwood introduced Sara Rose, Capital Campaigner for the Library Project.

## MINUTES

- 1. Discuss and consider approval of the January 9, 2023, TIRZ No. 1 & No. 2 Board regular meeting minutes.**

A motion was made by Board Member Atwood to approve the January 9, 2023, TIRZ No. 1 & No. 2 Board regular meeting minutes. Board Member Alexander seconded the motion which carried unanimously 6 to 0.

Vice Chair Manassian arrived @ 4:15 p.m.

## BUSINESS

- 2. Update and discussion regarding the Old Fitzhugh Road Project related to Public and Stakeholder Engagement and Outreach.**

Keenan Smith presented the staff report which is on file.

No action was taken on this item.

- 3. Presentation and possible action regarding the TIRZ No. 1 & No. 2 Board Fiscal Year 2024 budget recommendations.**

Shawn Cox presented the staff report which is on file. Staff recommends consideration of creating a TIRZ Budget Subcommittee.

A motion was made by Commissioner Atwood to approve establishing a subcommittee to include Board Members Starcher and Smith. Board Member Kimball seconded the motion which carried unanimously 7 to 0.

- 4. Presentation and discussion regarding the Dripping Springs Community Library Project.**

Board Member Atwood presented project report which is on file.

No action was taken on this item.

## EXECUTIVE SESSION

*The TIRZ No. 1 & No. 2 Board for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The TIRZ No. 1 & No. 2 Board for the City of Drippings Springs may act upon any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.*

The Board did not meet in Executive Session.

**UPCOMING MEETINGS****TIRZ No. 1 & No. 2 Board Regular Meetings**

March 13, 2023, at 4:00 p.m. (*moved meeting to March 20, 2023, at 4:00 p.m. due to Spring Break*)

April 10, 2023, at 4:00 p.m.

May 8, 2023, at 4:00 p.m.

**City Council Meetings**

February 21, 2023, at 6:00 p.m.

March 7, 2023, at 6:00 p.m.

March 21, 2023, at 6:00 p.m.

April 18, 2023, at 6:00 p.m.

**ADJOURN**

A motion was made by Vice Chair Manassian to adjourn the meeting. Board Member Kimball seconded the motion which carried unanimously 7 to 0.

This regular meeting adjourned at 5:07 p.m.

# STEPHENSON HIGH SCHOOL

Dripping Springs, Texas



**City of Dripping Springs  
TIRZ Board / City Council  
March 21-22, 2023**

*Rehabilitation of the Historic Stephenson  
High School Building and Proposed Addition*

## CONCEPTUAL DESIGN SUMMARY



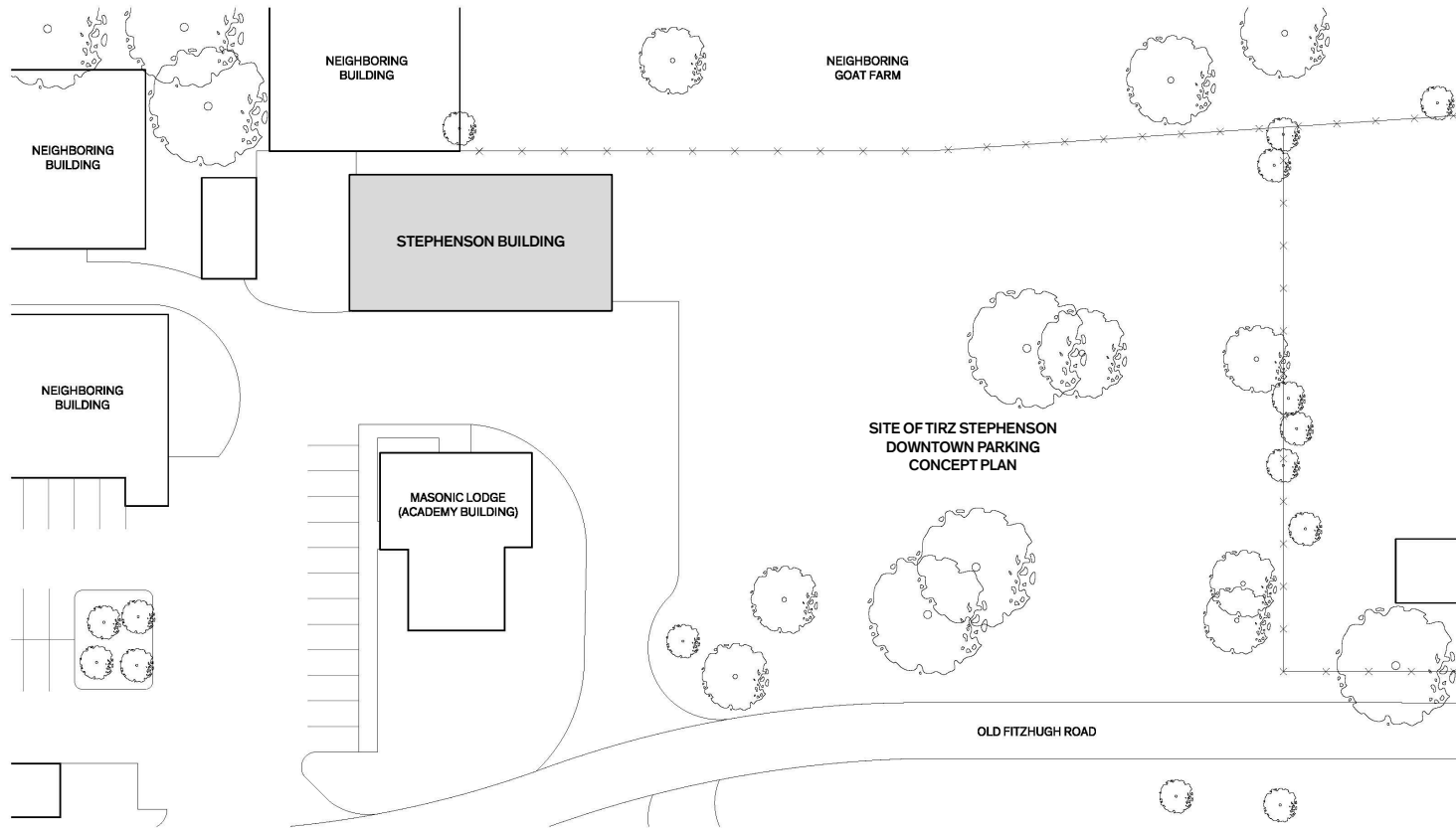
### Key Design Updates:

- Accessible stage and dressing room
- Private rear entry to dressing room
- Kitchen with serving window for multi-use space
- Flexible gallery/vestibule
- Addition of Parks & Community Services Department with phasing opportunities

### Massing Concepts:

- Addition with limestone façade to match existing with contemporary coursing, and clipped gable roof matching historic roof form
- Addition with corrugated metal siding and limestone base, and gable roof



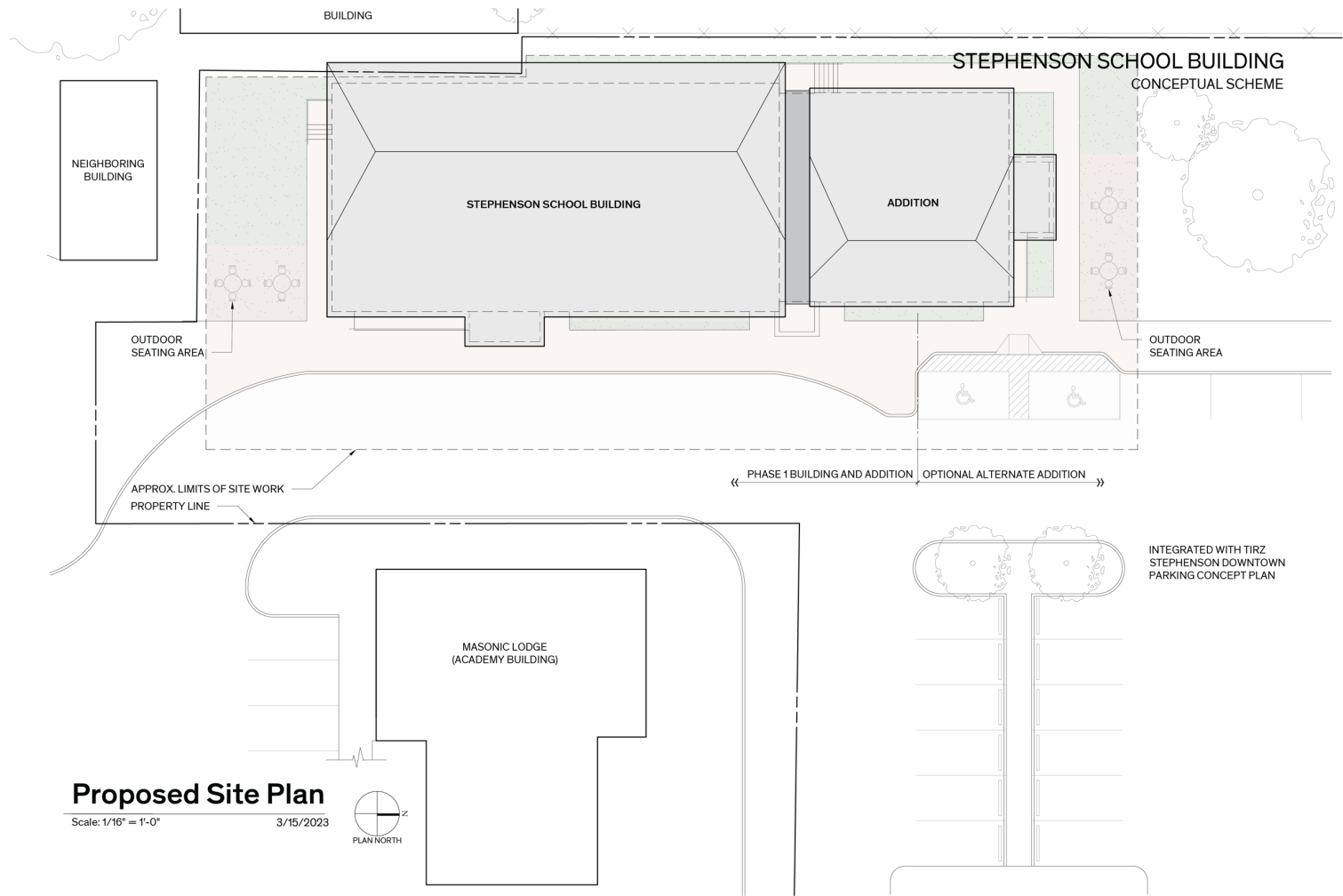


**Existing Site Plan**

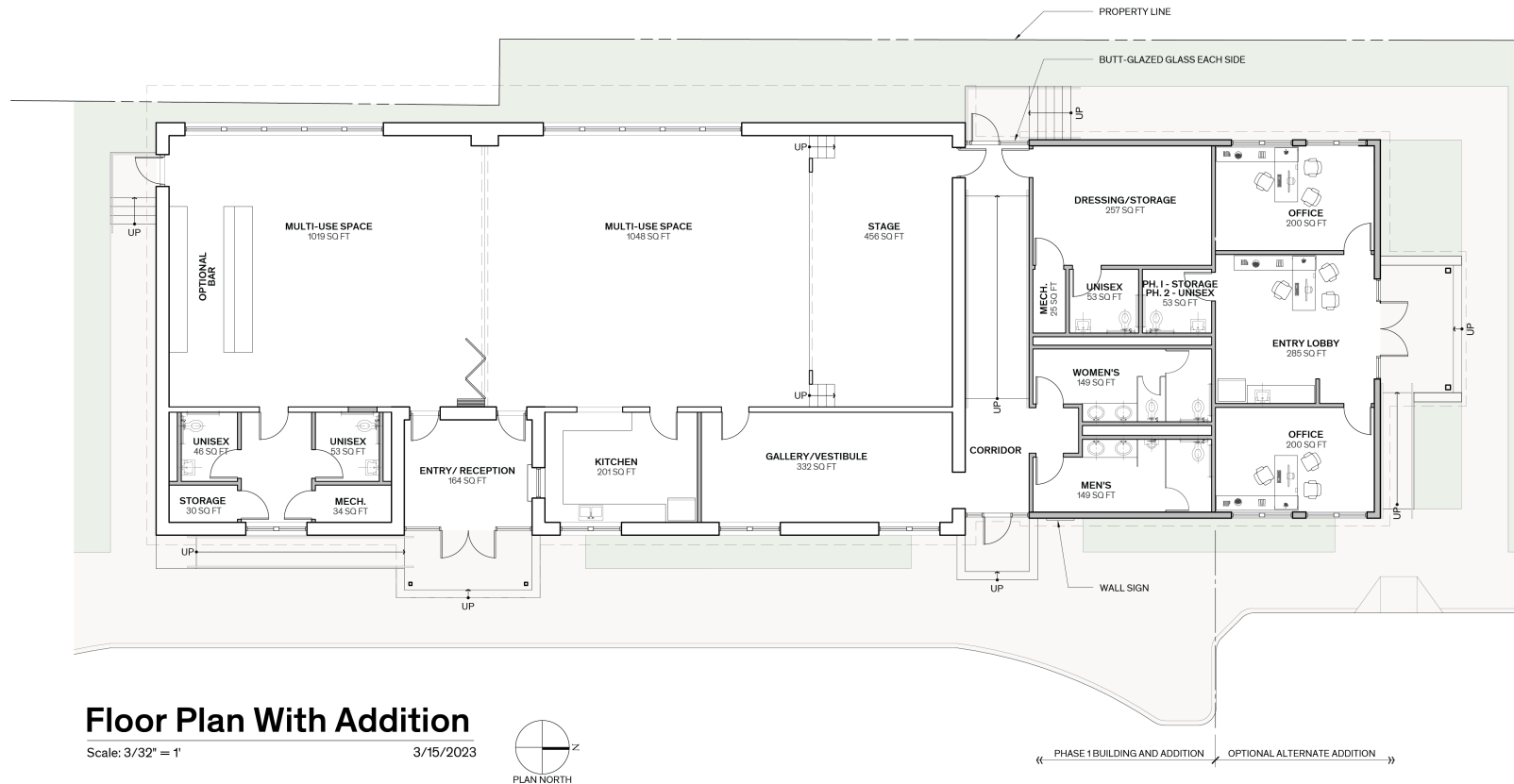
Scale: 1/32" = 1'-0"

04/01/2020





STEPHENSON SCHOOL BUILDING  
CONCEPTUAL SCHEME



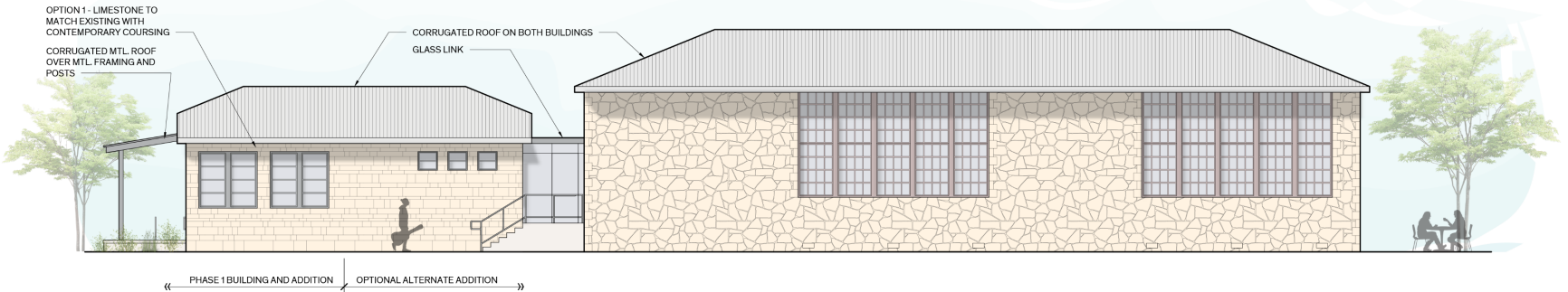
### Floor Plan With Addition

Scale: 3/32" = 1'

3/15/2023

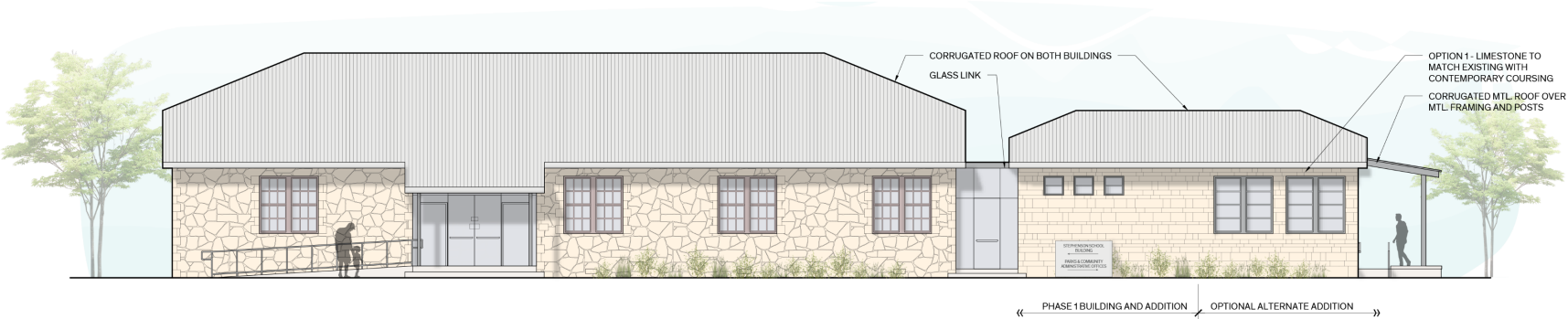


STEPHENSON SCHOOL BUILDING  
CONCEPTUAL SCHEME - OPTION 1



Option 1 - West Elevation

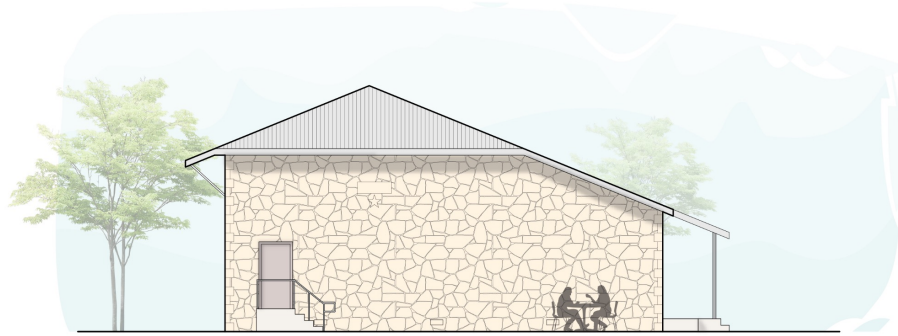
Scale: 3/32" = 1' 3/15/2023



Option 1 - East Elevation

Scale: 3/32" = 1' 3/15/2023

STEPHENSON SCHOOL BUILDING  
 CONCEPTUAL SCHEME - OPTION 1



**Option 1 - South Elevation**

Scale: 3/32" = 1'

3/15/2023

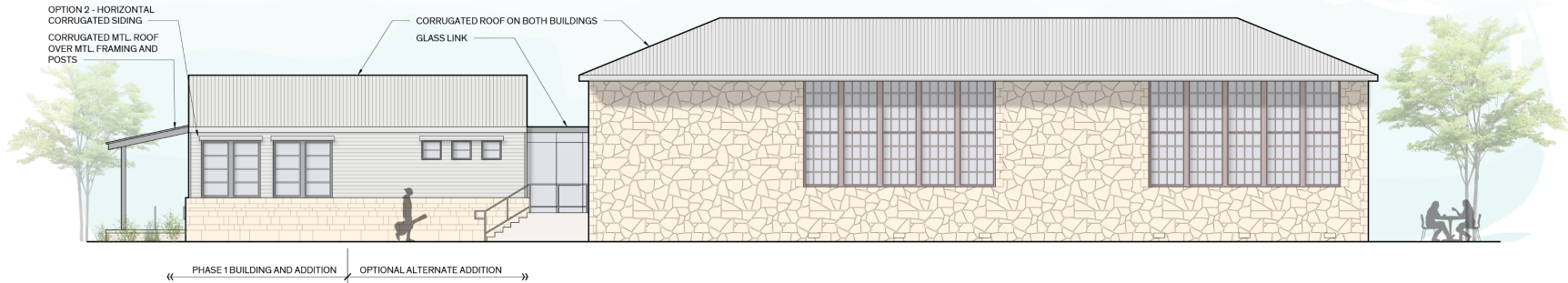


**Option 1 - North Elevation**

Scale: 3/32" = 1'

3/15/2023

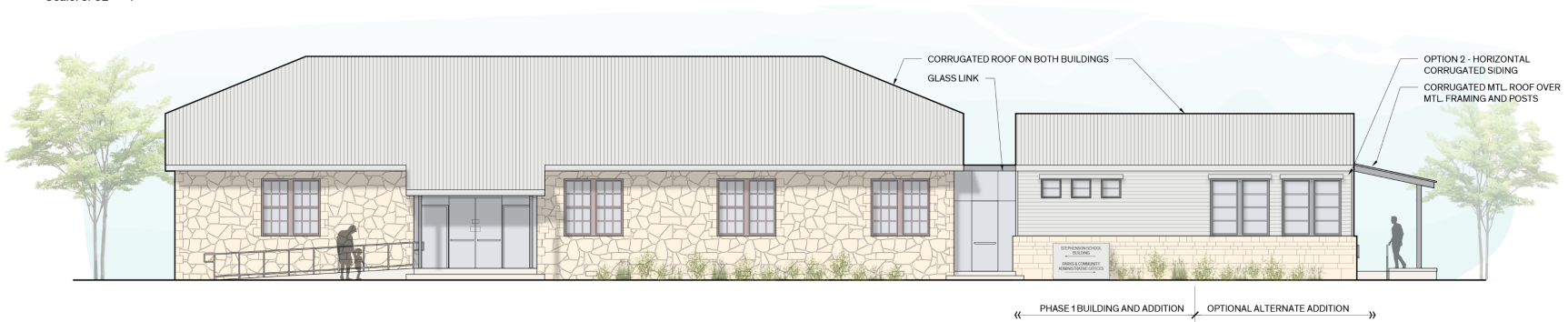
STEPHENSON SCHOOL BUILDING  
CONCEPTUAL SCHEME - OPTION 2



**Option 2 - West Elevation**

Scale: 3/32" = 1'

3/15/2023

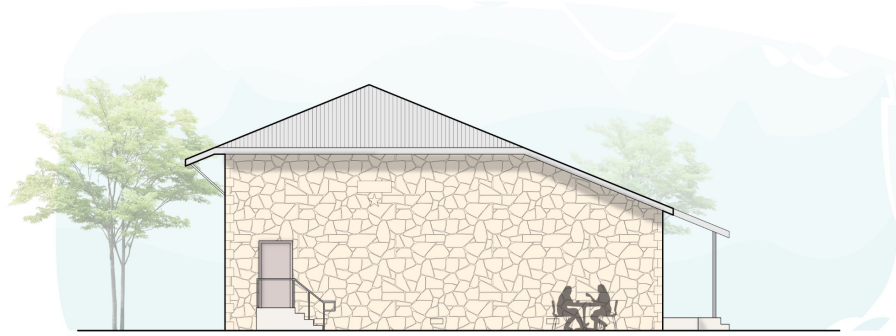


**Option 2 - East Elevation**

Scale: 3/32" = 1'

3/15/2023

STEPHENSON SCHOOL BUILDING  
CONCEPTUAL SCHEME - OPTION 2



**Option 2 - South Elevation**

Scale: 3/32" = 1'

3/15/2023



**Option 2 - North Elevation**

Scale: 3/32" = 1'

3/15/2023

Existing Limestone



Contemporary Limestone



Corrugated Siding



# MATERIALS



## CONCEPTUAL BUDGET



### PHASE 1: Existing Building and Phase 1 Addition

Estimated Conceptual Cost:

- Restore Existing Building
- Phase 1 Addition with Restrooms, Dressing Room, and Mechanical Space

\$2,598,186

### PHASE 2: Optional Alternate Addition

Estimated Conceptual Cost:

- Provide New Office Space for Parks and Community Services Department

\$504,682

**Estimated Total Project Cost for all Phases:**

**\$3,102,869**

# Conceptual Budget

## Stephenson School Building - Existing Building

NO.	ITEM	QUANTITY	UNIT	UNIT COST	SUBTOTAL	COST/SECT
<b>01000</b>	<b>GENERAL REQUIREMENTS (15% Total Construction Cost)</b>				152,057	152,057
	A. General Conditions					
	B. Labor Burden					
	C. General Liability Insurance					
	D. Builders Risk					
	E. Building Permit (owner)					
	F. 3rd Party Inspections (owner)					
	G. Lifts/Scaffolding					
	H. Dumpsters					
	I. Final Clean					
<b>01000</b>	<b>HAZARDOUS MATERIALS ABATEMENT</b>					60,000
	A. Asbestos abatement	1	Allow	25,000.00	25,000	
	B. Lead based paint abatement	1	Allow	25,000.00	25,000	
	C. Environmental consultant	1	Allow	5,000.00	5,000	
	D. State/regulatory fees	1	Allow	5,000.00	5,000	
<b>02000</b>	<b>SITE WORK</b>					107,500
	A. Interior Demolition & Hauling					
	1. Interior demo for MEP / A/V / security, & fire alarm systems installation	1	L.S.	4,500.00	4,500	
	2. Demo portion of interior wall for kitchen serving window	1	L.S.	1,500.00	1,500	
	B. Exterior Demolition & Hauling					
	1. Demo roof and damaged/deteriorated trim including gutter and downspout	1	L.S.	4,000.00	4,000	
	2. Demo concrete steps and landing at south elevation	1	L.S.	2,100.00	2,100	
	3. Demo concrete paving & landscaping areas	1	L.S.	2,100.00	2,100	
	4. Demo portions of north wall for addition	1	L.S.	1,800.00	1,800	
	C. Utilities					
	1. Misc. for utilities affected by site work	1	Allow	2,500.00	2,500	
	D. Earthwork & Grading					
	1. Modify exist. site drainage swales to direct water away from building & regrade at perimeter of building to slope away from foundation	1	L.S.	15,000.00	15,000	
	E. Paving					
	1. Sidewalk replacement & installation	2,300	S.F.	12.00	27,600	
	2. Curb installation at parking areas	200	L.F.	10.00	2,000	
	3. Curb ramps at sidewalk to ADA parking stall	1	Ea.	1,500.00	1,500	
	4. Pre-cast concrete splash blocks at downspouts	8	Ea.	50.00	400	
	F. Landscaping Allowance					
	1. Metal edging between compacted fill & sod	1	L.S.	7,500.00	7,500	
	2. Re-sod at removed sidewalk locations & restore where affected by site work	1	L.S.	7,500.00	7,500	
	3. Site landscaping	1	allow	25,000.00	25,000	
	G. Irrigation system					
	1. Provide irrigation control system	1	L.S.	2,500.00	2,500	
	H. Site furnishings					
	None					
	I. Sub-surface Piping					
	None					
<b>03000</b>	<b>CONCRETE</b>					12,500
	A. Structural Repairs and Modifications					
	None					
	B. Non-structural Fabrications					
	1. Construct concrete steps and landing at south elevation entrance	1	L.S.	7,500.00	7,500	
	2. Construct concrete steps, landing extension, and ramp at east elevation	1	L.S.	5,000.00	5,000	

# Conceptual Budget

## Stephenson School Building - Existing Building

NO.	ITEM	QUANTITY	UNIT	UNIT COST	SUBTOTAL	COST/SECT
<b>04000</b>	<b>MASONRY</b>					<b>25,905</b>
	A. General Exterior Restoration					
	1. Chemically cleaning stone masonry 100%	3,830	S.F.	5.00	19,150	
	2. Repoint stone masonry joints, assume 20% (Field verify)	1	L.S.	6,755.00	6,755	
	B. Structural repairs/modifications					
	None					
<b>05000</b>	<b>METALS</b>					<b>4,300</b>
	A. Structural Elements (i.e. decking, framing, columns)					
	1. Lintel at new opening to addition	1	allow	800.00	800	
	B. Non-structural Fabrications (stairways, ladders)					
	1. Exterior metal railings at ramp on east elevation and steps on south elevation	1	L.S.	3,500.00	3,500	
<b>06000</b>	<b>CARPENTRY</b>					<b>67,993</b>
	A. Rough Carpentry/Structural Repairs					
	1. 1/2" plywood sheathing at roof	4,700	S.F.	5.00	23,500	
	2. Misc. Repairs throughout	1	L.S.	13,810.00	13,810	
	3. New wd. stud interior partitions with 1/2" gyp.	68	L.F.	24.75	1,683	
	B. Finish Carpentry					
	1. Standing & running trim, including baseboard, window & door casings	1	L.S.	11,000.00	11,000	
	C. Casework					
	1. Kitchen cabinetry and countertops	1	L.S.	18,000.00	18,000	
<b>07000</b>	<b>THERMAL &amp; MOISTURE PROTECTION</b>					<b>126,496</b>
	A. Roofing & Flashing					
	1. Replace corrugated metal roof and flashings	4,700	S.F.	6.00	28,200	
	2. Water resistive barrier at roof	4,700	S.F.	2.00	9,400	
	B. Drainage System					
	1. Replace metal gutter liner, gutters, & downspouts (galvanized)	1	L.S.	5,500.00	5,500	
	C. Insulation, Caulking, Sealants					
	1. Acoustic insulation at new interior partitions	68	L.F.	7.25	493	
	2. Acoustic insulation between wooden roof structure in assembly space	2,550	S.F.	7.25	18,488	
	3. Thermal insulation, insulation at roof structure	4,700	S.F.	7.25	34,075	
	4. Thermal insulation at crawl space	3,840	S.F.	7.25	27,840	
	5. Sealants/Firestopping	1	L.S.	2,500.00	2,500	
<b>08000</b>	<b>DOOR &amp; WINDOWS</b>					<b>89,675</b>
	A. Exterior Doors					
	1. Reconstruct all exterior doors and restore frames	3	Ea.	1,500.00	4,500	
	2. Provide glass doors, transom, and sidelights at entry vestibule	1	L.S.	7,000.00	7,000	
	B. Interior Doors					
	1. Reconstruct wood doors for accordion partition	2	Ea.	1,000.00	2,000	
	2. Restore wood doors at accordion partition	7	Ea.	500.00	3,500	
	3. Replace all exist interior doors	3	Ea.	750.00	2,250	
	4. New doors at new partitions	5	Ea.	750.00	3,750	
	C. Exterior Windows		Ea.			
	1. Restore windows on East facade, assume interior & exterior painting	4	Ea.	3,000.00	12,000	
	2. Restore large windows on West elevation, assume interior & exterior painting	2	Ea.	18,000.00	36,000	
	3. Solar film on inside face of glass	1	L.S.	875.00	875	
	D. Hardware					
	1. Period style hardware on reconstructed exterior wd. Doors, including exiting hardware	1	L.S.	5,100.00	5,100	
	2. New door hardware at glass entry vestibule doors	1	L.S.	4,000.00	4,000	

# Conceptual Budget

## Stephenson School Building - Existing Building

NO.	ITEM	QUANTITY	UNIT	UNIT COST	SUBTOTAL	COST/SECT
	3. Restore hardware on accordion doors with period style hardware	1	L.S.	1,500.00	1,500	
	4. New door hardware at interior doors	1	L.S.	7,200.00	7,200	
<b>09000</b>	<b>FINISHES</b>					<b>109,960</b>
	A. Ceilings					
	1. Repair/Replace exist. damaged or missing wood lath	1	L.S.	9,250	9,250	
	2. Repair/Replace beadboard in recessed entry	1	L.S.	6,620	6,620	
	3. Suspended gyp board ceiling/furr down assemblies to conceal MEP at restrooms and addition	1	L.S.	4,750.00	4,750	
	B. Walls					
	1. Ceramic tile wainscot in all restrooms	180	S.F.	8.00	1,440	
	2. Repair/Restore flat 3 coat plaster and lath, including patching for MEP trenching	1	L.S.	7,500.00	7,500	
	3. Acoustic wall panels in assembly space	1	L.S.	7,500.00	7,500	
	C. Floors					
	1. Restore original wood flooring (assume 15% replacement)	1	L.S.	25,000.00	25,000	
	2. Ceramic tile flooring at restrooms	100	S.F.	8.00	800	
	D. Misc.					
	1. Restoration of stage wood beadboard proscenium and steps	200	S.F.	18.00	3,600	
	2. Install beadboard on stage wall framing	1	L.S.	3,500.00	3,500	
	E. General painting	1	L.S.	40,000.00	40,000	
<b>10000</b>	<b>SPECIALITIES</b>					<b>5,450</b>
	A. Toilet Accessories					
	1. Toilet accessories at unisex restrooms	1	L.S.	1,200.00	1,200	
	2. Fire extinguishers	1	L.S.	1,750.00	1,750	
	B. Building Directories & Signage					
	1. Interior signage (ADA)	1	L.S.	2,500.00	2,500	
<b>11000</b>	<b>EQUIPMENT</b>					<b>0</b>
<b>12000</b>	<b>FURNISHINGS</b>					<b>15,000</b>
	A. Acquisition furnishings					
	1. New furnishings	1	Allow	7,500.00	7,500	
	B. Historically Documented Window Treatment					
	1. Wood louvered blinds - 2" stained slats all windows	1	L.S.	7,500.00	7,500	
<b>13000</b>	<b>SPECIAL CONSTRUCTION</b>					<b>0</b>
	A. Lightning Protection		Allow		0	
	None					
<b>14000</b>	<b>CONVEYING SYSTEMS</b>					<b>0</b>
<b>15000</b>	<b>MECHANICAL</b>					<b>104,760</b>
	A. Plumbing					
	1. Investigate exist. sanitary piping scheduled to remain utilizing camera & scoping	1	allow	500.00	500	
	2. New/refurbished plmbing fixtures in restrooms	1	L.S.	2,000.00	2,000	
	3. Provide kitchen sink	1	Ea.	500.00	500	
	B. HVAC					
	1. Split system above ceiling & attic air handling units to outdoor heat pumps	3,840	S.F.	20.00	76,800	
	C. Fire Supression					
	1. Fire alarm/detection system	3,840	S.F.	2.00	7,680	
	2. Fire Sprinkler	3,840	S.F.	4.50	17,280	
<b>16000</b>	<b>ELECTRICAL</b>					<b>192,020</b>

# Conceptual Budget

## Stephenson School Building - Existing Building

NO.	ITEM	QUANTITY	UNIT	UNIT COST	SUBTOTAL	COST/SECT
	A. General Service & Distribution					
	1. Electrical wiring, distribution, raceways, fixtures	3,840	S.F.	28.00	107,520	
	B. Data & Communication Systems					
	1. Phone/computer networking distribution system	1	L.S.	3,500.00	3,500	
	C. Exterior Lighting					
	1. Building perimeter uplighting at grade & on the building	1	L.S.	10,000.00	10,000	
	2. Security parking lot and pathway lighting	1	L.S.	9,000.00	9,000	
	D. Security system	1	L.S.	12,000.00	12,000	
	E. Audio-visual system Allowance	1	Allow	50,000.00	50,000	
	<b>SUBTOTAL</b>				1,073,616	1,073,616
	<b>10% GC OVERHEAD &amp; PROFIT</b>					107,362
	<b>TOTAL CONSTRUCTION (INCLUDES O &amp; P)</b>					1,180,977
	<b>10% ESTIMATE CONTINGENCY</b>					118,098
	<b>ESTIMATED FINAL CONSTRUCTION COST</b>					1,299,075
	<b>ESCALATION FROM FALL 2021 - FALL 2023 (26%)</b>					337,759
	<b>ESTIMATED FINAL CONSTRUCTION COST</b>					1,636,834
	<b>12% A/E FEES AND EXPENSES</b>					196,420
	<b>ESTIMATED TOTAL PROJECT COST</b>					1,833,254

<b>Conceptual Budget</b> Stephenson School Building - Phase 1 Addition						
NO.	ITEM	QUANTITY	UNIT	UNIT COST	SUBTOTAL	COST/SECT
01000	<b>GENERAL REQUIREMENTS (15% total construction cost)</b>				79,942	<b>79,942</b>
	A. Project Management					
	B. Field Personnel					
	C. Construction Documents / Printing					
	D. Quality Control					
	E. Temporary Utilities					
	F. Construction Facilities					
	G. Bond & Insurance					
	H. Temporary Construction					
	1. Scaffolding					
	2. Project sign					
	3. Barrier fencing (Staging area, protection, etc...)					
	I. Materials Testing					
	<b>NEW CONSTRUCTION COSTS</b>					<b>484,500</b>
	A. Phase 1 Addition, including restrooms and dressing room	1140	S.F.	425.00	484,500	
	<b>SUBTOTAL</b>				564,442	564,442
	<b>10% GC OVERHEAD &amp; PROFIT</b>					56,444
	<b>TOTAL CONSTRUCTION (INCLUDES O &amp; P)</b>					620,886
	<b>10% ESTIMATE CONTINGENCY</b>					62,089
	<b>ESTIMATED FINAL CONSTRUCTION COST</b>					682,975
	<b>12% A/E FEES AND EXPENSES</b>					81,956.98
	<b>ESTIMATED TOTAL PROJECT COST</b>					<b>764,931.80</b>

<b>Conceptual Budget</b>						
Stephenson School Building - Optional Alternate Addition						
<b>NO.</b>	<b>ITEM</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT COST</b>	<b>SUBTOTAL</b>	<b>COST/SECT</b>
<b>01000</b>	<b>GENERAL REQUIREMENTS (15% total construction cost)</b>				53,460	<b>53,460</b>
	A. Project Management					
	B. Field Personnel					
	C. Construction Documents / Printing					
	D. Quality Control					
	E. Temporary Utilities					
	F. Construction Facilities					
	G. Bond & Insurance					
	H. Temporary Construction					
	1. Scaffolding					
	2. Project sign					
	3. Barrier fencing (Staging area, protection, etc...)					
	I. Materials Testing					
	<b>NEW CONSTRUCTION COSTS</b>					<b>324,000</b>
	A. Optional Alternate Addition, including offices	750	S.F.	400.00	300,000	
	B. Porch and sitework	1	L.S.	24,000.00	24,000	
	<b>SUBTOTAL</b>				377,460	377,460
	<b>10% GC OVERHEAD &amp; PROFIT</b>					37,746
	<b>TOTAL CONSTRUCTION (INCLUDES O &amp; P)</b>					415,206
	<b>10% ESTIMATE CONTINGENCY</b>					41,521
	<b>ESTIMATED FINAL CONSTRUCTION COST</b>					456,727
	<b>12% A/E FEES AND EXPENSES</b>					47,956.29
	<b>ESTIMATED TOTAL PROJECT COST</b>					<b>504,682.89</b>

<b>Conceptual Budget</b>		
<b>Stephenson School Building - Summary</b>		
<b>NO.</b>	<b>ITEM</b>	<b>COST</b>
	Phase 1 - Existing Building and Phase 1 Addition	2,598,186
	Phase 2 - Optional Alternate Addition	504,683
	<b>TOTAL ALL PHASES</b>	<b>3,102,869</b>





**DRIPPING SPRINGS**  
Texas

## TIRZ Projects – Priority Designation

October 18, 2022



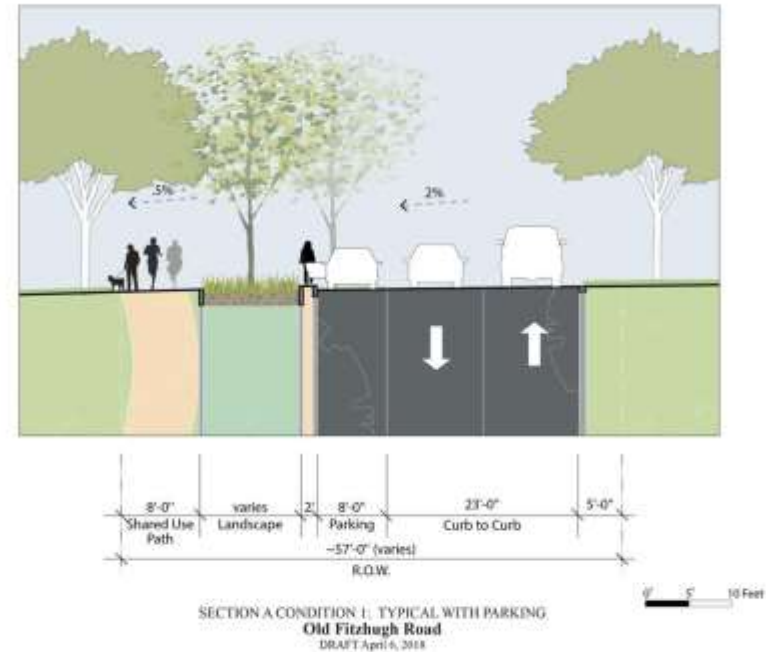
# TIRZ REVIEW – PRIORITY PROJECTS

- Priority designation assists with budgeting
- Subcommittee looked at new and prior projects, including current priority projects, to determine which projects to continue at priority projects



**DRIPPING SPRINGS**  
Texas

- **Current Priority Projects:**
  - Old Fitzhugh Road
  - Triangle
  - Town Center



*All Projects:*

- *Old Fitzhugh Road*
- *Town Center*
- *Triangle*
- *City Hall Site Acquisition*
- *Downtown Parking*
- *Garza Road*
- *Ramirez Lane*
- *Stephenson Building*
- *Creek Road*
- *Downtown Plan (drainage, street)*
- *Wallace Street*
- *Downtown Bathrooms*



**DRIPPING SPRINGS**  
Texas



# SPLITTING UP COSTS – BENEFITS TO THE PROPERTIES



**DRIPPING SPRINGS**  
Texas

Project	TIRZ #1	TIRZ #2
Town Center	75%	25%
Old Fitzhugh Road	75%	25%
Triangle road and drainage improvements	75%	25%
City Hall Site	75%	25%
Garza Road ROW	100%	0%
Downtown Parking	75%	25%
Ramirez Lane	20%	80%
Creek Road	50%	50%
Wallace Street	75%	25%
Stephenson Building	50%	50%
Downtown Road, Sidewalk & Drainage Plan	50%	50%
Downtown Bathrooms	50%	50%



# 2023 TIRZ PRIORITY PROJECTS RECOMMENDED BY SUBCOMMITTEE



- Old Fitzhugh Rd. Project – \$6.5 million
- Civic Center (formerly called Town Center), including City Hall Site Acquisition -- \$7.4 million
- Stephenson Building
- Downtown Parking
- Downtown Drainage, Roadways, and Sidewalks
- Downtown Restrooms
- **Remove the Triangle**





# Stephenson Building

- Community Space
- Remodel of building interior and exterior
- Building addition for restrooms and storage
- Parking Improvements
- Phase 1: Existing Building and Phase 1 Addition - 2.6 million
- Phase 2 Addition: 500K

***Estimate: \$3,100,000***

**DRIPPING SPRINGS**

Stephenson Building

# Downtown Parking

**Plan Estimate:** \$ 200,000

## Downtown Public Parking

Convenient parking is an integral part of creating successful downtowns. A common solution to a shortage of on street parking is the construction of a public parking lot. Public parking lots must be constructed in the appropriate place and have very clear signage to direct people to the lot.



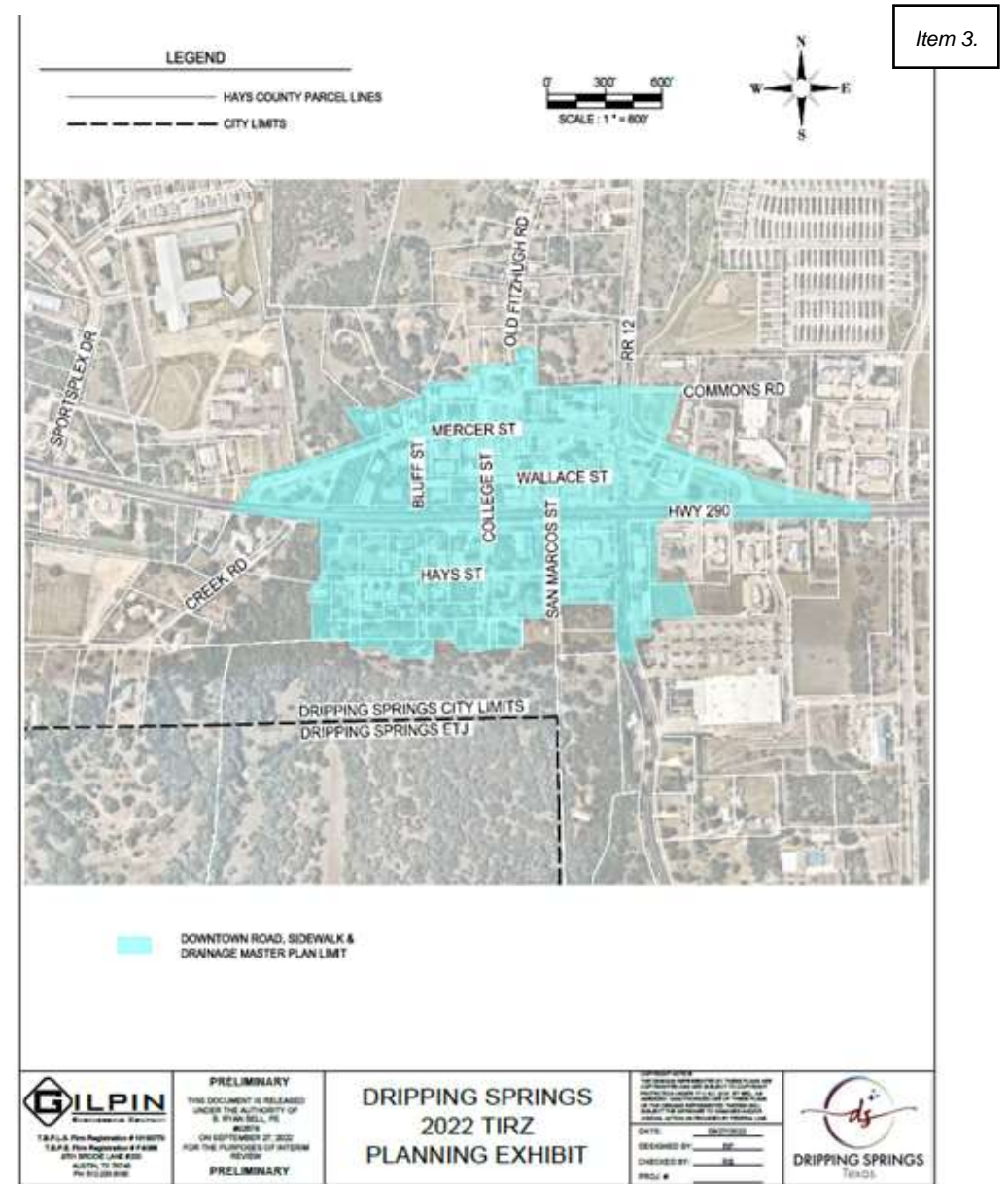
**DRIPPING SPRINGS**  
Texas

An analysis of existing parking is the best method to determine the appropriate location for the facility.



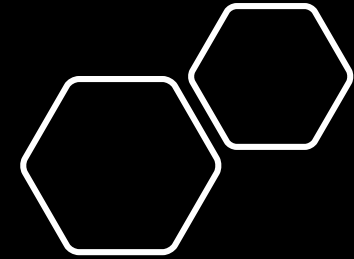
## Downtown Plan and Wallace Street: Drainage and Road Improvements

- **Plan Estimate: \$200,000 (by City Engineer)**
- **Wallace Street Estimate: \$2,500,000**





# Downtown Bathrooms



**Estimate: \$300,000**



# RECOMMENDATION AND NEXT STEPS

Staff recommends approval of new Priority Projects.

*If approved:* Consider priority projects during budget discussions.



**DRIPPING SPRINGS**  
Texas

- Budget Recommendation for TIRZ Board is due on May 5, 2023 unless extension is requested and granted.

# QUESTIONS?



**DRIPPING SPRINGS**  
Texas



3/6/23 FY 2024 Draft TIRZ Budget Scenario  
 "Budget Subcommittee" - Initial Working Draft  
 Project Scenario - Town Center > Alternative Site(s) + OFR PSE's + Parking Lot + Misc Project Support

1 Town Center Project:  
 "Town Center > Alternative Site(s)- TIRZ Team Support Planning & Feasibility Studies"

	approved FY 22	approved FY 23	proposed FY 24
Town Center 2.0 Concept Planning & Feasibility			
Town Center Project Total:	\$ 90,000	\$ 60,000	\$ 60,000

notes  
 TIRZ Project Team  
 (if needed & requested)

2 Old Fitzhugh Rd Project:  
 "OFR PSE's Advanced Continuously per Project Scope & Schedule"

	approved FY 22	approved FY 23	proposed FY 24
OFR Project			
Old Fitzhugh Rd PSE's:	\$ 154,000	\$ 448,000	\$ 110,000
Old Fitzhugh Support Tasks:	\$ 38,500	\$ -	\$ -

Total	\$ 712,000
-------	------------

100% PSE's

3 Downtown Parking Project Project:  
 "Downtown Parking > Concept Plan > Advance Parking Lot > PSE's"

	approved FY 22	approved FY 23	proposed FY 24
Downtown Pkg Lot Plans Specs & Estimates			
Downtown Parking Project Total:	\$ 10,000	\$ -	\$ 97,500

Total	\$ 107,500
-------	------------

TIRZ Project Team  
 Concept +  
 100% PSE's-  
 Const Admin

4 Triangle Project Project:  
 "Dropped fr. Priority Projects"

	approved FY 22	approved FY 23	proposed FY 24
Dropped fr. Priority Projects			
Triangle Project Total:	\$ 5,000	\$ -	\$ -

zero-out

	approved FY 22	approved FY 23	proposed FY 24
Direct Project Budget- Scenario Proposal:			
Total Direct Project Costs:	\$ 297,500	\$ 508,000	\$ 267,500

Year by Year Comparison
-------------------------

3/6/23 FY 2023 Draft TIRZ Budget Recap  
 "Budget Subcommittee" - Initial Working Draft  
 Project Scenario - Town Center > Alternative Site(s) + OFR PSE's + Parking Lot + Misc Project Support  
 date FY 2023 Proposed TIRZ Budget Recap:

10/1/23	FY 2023 Draft TIRZ Budget Scenario	Direct Project Costs	\$ 267,500	project subtot
10/1/23	TIRZ Project Manager: Amendment #7: KES	allowance	\$ 32,000	FY'23 amt
10/1/23	TIRZ Administrator: P3 Works (Administered by City of DS)	allowance	\$ 16,000	CODS verify
10/1/23	TIRZ Legal Assistance - CODS City Att'y (Administered by City of DS)	allowance	\$ 12,000	CODS verify
10/1/23	TIRZ Miscellaneous Consulting (Cost Estimating, Real Estate Svcs, Appraisals, etc. TBD)		\$ 26,750	10% of Direct
		Indirect Costs:	\$ 86,750	subtotal
3/6/23	"Working Draft Budget Scenario" - FY'24	Direct + Indirect Costs:	\$ 354,250	grand total

3/6/23	"FY'24 Budget and Estimated TIRZ Cash Balance- Reconciliation"			
		Estimated Available TIRZ Cash Balance at End of FY '23*:	\$ 647,140	TIRZ Admin: Jan '23 Rept (Table 12)
		(*Including projected TIRZ FY'23 Revenue w/ Full Expenditure of FY '23 budget)		
		Less: Full Reimbursement to City:	\$ (100,558)	(Table 11)
		Less: Proposed FY '23 TIRZ Budget:	\$ (354,250)	(above)
3/6/23	Projected Remaining TIRZ Cash Balance at End of FY '23:		\$ 292,890	surplus (short)



**City of Dripping Springs  
Tax Increment Reinvestment Zone  
Executive Summary (Q4 2022)**

*January 09, 2023*



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**Project Participants**

City of Dripping Springs  
Hays County  
Dripping Springs Independent School District  
Dripping Springs Community Library District



**Table 1: Total Cost Summary**

	Creation Costs	Town Center	Old Fitzhugh Road	Triangle Drainage	Downtown Parking	Total
<b>CREATION COSTS</b>						
<i>FY 2017</i>	\$ 60,971	\$ -	\$ -	\$ -	\$ -	\$ 60,971
<i>FY 2018</i>	-	-	-	-	-	-
<i>FY 2019</i>	-	-	-	-	-	-
<i>FY 2020</i>	-	-	-	-	-	-
<i>FY 2021</i>	-	-	-	-	-	-
<i>FY 2022</i>	-	-	-	-	-	-
<i>FY 2023*</i>	-	-	-	-	-	-
	<b>\$ 60,971</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 60,971</b>
<b>DIRECT EXPENSES</b>						
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	-	146,758	84,610	5,706	-	237,075
<i>FY 2019</i>	-	79,887	2,450	2,180	18,182	102,699
<i>FY 2020</i>	-	40,250	2,050	-	11,678	53,978
<i>FY 2021</i>	-	16,736	15,018	-	23,095	54,849
<i>FY 2022</i>	-	-	105,208	-	-	105,208
<i>FY 2023*</i>	-	-	18,759	-	-	18,759
	<b>\$ -</b>	<b>\$ 283,632</b>	<b>\$ 228,095</b>	<b>\$ 7,886</b>	<b>\$ 52,955</b>	<b>\$ 572,568</b>
<b>ALLOCATION OF INDIRECT EXPENSES</b>						
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	-	75,357	43,446	2,930	-	121,733
<i>FY 2019</i>	-	76,728	2,353	2,094	17,463	98,639
<i>FY 2020</i>	-	104,367	5,316	-	30,281	139,964
<i>FY 2021</i>	-	27,881	25,018	-	38,474	91,373
<i>FY 2022</i>	-	-	61,586	-	-	61,586
<i>FY 2023*</i>	-	-	22,185	-	-	22,185
	<b>\$ -</b>	<b>\$ 284,335</b>	<b>\$ 159,903</b>	<b>\$ 5,024</b>	<b>\$ 86,218</b>	<b>\$ 535,480</b>
<b>MARKET/P3 STUDY EXPENSES</b>						
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	-	22,870	-	-	-	22,870
<i>FY 2019</i>	-	37,455	-	-	-	37,455
<i>FY 2020</i>	-	42,805	-	-	-	42,805
<i>FY 2021</i>	-	11,380	-	-	-	11,380
<i>FY 2022</i>	-	-	-	-	-	-
<i>FY 2023*</i>	-	-	-	-	-	-
	<b>\$ -</b>	<b>\$ 114,510</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 114,510</b>
<b>TOTAL EXPENSES</b>						
<i>FY 2017</i>	\$ 60,971	\$ -	\$ -	\$ -	\$ -	\$ 60,971
<i>FY 2018</i>	-	244,985	128,056	8,636	-	381,678
<i>FY 2019</i>	-	194,071	4,803	4,274	35,645	238,793
<i>FY 2020</i>	-	187,422	7,366	-	41,960	236,747
<i>FY 2021</i>	-	55,998	40,035	-	61,569	157,602
<i>FY 2022</i>	-	-	166,794	-	-	166,794
<i>FY 2023*</i>	-	-	40,944	-	-	40,944
	<b>\$ 60,971</b>	<b>\$ 682,476</b>	<b>\$ 387,998</b>	<b>\$ 12,910</b>	<b>\$ 139,173</b>	<b>\$ 1,283,528</b>

\* Invoices received as of 12/31/2022



Table 2: Creation Costs					
Public Improvements	City	County	Library	DSISD	Total
<b>Cost Participation</b>	100.00%	0.00%	0.00%	0.00%	100.00%
<b>CREATION COSTS</b>					
FY 2017	\$ 60,971	\$ -	\$ -	\$ -	\$ 60,971
FY 2018	-	-	-	-	-
FY 2019	-	-	-	-	-
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023*	-	-	-	-	-
	<b>\$ 60,971</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 60,971</b>

\* Invoices received as of 12/31/2022





Table 3: Town Center Expenditures					
	City	County	Library	DSISD	Total
<b>Cost Participation</b>					
Direct & Indirect	33.33%	33.33%	33.33%	0.00%	100.00%
Market/P3 Study	34.00%	0.00%	0.00%	66.00%	100.00%
<b>DIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	48,919	48,919	48,919	-	146,758
FY 2019	26,629	26,629	26,629	-	79,887
FY 2020	13,417	13,417	13,417	-	40,250
FY 2021	5,579	5,579	5,579	-	16,736
FY 2022	-	-	-	-	-
FY 2023*	-	-	-	-	-
	<b>\$ 94,544</b>	<b>\$ 94,544</b>	<b>\$ 94,544</b>	<b>\$ -</b>	<b>\$ 283,632</b>
<b>ALLOCATION OF INDIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	25,119	25,119	25,119	-	75,357
FY 2019	25,576	25,576	25,576	-	76,728
FY 2020	34,789	34,789	34,789	-	104,367
FY 2021	9,294	9,294	9,294	-	27,881
FY 2022	-	-	-	-	-
FY 2023*	-	-	-	-	-
	<b>\$ 94,778</b>	<b>\$ 94,778</b>	<b>\$ 94,778</b>	<b>\$ -</b>	<b>\$ 284,335</b>
<b>MARKET/P3 STUDY EXPENSES **</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	7,776	-	-	15,094	22,870
FY 2019	12,735	-	-	24,721	37,455
FY 2020	14,554	-	-	28,251	42,805
FY 2021	3,869	-	-	7,511	11,380
FY 2022	-	-	-	-	-
FY 2023*	-	-	-	-	-
	<b>\$ 38,933</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 75,577</b>	<b>\$ 114,510</b>
<b>TOTAL EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	81,814	74,039	74,039	15,094	244,985
FY 2019	64,940	52,205	52,205	24,721	194,071
FY 2020	62,759	48,206	48,206	28,251	187,422
FY 2021	18,742	14,873	14,873	7,511	55,998
FY 2022	-	-	-	-	-
FY 2023*	-	-	-	-	-
	<b>\$ 228,255</b>	<b>\$ 189,322</b>	<b>\$ 189,322</b>	<b>\$ 75,577</b>	<b>\$ 682,476</b>

\* Invoices received as of 12/31/2022

\*\* Includes Town Center Market Study (\$20,000) and P3 Study (\$94,510) allocated between City (34%) and DSISD (66%).



Table 4: Old Fitzhugh Expenditures					
	City	County	Library	DSISD	Total
<b>Cost Participation</b>					
<i>Direct &amp; Indirect</i>	50.00%	50.00%	0.00%	0.00%	100.00%
<b>DIRECT EXPENSES</b>					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	42,305	42,305	-	-	84,610
<i>FY 2019</i>	1,225	1,225	-	-	2,450
<i>FY 2020</i>	1,025	1,025	-	-	2,050
<i>FY 2021</i>	7,509	7,509	-	-	15,018
<i>FY 2022</i>	52,604	52,604	-	-	105,208
<i>FY 2023*</i>	9,379	9,379	-	-	18,759
	<b>\$ 114,047</b>	<b>\$ 114,047</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 228,095</b>
<b>ALLOCATION OF INDIRECT EXPENSES</b>					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	21,723	21,723	-	-	43,446
<i>FY 2019</i>	1,177	1,177	-	-	2,353
<i>FY 2020</i>	2,658	2,658	-	-	5,316
<i>FY 2021</i>	12,509	12,509	-	-	25,018
<i>FY 2022</i>	30,793	30,793	-	-	61,586
<i>FY 2023*</i>	11,093	11,093	-	-	22,185
	<b>\$ 79,952</b>	<b>\$ 79,952</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 159,903</b>
<b>TOTAL EXPENSES</b>					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	64,028	64,028	-	-	128,056
<i>FY 2019</i>	2,402	2,402	-	-	4,803
<i>FY 2020</i>	3,683	3,683	-	-	7,366
<i>FY 2021</i>	20,018	20,018	-	-	40,035
<i>FY 2022</i>	83,397	83,397	-	-	166,794
<i>FY 2023*</i>	20,472	20,472	-	-	40,944
	<b>\$ 193,999</b>	<b>\$ 193,999</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 387,998</b>

\* Invoices received as of 12/31/2022



Table 5: Triangle Expenditures					
	City	County	Library	DSISD	Total
<b>Cost Participation</b>					
<i>Direct &amp; Indirect</i>	33.33%	66.67%	0.00%	0.00%	100.00%
<b>DIRECT EXPENSES</b>					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	1,902	3,804	-	-	5,706
<i>FY 2019</i>	727	1,453	-	-	2,180
<i>FY 2020</i>	-	-	-	-	-
<i>FY 2021</i>	-	-	-	-	-
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023*</i>	-	-	-	-	-
	<b>\$ 2,629</b>	<b>\$ 5,258</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,886</b>
<b>ALLOCATION OF INDIRECT EXPENSES</b>					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	977	1,953	-	-	2,930
<i>FY 2019</i>	698	1,396	-	-	2,094
<i>FY 2020</i>	-	-	-	-	-
<i>FY 2021</i>	-	-	-	-	-
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023*</i>	-	-	-	-	-
	<b>\$ 1,675</b>	<b>\$ 3,349</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,024</b>
<b>TOTAL EXPENSES</b>					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	2,879	5,758	-	-	8,636
<i>FY 2019</i>	1,425	2,849	-	-	4,274
<i>FY 2020</i>	-	-	-	-	-
<i>FY 2021</i>	-	-	-	-	-
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023*</i>	-	-	-	-	-
	<b>\$ 4,303</b>	<b>\$ 8,607</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,910</b>

\* Invoices received as of 12/31/2022



Table 6: Parking Expenditures					
	City	County	Library	DSISD	Total
<b>Cost Participation</b>					
<i>Direct &amp; Indirect</i>	100.00%	0.00%	0.00%	0.00%	100.00%
<b>DIRECT EXPENSES</b>					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	-	-	-	-	-
<i>FY 2019</i>	18,182	-	-	-	18,182
<i>FY 2020</i>	11,678	-	-	-	11,678
<i>FY 2021</i>	23,095	-	-	-	23,095
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023*</i>	-	-	-	-	-
	<b>\$ 52,955</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 52,955</b>
<b>ALLOCATION OF INDIRECT EXPENSES</b>					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	-	-	-	-	-
<i>FY 2019</i>	17,463	-	-	-	17,463
<i>FY 2020</i>	30,281	-	-	-	30,281
<i>FY 2021</i>	38,474	-	-	-	38,474
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023*</i>	-	-	-	-	-
	<b>\$ 86,218</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 86,218</b>
<b>TOTAL EXPENSES</b>					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	-	-	-	-	-
<i>FY 2019</i>	35,645	-	-	-	35,645
<i>FY 2020</i>	41,960	-	-	-	41,960
<i>FY 2021</i>	61,569	-	-	-	61,569
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023*</i>	-	-	-	-	-
	<b>\$ 139,173</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 139,173</b>

\* Invoices received as of 12/31/2022



Table 7: Indirect Costs Summary						
Year	PM & Coordination	Legal & Administration	Regional DDS	Miscellaneous Expenses	Total	
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	\$ 77,660	\$ 33,703	\$ 6,680	\$ 3,691	\$ 121,733	
FY 2019	\$ 68,230	\$ 29,936	\$ -	\$ 473	\$ 98,639	
FY 2020	\$ 73,897	\$ 63,062	\$ -	\$ 3,005	\$ 139,964	
FY 2021	\$ 51,010	\$ 40,363	\$ -	\$ -	\$ 91,373	
FY 2022	\$ 42,110	\$ 19,475	\$ -	\$ -	\$ 61,586	
FY 2023*	\$ 13,056	\$ 9,129	\$ -	\$ -	\$ 22,185	
<b>Total</b>	<b>\$ 325,964</b>	<b>\$ 195,668</b>	<b>\$ 6,680</b>	<b>\$ 7,168</b>	<b>\$ 535,480</b>	

\* Invoices received as of 12/31/2022



Table 8: TIRZ No. 1 - TIRZ Revenues				
Year	Assessed Value [a]	TIRZ City Revenue	TIRZ County Revenue	Total
FY 2017	\$ 37,912,603	\$ -	\$ -	\$ -
FY 2018	\$ 48,892,539	\$ 15,475	\$ 24,430	\$ 39,906
FY 2019	\$ 83,566,560	\$ 37,923	\$ 99,001	\$ 136,924
FY 2020	\$ 107,588,343	\$ 65,688	\$ 147,608	\$ 213,296
FY 2021	\$ 129,011,979	\$ 86,477	\$ 191,855	\$ 278,332
FY 2022	\$ 137,163,217	\$ 94,288	\$ 191,901	\$ 286,189
		<b>\$ 299,852</b>	<b>\$ 654,795</b>	<b>\$ 954,647</b>

[a] Assessed Value per Hays Central Appraisal District.



Table 9: TIRZ No. 2 - TIRZ Revenues					
Year	Assessed Value [a]	TIRZ City Revenue	TIRZ County Revenue	Total	
FY 2017	\$ 5,836,710	\$ -	\$ -	\$ -	
FY 2018	\$ 12,307,670	\$ 4,345	\$ 14,398	\$ 18,743	
FY 2019	\$ 28,732,478	\$ 23,553	\$ 49,649	\$ 73,203	
FY 2020	\$ 48,439,951	\$ 40,473	\$ 90,255	\$ 130,728	
FY 2021	\$ 72,915,989	\$ 63,709	\$ 141,269	\$ 204,978	
FY 2022	\$ 126,120,850	\$ 114,270	\$ 232,569	\$ 346,839	
		<b>\$ 246,350</b>	<b>\$ 528,141</b>	<b>\$ 774,491</b>	

[a] Assessed Value per Hays Central Appraisal District.



**Table 10: Total Cash Position**

TIRZ NO. 1 CUMULATIVE REVENUES*	\$ 954,647
TIRZ NO. 2 CUMULATIVE REVENUES*	\$ 774,491
TOTAL TIRZ CUMULATIVE REVENUES*	\$ 1,729,138
LESS: CITY REIMBURSEMENT	\$ (382,073)
LESS: COUNTY REIMBURSEMENT	\$ (290,000)
LESS: DSISD REIMBURSEMENT	\$ (71,257)
LESS: LIBRARY REIMBURSEMENT	\$ (174,450)
LESS: TOTAL AMOUNT FUNDED DIRECTLY BY TIRZ	\$ (265,191)
	\$ (1,182,970)
TOTAL REMAINING TIRZ REVENUE	\$ 546,167

\*Revenues received through FY 2022.





Table 11 - Reimbursements by Entity					
	Contribution		Reimbursed to		Amount to be
	Amount		Date		Reimbursed
<b>Total</b>	\$	<b>1,018,338</b>	\$	<b>917,780</b>	\$ <b>100,558</b>
<i>City</i>	\$	482,631	\$	382,073	\$ 100,558
<i>County</i>	\$	290,000	\$	290,000	\$ -
<i>Library</i>	\$	174,450	\$	174,450	\$ -
<i>DSISD</i>	\$	71,257	\$	71,257	\$ -



**Table 12 - FY 2023 Estimated Ending Cash Balance**

AVAILABLE CASH AS OF 12/31/2022 (INCLUDES FY22 TIRZ REVENUE)	\$	<b>546,167</b>
LESS: FY 2023 BUDGET (a)	\$	(573,000)
PLUS: FY 2023 BUDGET SPENT AS OF 12/31/22	\$	40,944
REMAINING FY 2022 BUDGET	\$	(532,056)

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**ESTIMATED TOTAL CASH POSITION AT END OF FY 23 (EXCLUDING FY23 TIRZ REVENUE)**

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ESTIMATED TIRZ NO. 1 REVENUE FOR FY 2023 (NOT YET RECEIVED) (b)	\$	286,189
ESTIMATED TIRZ NO. 2 REVENUE FOR FY 2023 (NOT YET RECEIVED) (b)	\$	346,839
	\$	633,028

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**ESTIMATED TOTAL CASH POSITION AT END OF FY 22 (INCLUDING FY22 TIRZ REVENUE)**

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<b>USES OF FUNDS AVAILABLE AT END OF FY 23</b>		
Full Reimbursement to City	\$	100,558
MAXIMUM FY 24 Budget	\$	546,582
	\$	647,140
Projected Surplus/Shortfall	\$	-

(a) Assumes FY 2023 expenditures will occur prior to receiving TIRZ revenue paid 1/31/23.  
 (b) Assumes FY 2023 revenue is equal to FY 2022 revenue.

# Progress Report

## Old Fitzhugh Road PS&E

### February 2023

#### Description of Work Performed During the Past Period

##### PROJECT MANAGEMENT

- Project management and administration

##### ROADWAY DESIGN

- 60% design phase – production on traffic control sheets, prepare driveway design details
- Review TXDOT ADA compliance reports at the intersection of Old Fitzhugh Road and RM 12

##### DRAINAGE DESIGN

- Drainage profiles to utility team

##### ILLUMINATION

- 60% design plan production
- Review design requirements for irrigation and compare to existing assumptions
- Internal and City meeting on pedestrian illumination and monument illumination

##### UTILITY COORDINATION

- Review available drainage plans and coordination with drainage team to obtain profiles

##### ENVIRONMENTAL

- Initiate Texas Historic Commission process
- Prepare exhibits for THC reviews

##### ROW SURVEYING

- Right-of-entry coordination
- Additional survey of driveway tie-ins on east
- Survey of Drainage Outfall B

##### LANDSCAPE, STREETScape, URBAN DESIGN

- Coordination on irrigations plans
- Plant palette coordination
- Develop concepts for monument signage at RM 12

##### GEOTECHNICAL ENGINEERING AND PAVEMENT DESIGN

- Geotechnical site investigations

##### PS&E PREPARATION

- No PS&E Preparation Tasks This Period

**PUBLIC ENGAGEMENT**

- Attendance at Transportation Committee
- Attendance at Planning Commission
- Attendance at City Council
- Public Open House preparation
  - Prepare website content
  - Prepare postcards for mailouts

**Anticipated Work to be Performed Next Period – March 2023**

**PROJECT MANAGEMENT**

- Project management and administration

**ROADWAY DESIGN**

- 60% design phase, updates with latest survey, finalize driveway design details

**DRAINAGE DESIGN**

- 60% design initiation with direction on drainage outlets and finalization of roadway files
- 60% design of

**ILLUMINATION**

- 60% design phase, incorporation of additional pedestrian level lighting fixtures

**UTILITY COORDINATION**

- Review storm lines conflicts for drainage design
- Coordination meeting with Dripping Springs Water Supply (pending)

**ENVIRONMENTAL**

- Submit historic analysis to THC
- Continue environmental documentation

**ROW SURVEYING**

- Right-of-entry coordination
- Survey of Drainage Outfall A and adjacent property owners lots (impervious cover)

**LANDSCAPE, STREETScape, URBAN DESIGN**

- Plant palette submission
- Continue 60% design plans – irrigation design and planting

**GEOTECHNICAL ENGINEERING AND PAVEMENT DESIGN**

- Geotechnical testing
- Develop pavement design recommendation

**PS&E PREPARATION**

- No tasks anticipated next period

**PUBLIC ENGAGEMENT**

- Provide content to City for website
- Public Open House preparation and attendance

**Project Needs**

- Key property owner coordination to provide direction on drainage easement locations
- Right of entry for additional survey – three property owners obtained, one outstanding
- Finalize direction on pedestrian illumination with support from HDR team

**Project Challenges and Resolutions**

- Delays in design work have occurred after the completion of 30% PS&E's, due to budget allocations affecting contract funding and timing. Schedule re-assessment completed; update issued and periodic updates ongoing as 60-90% PS&E Phase tasks progress.
- Key property owner coordination is required to obtain right-of-entry for survey and final direction on drainage outfalls. Coordination is ongoing with City staff and will continue over the next months. As a result, survey deployments were staggered, and drainage easement design will delay until direction provided on location of easements.
- Minor delays in mobilizing geotechnical investigations due to weather. Will mobilize next month, no major impacts anticipated.

*This progress report reflects work performed during the given month. Invoice periods may vary slightly. Subconsultant invoices may be delayed in the invoicing process.*