TIRZ NO. 1 & NO. 2 BOARD REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Monday, October 17, 2022 at 4:00 PM

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 Attorney Laura Mueller
City Treasurer Shawn Cox
City Secretary Andrea Cunningham
TIRZ Project Manager Keenan Smith
TIRZ Administrator Jon Snyder

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 with in 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. Speaker 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 September 12, 2022, TIRZ No. 1 & No. 2 Board regular meeting minutes.**

BUSINESS

2. **Presentation and possible action regarding the TIRZ Administrator Q3 Report.** *TIRZ Administrator, Jon Snyder, P3 Works*

3. **Discuss and consider possible action regarding potential projects, expansion areas and revenue projections related to the TIRZ Priority Projects Review Subcommittee Report.**

4. **Discuss and consider recommendation regarding an Amendment to the Professional Services Agreement with HDR Engineering and Task Order No. 2 related to the Old Fitzhugh Road Project.**

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.

UPCOMING MEETINGS

TIRZ No. 1 & No. 2 Board Meetings
November 14, 2022, at 4:00 p.m.
December 12, 2022, at 4:00 p.m.

City Council Meetings
November 15, 2022, at 6:00 p.m.
December 6, 2022, at 6:00 p.m.
December 20, 2022, 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, on ***October 14, 2022, at 2:15 p.m.***

_____
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, September 12, 2022 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 4:04 p.m.

Board Members present were:
Dave Edwards, Chair
Taline Manassian, Vice Chair
James Alexander
Susan Kimball
Walt Smith (arrived at 4:06 p.m.)
Craig Starcher
Bob Richardson (Advisory Board Member)

Board Member absent was:
Missy Atwood

Staff, Consultants & Appointed/Elected Officials present were:
City Attorney Laura Mueller
City Treasurer Shawn Cox
City Secretary Andrea Cunningham
Senior Planner Tory Carpenter
TIRZ Project Manager Keenan Smith

1. **Introduction of newly appointed Place 2 Board Member Craig Starcher.**

   Board Member Starcher introduced himself.

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 with in 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. Speaker

are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens for the City Secretary. By low no action may be taken during Presentation of Citizens.

No one spoke during Presentation of Citizens.

MINUTES

2. Discuss and consider approval of the August 8, 2022, TIRZ No. 1 & No. 2 Board regular meeting minutes.

A motion was made by Vice Chair Manassian to approve the August 8, 2022, TIRZ No. 1 & No. 2 Board regular meeting minutes. Board Member Kimball seconded the motion which carried unanimously 6 to 0.

BUSINESS

3. Progress update regarding the Old Fitzhugh Road Project plans, specifications, and estimates.

Kennan Smith presented the staff report which is on file. No action was taken regarding this item.

4. Update and discussion regarding TIRZ Priority Projects Review Subcommittee projects and parcels.

Laura Mueller presented the staff report. The Committee met last week and updated the final project plan for TIRZ No. 1, estimates for the Stephenson Building parking lot and parcels up to 2046. The Committee will hold one more meeting to finalize and will bring to the next TIRZ meeting for review. Laura will review the timeline with Hays County.

5. Discussion regarding the Hays County POSAC Old Fitzhugh Road Interlocal Agreement related to Multi-Use Trails.

Laura Mueller presented the staff report. Mark Kennedy is reviewing the draft agreement and Laura will set up a meeting to go over any changes.

6. Discuss and consider possible action related to the reactivation of the TIRZ Budget Subcommittee.

Shawn Cox reviewed the budget which is on file.

Vice Chair Manassian presented the item and recommends the Board reactivate the subcommittee after the city budget is approved and TIRZ quarterly report is presented.

No action was taken regarding 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 Meetings
October 17, 2022, at 4:00 p.m.
November 14, 2022, at 4:00 p.m.
December 12, 2022, at 4:00 p.m.

City Council Meetings
September 13, 2022, at 5:30 p.m.
September 20, 2022, at 6:00 p.m.
September 27, 2022, at 5:30 p.m.
October 4, 2022, at 6:00 p.m.

ADJOURN

A motion was made by Board Member Starcher to adjourn the meeting. Board Member Smith seconded the motion which carried unanimously 6 to 0.

This regular meeting adjourned at 5:09 p.m.

City of Dripping Springs
Tax Increment Reinvestment Zone
Executive Summary (Q3 2022)

October 17, 2022

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
CREATION COSTS						
FY 2017	$ 60,971	$ -	$ -	$ -	$ -	$ 60,971
FY 2018	-	-	-	-	-	-
FY 2019	-	-	-	-	-	-
FY 2020	-	-	-	-	-	-
FY 2021	-	-	-	-	-	-
*FY 2022**	-	-	-	-	-	-
	$ 60,971	**$ -**	**$ -**	**$ -**	**$ -**	**$ 60,971**
DIRECT EXPENSES						
FY 2017	$ -	$ -	$ -	$ -	$ -	$ -
FY 2018	-	146,758	84,610	5,706	-	237,075
FY 2019	-	79,887	2,450	2,180	18,182	102,699
FY 2020	-	40,250	2,050	-	11,678	53,978
FY 2021	-	16,736	15,018	-	23,095	54,849
*FY 2022**	-	-	105,208	-	-	105,208
	$ -	**$ 283,632**	**$ 209,336**	**$ 7,886**	**$ 52,955**	**$ 553,809**
ALLOCATION OF INDIRECT EXPENSES						
FY 2017	$ -	$ -	$ -	$ -	$ -	$ -
FY 2018	-	75,357	43,446	2,930	-	121,733
FY 2019	-	76,728	2,353	2,094	17,463	98,639
FY 2020	-	104,367	5,316	-	30,281	139,964
FY 2021	-	27,881	25,018	-	38,474	91,373
*FY 2022**	-	-	61,980	-	-	61,980
	$ -	**$ 284,335**	**$ 138,112**	**$ 5,024**	**$ 86,218**	**$ 513,688**
MARKET/P3 STUDY EXPENSES						
FY 2017	$ -	$ -	$ -	$ -	$ -	$ -
FY 2018	-	22,870	-	-	-	22,870
FY 2019	-	37,455	-	-	-	37,455
FY 2020	-	42,805	-	-	-	42,805
FY 2021	-	11,380	-	-	-	11,380
*FY 2022**	-	-	-	-	-	-
	$ -	**$ 114,510**	**$ -**	**$ -**	**$ -**	**$ 114,510**
TOTAL EXPENSES						
FY 2017	$ 60,971	$ -	$ -	$ -	$ -	$ 60,971
FY 2018	-	244,985	128,056	8,636	-	381,678
FY 2019	-	194,071	4,803	4,274	35,645	238,793
FY 2020	-	187,422	7,366	-	41,960	236,747
FY 2021	-	55,998	40,035	-	61,569	157,602
*FY 2022**	-	-	167,188	-	-	167,188
	$ 60,971	**$ 682,476**	**$ 347,448**	**$ 12,910**	**$ 139,173**	**$ 1,242,978**

* Invoices received as of 9/30/2022

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

* Invoices received as of 9/30/2022

Table 3: Town Center Expenditures					
	City	County	Library	DSISD	Total
Cost Participation					
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%
DIRECT EXPENSES					
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**	-	-	-	-	-
	$ 94,544	$ 94,544	$ 94,544	$ -	$ 283,632
ALLOCATION OF INDIRECT EXPENSES					
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**	-	-	-	-	-
	$ 94,778	$ 94,778	$ 94,778	$ -	$ 284,335
MARKET/P3 STUDY EXPENSES **					
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**	-	-	-	-	-
	$ 38,933	$ -	$ -	$ 75,577	$ 114,510
TOTAL EXPENSES					
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**	-	-	-	-	-
	$ 228,255	**$ 189,322**	**$ 189,322**	**$ 75,577**	**$ 682,476**

* Invoices received as of 9/30/2022

** 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
Cost Participation					
Direct & Indirect	50.00%	50.00%	0.00%	0.00%	100.00%
DIRECT EXPENSES					
FY 2017	$ -	$ -	$ -	$ -	$ -
FY 2018	42,305	42,305	-	-	84,610
FY 2019	1,225	1,225	-	-	2,450
FY 2020	1,025	1,025	-	-	2,050
FY 2021	7,509	7,509	-	-	15,018
*FY 2022**	52,604	52,604	-	-	105,208
	$ 104,668	**$ 104,668**	**$ -**	**$ -**	**$ 209,336**
ALLOCATION OF INDIRECT EXPENSES					
FY 2017	$ -	$ -	$ -	$ -	$ -
FY 2018	21,723	21,723	-	-	43,446
FY 2019	1,177	1,177	-	-	2,353
FY 2020	2,658	2,658	-	-	5,316
FY 2021	12,509	12,509	-	-	25,018
*FY 2022**	30,990	30,990	-	-	61,980
	$ 69,056	**$ 69,056**	**$ -**	**$ -**	**$ 138,112**
TOTAL EXPENSES					
FY 2017	$ -	$ -	$ -	$ -	$ -
FY 2018	64,028	64,028	-	-	128,056
FY 2019	2,402	2,402	-	-	4,803
FY 2020	3,683	3,683	-	-	7,366
FY 2021	20,018	20,018	-	-	40,035
*FY 2022**	83,594	83,594	-	-	167,188
	$ 173,724	**$ 173,724**	**$ -**	**$ -**	**$ 347,448**

* Invoices received as of 9/30/2022

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

* Invoices received as of 9/30/2022

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

* Invoices received as of 9/30/2022

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	$ 19,869	$ -	$ -	$ 61,980
Total	**$ 312,907**	**$ 186,933**	**$ 6,680**	**$ 7,168**	**$ 513,688**

* Invoices received as of 9/30/2022

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
		$ 299,852	**$ 654,795**	**$ 954,647**

[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
		$ 246,350	**$ 528,141**	**$ 774,491**

[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	$	(188,073)
LESS: COUNTY REIMBURSEMENT	$	(290,000)
LESS: DSISD REIMBURSEMENT	$	(20,798)
LESS: LIBRARY REIMBURSEMENT	$	(52,100)
LESS: TOTAL AMOUNT FUNDED DIRECTLY BY TIRZ	$	(224,640)
	$	(775,611)
TOTAL REMAINING TIRZ REVENUE	**$**	**953,527**

*Revenues received through FY 2022.

Table 11 - Reimbursements by Entity						
		Contribution Amount		Reimbursed to Date		Amount to be Reimbursed
Total	**$**	**1,018,338**	**$**	**550,971**	**$**	**467,367**
City	$	482,631	*$*	*188,073*	*$*	*294,558*
County	$	290,000	*$*	*290,000*	*$*	-
Library	$	174,450	*$*	*52,100*	*$*	*122,350*
DSISD	$	71,257	*$*	*20,798*	*$*	*50,459*

Table 12 - FY 2022 Estimated Ending Cash Balance

AVAILABLE CASH AS OF 9/30/2022 (INCLUDES FY22 TIRZ REVENUE)	**$**	**953,527**
USES OF FUNDS AVAILABLE AT END OF FY 22		
Full Reimbursement to City, Library, DSISD	$	467,367
TIRZ Board Approved FY 23 Budget	$	573,000
	$	1,040,367
Projected Surplus/Shortfall	$	(86,841)

Option 1:
Fully reimburse City, Library and DSISD and reduce FY23 Budget by $86,841 to $486,159.

Option 2:
Fully reimburse Library and DSISD in amount totaling $172,809. Partially reimburse City with remaining reimbursement occurring at end of FY23. Assuming FY23 TIRZ Revenue remains the same as FY22 revenue, this will leave approximately $546,188 available for the FY24 Budget.

TIRZ 1 Economic Feasibility - City

TIRZ #1 Increment Year	Tax Year	TIRZ #1 Base	Projected Incremental Tax Base Subject to Capture	Total Projected Assessed Valuation	Tax Collection Delinquencies at 2%	Total Net Tax Collections	Tax Collections on Incremental Value	City TIRZ #1 Participation at $0.0889 Tax Rate	TIRZ Admin Expense	Projected Net TIRZ #1 Revenue	TIRZ #1 Revenue Discounted at 5%	City Retained Taxes (General Fund)
Base [a]	2022	$ 70,382,980	$ 99,250,614	$ 169,633,594	$ 6,032	$ 295,576	$ 172,938	$ 86,469	$ 27,602	$ 58,867	$ 58,867	$ 86,469
1	2023	$ 70,382,980	$ 102,643,286	$ 173,026,266	$ 6,153	$ 301,488	$ 178,850	$ 89,425	$ 28,154	$ 61,271	$ 58,353	$ 89,425
2	2024	$ 70,382,980	$ 310,103,811	$ 380,486,791	$ 13,530	$ 662,975	$ 540,337	$ 270,169	$ 28,717	$ 241,452	$ 219,004	$ 270,169
3	2025	$ 70,382,980	$ 525,203,832	$ 595,586,812	$ 21,179	$ 1,037,774	$ 915,136	$ 457,568	$ 29,291	$ 428,277	$ 369,961	$ 457,568
4	2026	$ 70,382,980	$ 697,493,946	$ 767,876,926	$ 27,306	$ 1,337,979	$ 1,215,341	$ 607,671	$ 29,877	$ 577,793	$ 475,352	$ 607,671
5	2027	$ 70,382,980	$ 848,375,324	$ 918,758,304	$ 32,671	$ 1,600,881	$ 1,478,243	$ 739,122	$ 30,475	$ 708,647	$ 555,243	$ 739,122
6	2028	$ 70,382,980	$ 941,802,976	$ 1,012,185,956	$ 35,993	$ 1,763,673	$ 1,641,035	$ 820,518	$ 31,084	$ 789,433	$ 589,087	$ 820,518
7	2029	$ 70,382,980	$ 1,012,430,668	$ 1,082,813,648	$ 38,505	$ 1,886,738	$ 1,764,100	$ 882,050	$ 31,706	$ 850,344	$ 604,323	$ 882,050
8	2030	$ 70,382,980	$ 1,085,816,822	$ 1,156,199,802	$ 41,114	$ 2,014,609	$ 1,891,971	$ 945,985	$ 32,340	$ 913,645	$ 618,391	$ 945,985
9	2031	$ 70,382,980	$ 1,133,879,093	$ 1,204,262,073	$ 42,824	$ 2,098,354	$ 1,975,716	$ 987,858	$ 32,987	$ 954,871	$ 615,518	$ 987,858
10	2032	$ 70,382,980	$ 1,157,964,335	$ 1,228,347,315	$ 43,680	$ 2,140,321	$ 2,017,683	$ 1,008,842	$ 33,647	$ 975,195	$ 598,685	$ 1,008,842
11	2033	$ 70,382,980	$ 1,182,531,281	$ 1,252,914,261	$ 44,554	$ 2,183,128	$ 2,060,490	$ 1,030,245	$ 34,320	$ 995,925	$ 582,297	$ 1,030,245
12	2034	$ 70,382,980	$ 1,207,589,566	$ 1,277,972,546	$ 45,445	$ 2,226,790	$ 2,104,152	$ 1,052,076	$ 35,006	$ 1,017,070	$ 566,343	$ 1,052,076
13	2035	$ 70,382,980	$ 1,233,149,017	$ 1,303,531,997	$ 46,354	$ 2,271,326	$ 2,148,688	$ 1,074,344	$ 35,706	$ 1,038,638	$ 550,812	$ 1,074,344
14	2036	$ 70,382,980	$ 1,259,219,657	$ 1,329,602,637	$ 47,281	$ 2,316,753	$ 2,194,115	$ 1,097,057	$ 36,420	$ 1,060,637	$ 535,694	$ 1,097,057
15	2037	$ 70,382,980	$ 1,285,811,710	$ 1,356,194,690	$ 48,226	$ 2,363,088	$ 2,240,450	$ 1,120,225	$ 37,149	$ 1,083,076	$ 520,978	$ 1,120,225
16	2038	$ 70,382,980	$ 1,312,935,604	$ 1,383,318,584	$ 49,191	$ 2,410,350	$ 2,287,712	$ 1,143,856	$ 37,892	$ 1,105,964	$ 506,655	$ 1,143,856
17	2039	$ 70,382,980	$ 1,340,601,975	$ 1,410,984,955	$ 50,175	$ 2,458,557	$ 2,335,919	$ 1,167,959	$ 38,649	$ 1,129,310	$ 492,714	$ 1,167,959
18	2040	$ 70,382,980	$ 1,368,821,674	$ 1,439,204,654	$ 51,178	$ 2,507,728	$ 2,385,090	$ 1,192,545	$ 39,422	$ 1,153,122	$ 479,146	$ 1,192,545
19	2041	$ 70,382,980	$ 1,397,605,767	$ 1,467,988,747	$ 52,202	$ 2,557,882	$ 2,435,244	$ 1,217,622	$ 40,211	$ 1,177,411	$ 465,942	$ 1,217,622
20	2042	$ 70,382,980	$ 1,426,965,542	$ 1,497,348,522	$ 53,246	$ 2,609,040	$ 2,486,402	$ 1,243,201	$ 41,015	$ 1,202,186	$ 453,091	$ 1,243,201
21	2043	$ 70,382,980	$ 1,456,912,513	$ 1,527,295,493	$ 54,311	$ 2,661,221	$ 2,538,583	$ 1,269,291	$ 41,835	$ 1,227,456	$ 440,586	$ 1,269,291
22	2044	$ 70,382,980	$ 1,487,458,423	$ 1,557,841,403	$ 55,397	$ 2,714,445	$ 2,591,807	$ 1,295,904	$ 42,672	$ 1,253,231	$ 428,417	$ 1,295,904
23	2045	$ 70,382,980	$ 1,518,615,251	$ 1,588,998,231	$ 56,505	$ 2,768,734	$ 2,646,096	$ 1,323,048	$ 43,526	$ 1,279,522	$ 416,576	$ 1,323,048
24	2046	$ 70,382,980	$ 1,550,395,215	$ 1,620,778,195	$ 57,635	$ 2,824,109	$ 2,701,471	$ 1,350,735	$ 44,396	$ 1,306,339	$ 405,054	$ 1,350,735
					$ 1,020,684	$ 50,013,521	$ 46,947,568	$ 23,473,784	$ 884,100	$ 22,589,684	$ 11,607,090	$ 23,473,784

[a] The Base Year for the original properties in TIRZ 1 is Tax Year 2016. The Base Year for the new properties being added to TIRZ 1 is Tax Year 2022. The base value shown above is the sum of these figures.

TIRZ 1 Economic Feasibility - County

TIRZ #1 Increment Year	Tax Year	TIRZ #1 Base	Projected Incremental Tax Base Subject to Capture	Total Projected Assessed Valuation	Tax Collection Delinquencies at 2%	Total Net Tax Collections	Tax Collections on Incremental Value	County TIRZ #1 Participation at $0.15625 Tax Rate	TIRZ Admin Expense	Projected Net TIRZ #1 Revenue	TIRZ #1 Revenue Discounted at 5%	County Retained Taxes (General Fund)
Base [a]	2022	$ 71,961,330	$ 99,250,614	$ 171,211,944	$ 10,701	$ 524,337	$ 303,955	$ 151,978	$ 27,602	$ 124,376	$ 124,376	$ 151,978
1	2023	$ 71,961,330	$ 102,674,853	$ 174,636,183	$ 10,915	$ 534,823	$ 314,442	$ 157,221	$ 28,154	$ 129,067	$ 122,921	$ 157,221
2	2024	$ 71,961,330	$ 691,614,573	$ 763,575,903	$ 47,723	$ 2,338,451	$ 2,118,070	$ 1,059,035	$ 28,717	$ 1,030,318	$ 934,529	$ 1,059,035
3	2025	$ 71,961,330	$ 1,293,762,312	$ 1,365,723,642	$ 85,358	$ 4,182,529	$ 3,962,147	$ 1,981,074	$ 29,291	$ 1,951,782	$ 1,686,023	$ 1,981,074
4	2026	$ 71,961,330	$ 1,825,772,417	$ 1,897,733,747	$ 118,608	$ 5,811,810	$ 5,591,428	$ 2,795,714	$ 29,877	$ 2,765,837	$ 2,275,461	$ 2,795,714
5	2027	$ 71,961,330	$ 2,307,157,244	$ 2,379,118,574	$ 148,695	$ 7,286,051	$ 7,065,669	$ 3,532,835	$ 30,475	$ 3,502,360	$ 2,744,190	$ 3,532,835
6	2028	$ 71,961,330	$ 2,661,375,211	$ 2,733,336,541	$ 170,834	$ 8,370,843	$ 8,150,462	$ 4,075,231	$ 31,084	$ 4,044,146	$ 3,017,804	$ 4,075,231
7	2029	$ 71,961,330	$ 2,957,373,373	$ 3,029,334,703	$ 189,333	$ 9,277,338	$ 9,056,956	$ 4,528,478	$ 31,706	$ 4,496,772	$ 3,195,772	$ 4,528,478
8	2030	$ 71,961,330	$ 3,154,880,752	$ 3,226,842,082	$ 201,678	$ 9,882,204	$ 9,661,822	$ 4,830,911	$ 32,340	$ 4,798,571	$ 3,247,862	$ 4,830,911
9	2031	$ 71,961,330	$ 3,317,810,867	$ 3,389,772,197	$ 211,861	$ 10,381,177	$ 10,160,796	$ 5,080,398	$ 32,987	$ 5,047,411	$ 3,253,606	$ 5,080,398
10	2032	$ 71,961,330	$ 3,441,198,028	$ 3,513,159,358	$ 219,572	$ 10,759,051	$ 10,538,669	$ 5,269,334	$ 33,647	$ 5,235,688	$ 3,214,258	$ 5,269,334
11	2033	$ 71,961,330	$ 3,558,006,481	$ 3,629,967,811	$ 226,873	$ 11,116,776	$ 10,896,395	$ 5,448,197	$ 34,320	$ 5,413,878	$ 3,165,382	$ 5,448,197
12	2034	$ 71,961,330	$ 3,678,082,008	$ 3,750,043,338	$ 234,378	$ 11,484,508	$ 11,264,126	$ 5,632,063	$ 35,006	$ 5,597,057	$ 3,116,651	$ 5,632,063
13	2035	$ 71,961,330	$ 3,753,082,875	$ 3,825,044,205	$ 239,065	$ 11,714,198	$ 11,493,816	$ 5,746,908	$ 35,706	$ 5,711,202	$ 3,028,772	$ 5,746,908
14	2036	$ 71,961,330	$ 3,829,583,759	$ 3,901,545,089	$ 243,847	$ 11,948,482	$ 11,728,100	$ 5,864,050	$ 36,420	$ 5,827,630	$ 2,943,349	$ 5,864,050
15	2037	$ 71,961,330	$ 3,907,614,661	$ 3,979,575,991	$ 248,723	$ 12,187,451	$ 11,967,070	$ 5,983,535	$ 37,149	$ 5,946,386	$ 2,860,313	$ 5,983,535
16	2038	$ 71,961,330	$ 3,987,206,181	$ 4,059,167,511	$ 253,698	$ 12,431,201	$ 12,210,819	$ 6,105,409	$ 37,892	$ 6,067,518	$ 2,779,600	$ 6,105,409
17	2039	$ 71,961,330	$ 4,068,389,531	$ 4,140,350,861	$ 258,772	$ 12,679,825	$ 12,459,443	$ 6,229,721	$ 38,649	$ 6,191,072	$ 2,701,144	$ 6,229,721
18	2040	$ 71,961,330	$ 4,151,196,548	$ 4,223,157,878	$ 263,947	$ 12,933,421	$ 12,713,039	$ 6,356,520	$ 39,422	$ 6,317,097	$ 2,624,884	$ 6,356,520
19	2041	$ 71,961,330	$ 4,235,659,706	$ 4,307,621,036	$ 269,226	$ 13,192,089	$ 12,971,708	$ 6,485,854	$ 40,211	$ 6,445,643	$ 2,550,760	$ 6,485,854
20	2042	$ 71,961,330	$ 4,321,812,126	$ 4,393,773,456	$ 274,611	$ 13,455,931	$ 13,235,550	$ 6,617,775	$ 41,015	$ 6,576,760	$ 2,478,712	$ 6,617,775
21	2043	$ 71,961,330	$ 4,409,687,595	$ 4,481,648,925	$ 280,103	$ 13,725,050	$ 13,504,668	$ 6,752,334	$ 41,835	$ 6,710,499	$ 2,408,682	$ 6,752,334
22	2044	$ 71,961,330	$ 4,499,320,574	$ 4,571,281,904	$ 285,705	$ 13,999,551	$ 13,779,169	$ 6,889,585	$ 42,672	$ 6,846,912	$ 2,340,616	$ 6,889,585
23	2045	$ 71,961,330	$ 4,590,746,212	$ 4,662,707,542	$ 291,419	$ 14,279,542	$ 14,059,160	$ 7,029,580	$ 43,526	$ 6,986,055	$ 2,274,459	$ 7,029,580
24	2046	$ 71,961,330	$ 4,684,000,363	$ 4,755,961,693	$ 297,248	$ 14,565,133	$ 14,344,751	$ 7,172,376	$ 44,396	$ 7,127,979	$ 2,210,158	$ 7,172,376
					$ 5,082,893	$ 249,061,770	$ 243,552,230	$ 121,776,115	$ 884,100	$ 120,892,015	$ 61,300,284	$ 121,776,115

[a] The Base Year for the original properties in TIRZ 1 is Tax Year 2016. The Base Year for the new properties being added to TIRZ 1 is Tax Year 2022. The base value shown above is the sum of these figures.

Estimated TIRZ Revenue - TIRZ 1

Year No.	Tax Year	Projected Incremental Tax Base Subject to Capture - City	Projected Incremental Tax Base Subject to Capture - County	Projected Net TIRZ #1 Revenue - City [b]	Projected Net TIRZ #1 Revenue - County [b]	Annual Total	TIRZ #1 Revenue Discounted at 5% - City [b]	TIRZ #1 Revenue Discounted at 5% - County [b]	Annual Total
Base [a]	2022	$ 99,250,614	$ 99,250,614	$ 58,867	$ 124,376	$ 183,243	$ 58,867	$ 124,376	$ 183,243
1	2023	$ 102,643,286	$ 102,674,853	$ 61,271	$ 129,067	$ 190,338	$ 58,353	$ 122,921	$ 181,274
2	2024	$ 310,103,811	$ 691,614,573	$ 241,452	$ 1,030,318	$ 1,271,769	$ 219,004	$ 934,529	$ 1,153,532
3	2025	$ 525,203,832	$ 1,293,762,312	$ 428,277	$ 1,951,782	$ 2,380,059	$ 369,961	$ 1,686,023	$ 2,055,984
4	2026	$ 697,493,946	$ 1,825,772,417	$ 577,793	$ 2,765,837	$ 3,343,630	$ 475,352	$ 2,275,461	$ 2,750,813
5	2027	$ 848,375,324	$ 2,307,157,244	$ 708,647	$ 3,502,360	$ 4,211,006	$ 555,243	$ 2,744,190	$ 3,299,434
6	2028	$ 941,802,976	$ 2,661,375,211	$ 789,433	$ 4,044,146	$ 4,833,580	$ 589,087	$ 3,017,804	$ 3,606,892
7	2029	$ 1,012,430,668	$ 2,957,373,373	$ 850,344	$ 4,496,772	$ 5,347,116	$ 604,323	$ 3,195,772	$ 3,800,095
8	2030	$ 1,085,816,822	$ 3,154,880,752	$ 913,645	$ 4,798,571	$ 5,712,216	$ 618,391	$ 3,247,862	$ 3,866,253
9	2031	$ 1,133,879,093	$ 3,317,810,867	$ 954,871	$ 5,047,411	$ 6,002,282	$ 615,518	$ 3,253,606	$ 3,869,125
10	2032	$ 1,157,964,335	$ 3,441,198,028	$ 975,195	$ 5,235,688	$ 6,210,883	$ 598,685	$ 3,214,258	$ 3,812,943
11	2033	$ 1,182,531,281	$ 3,558,006,481	$ 995,925	$ 5,413,878	$ 6,409,803	$ 582,297	$ 3,165,382	$ 3,747,679
12	2034	$ 1,207,589,566	$ 3,678,082,008	$ 1,017,070	$ 5,597,057	$ 6,614,127	$ 566,343	$ 3,116,651	$ 3,682,994
13	2035	$ 1,233,149,017	$ 3,753,082,875	$ 1,038,638	$ 5,711,202	$ 6,749,840	$ 550,812	$ 3,028,772	$ 3,579,584
14	2036	$ 1,259,219,657	$ 3,829,583,759	$ 1,060,637	$ 5,827,630	$ 6,888,267	$ 535,694	$ 2,943,349	$ 3,479,043
15	2037	$ 1,285,811,710	$ 3,907,614,661	$ 1,083,076	$ 5,946,386	$ 7,029,463	$ 520,978	$ 2,860,313	$ 3,381,292
16	2038	$ 1,312,935,604	$ 3,987,206,181	$ 1,105,964	$ 6,067,518	$ 7,173,482	$ 506,655	$ 2,779,600	$ 3,286,255
17	2039	$ 1,340,601,975	$ 4,068,389,531	$ 1,129,310	$ 6,191,072	$ 7,320,382	$ 492,714	$ 2,701,144	$ 3,193,858
18	2040	$ 1,368,821,674	$ 4,151,196,548	$ 1,153,122	$ 6,317,097	$ 7,470,220	$ 479,146	$ 2,624,884	$ 3,104,031
19	2041	$ 1,397,605,767	$ 4,235,659,706	$ 1,177,411	$ 6,445,643	$ 7,623,054	$ 465,942	$ 2,550,760	$ 3,016,701
20	2042	$ 1,426,965,542	$ 4,321,812,126	$ 1,202,186	$ 6,576,760	$ 7,778,945	$ 453,091	$ 2,478,712	$ 2,931,803
21	2043	$ 1,456,912,513	$ 4,409,687,595	$ 1,227,456	$ 6,710,499	$ 7,937,955	$ 440,586	$ 2,408,682	$ 2,849,268
22	2044	$ 1,487,458,423	$ 4,499,320,574	$ 1,253,231	$ 6,846,912	$ 8,100,144	$ 428,417	$ 2,340,616	$ 2,769,033
23	2045	$ 1,518,615,251	$ 4,590,746,212	$ 1,279,522	$ 6,986,055	$ 8,265,577	$ 416,576	$ 2,274,459	$ 2,691,035
24	2046	$ 1,550,395,215	$ 4,684,000,363	$ 1,306,339	$ 7,127,979	$ 8,434,319	$ 405,054	$ 2,210,158	$ 2,615,212
				$ 22,589,684	$ 120,892,015	$ 143,481,698	$ 11,607,090	$ 61,300,284	$ 72,907,374

[a] The Base Year for the original properties in TIRZ 1 is Tax Year 2016. The Base Year for the new properties being added to TIRZ 1 is Tax Year 2022. The base value shown above is the sum of these figures.

[b] TIRZ Revenue is an estimated amount that is net of TIRZ Administration costs and assumes a 2% delinquency rate.

TIRZ 1 Captured Appraised Value - City

TIRZ #1 Increment Year	Tax Year	TIRZ #1 Base	Projected Incremental Tax Base Subject to Capture	Total Projected Assessed Valuation
Base [a]	2022	$ 70,382,980	$ 99,250,614	$ 169,633,594
1	2023	$ 70,382,980	$ 102,643,286	$ 173,026,266
2	2024	$ 70,382,980	$ 310,103,811	$ 380,486,791
3	2025	$ 70,382,980	$ 525,203,832	$ 595,586,812
4	2026	$ 70,382,980	$ 697,493,946	$ 767,876,926
5	2027	$ 70,382,980	$ 848,375,324	$ 918,758,304
6	2028	$ 70,382,980	$ 941,802,976	$ 1,012,185,956
7	2029	$ 70,382,980	$ 1,012,430,668	$ 1,082,813,648
8	2030	$ 70,382,980	$ 1,085,816,822	$ 1,156,199,802
9	2031	$ 70,382,980	$ 1,133,879,093	$ 1,204,262,073
10	2032	$ 70,382,980	$ 1,157,964,335	$ 1,228,347,315
11	2033	$ 70,382,980	$ 1,182,531,281	$ 1,252,914,261
12	2034	$ 70,382,980	$ 1,207,589,566	$ 1,277,972,546
13	2035	$ 70,382,980	$ 1,233,149,017	$ 1,303,531,997
14	2036	$ 70,382,980	$ 1,259,219,657	$ 1,329,602,637
15	2037	$ 70,382,980	$ 1,285,811,710	$ 1,356,194,690
16	2038	$ 70,382,980	$ 1,312,935,604	$ 1,383,318,584
17	2039	$ 70,382,980	$ 1,340,601,975	$ 1,410,984,955
18	2040	$ 70,382,980	$ 1,368,821,674	$ 1,439,204,654
19	2041	$ 70,382,980	$ 1,397,605,767	$ 1,467,988,747
20	2042	$ 70,382,980	$ 1,426,965,542	$ 1,497,348,522
21	2043	$ 70,382,980	$ 1,456,912,513	$ 1,527,295,493
22	2044	$ 70,382,980	$ 1,487,458,423	$ 1,557,841,403
23	2045	$ 70,382,980	$ 1,518,615,251	$ 1,588,998,231
24	2046	$ 70,382,980	$ 1,550,395,215	$ 1,620,778,195

[a] The Base Year for the original properties in TIRZ 1 is Tax Year 2016. The Base Year for the new properties being added to TIRZ 1 is Tax Year 2022. The base value shown above is the sum of these figures.

TIRZ 1 Captured Appraised Value - County

TIRZ #1 Increment Year	Tax Year	TIRZ #1 Base	Projected Incremental Tax Base Subject to Capture	Total Projected Assessed Valuation
Base [a]	2022	$ 71,961,330	$ 99,250,614	$ 171,211,944
1	2023	$ 71,961,330	$ 102,674,853	$ 174,636,183
2	2024	$ 71,961,330	$ 691,614,573	$ 763,575,903
3	2025	$ 71,961,330	$ 1,293,762,312	$ 1,365,723,642
4	2026	$ 71,961,330	$ 1,825,772,417	$ 1,897,733,747
5	2027	$ 71,961,330	$ 2,307,157,244	$ 2,379,118,574
6	2028	$ 71,961,330	$ 2,661,375,211	$ 2,733,336,541
7	2029	$ 71,961,330	$ 2,957,373,373	$ 3,029,334,703
8	2030	$ 71,961,330	$ 3,154,880,752	$ 3,226,842,082
9	2031	$ 71,961,330	$ 3,317,810,867	$ 3,389,772,197
10	2032	$ 71,961,330	$ 3,441,198,028	$ 3,513,159,358
11	2033	$ 71,961,330	$ 3,558,006,481	$ 3,629,967,811
12	2034	$ 71,961,330	$ 3,678,082,008	$ 3,750,043,338
13	2035	$ 71,961,330	$ 3,753,082,875	$ 3,825,044,205
14	2036	$ 71,961,330	$ 3,829,583,759	$ 3,901,545,089
15	2037	$ 71,961,330	$ 3,907,614,661	$ 3,979,575,991
16	2038	$ 71,961,330	$ 3,987,206,181	$ 4,059,167,511
17	2039	$ 71,961,330	$ 4,068,389,531	$ 4,140,350,861
18	2040	$ 71,961,330	$ 4,151,196,548	$ 4,223,157,878
19	2041	$ 71,961,330	$ 4,235,659,706	$ 4,307,621,036
20	2042	$ 71,961,330	$ 4,321,812,126	$ 4,393,773,456
21	2043	$ 71,961,330	$ 4,409,687,595	$ 4,481,648,925
22	2044	$ 71,961,330	$ 4,499,320,574	$ 4,571,281,904
23	2045	$ 71,961,330	$ 4,590,746,212	$ 4,662,707,542
24	2046	$ 71,961,330	$ 4,684,000,363	$ 4,755,961,693

[a] The Base Year for the original properties in TIRZ 1 is Tax Year 2016. The Base Year for the new properties being added to TIRZ 1 is Tax Year 2022. The base value shown above is the sum of these figures.

TIRZ 2 Economic Feasibility - City

TIRZ #2 Increment Year	Tax Year	TIRZ #2 Base	Projected Incremental Tax Base Subject to Capture	Total Projected Assessed Valuation	Tax Collection Delinquencies at 2%	Total Net Tax Collections	Tax Collections on Incremental Value	City TIRZ #2 Participation at $0.0889 Tax Rate	TIRZ Admin Expense	Projected Net TIRZ #2 Revenue	TIRZ #2 Revenue Discounted at 5%	City Retained Taxes (General Fund)
6	2022	$ 5,836,710	$ 120,284,140	$ 126,120,850	$ 4,485	$ 219,758	$ 209,588	$ 104,794	$ 27,602	$ 77,192	$ 77,192	$ 104,794
7	2023	$ 5,836,710	$ 162,140,390	$ 167,977,100	$ 5,973	$ 292,690	$ 282,520	$ 141,260	$ 28,154	$ 113,106	$ 107,720	$ 141,260
8	2024	$ 5,836,710	$ 206,394,506	$ 212,231,216	$ 7,547	$ 369,800	$ 359,630	$ 179,815	$ 28,717	$ 151,098	$ 137,050	$ 179,815
9	2025	$ 5,836,710	$ 247,304,771	$ 253,141,481	$ 9,002	$ 441,084	$ 430,914	$ 215,457	$ 29,291	$ 186,165	$ 160,817	$ 215,457
10	2026	$ 5,836,710	$ 273,954,639	$ 279,791,349	$ 9,949	$ 487,520	$ 477,350	$ 238,675	$ 29,877	$ 208,797	$ 171,778	$ 238,675
11	2027	$ 5,836,710	$ 282,348,379	$ 288,185,089	$ 10,248	$ 502,145	$ 491,975	$ 245,988	$ 30,475	$ 215,513	$ 168,860	$ 245,988
12	2028	$ 5,836,710	$ 290,993,932	$ 296,830,642	$ 10,555	$ 517,210	$ 507,039	$ 253,520	$ 31,084	$ 222,435	$ 165,985	$ 253,520
13	2029	$ 5,836,710	$ 299,898,851	$ 305,735,561	$ 10,872	$ 532,726	$ 522,556	$ 261,278	$ 31,706	$ 229,572	$ 163,152	$ 261,278
14	2030	$ 5,836,710	$ 309,070,918	$ 314,907,628	$ 11,198	$ 548,708	$ 538,538	$ 269,269	$ 32,340	$ 236,929	$ 160,363	$ 269,269
15	2031	$ 5,836,710	$ 318,518,147	$ 324,354,857	$ 11,534	$ 565,169	$ 554,999	$ 277,499	$ 32,987	$ 244,512	$ 157,615	$ 277,499
16	2032	$ 5,836,710	$ 328,248,792	$ 334,085,502	$ 11,880	$ 582,124	$ 571,954	$ 285,977	$ 33,647	$ 252,330	$ 154,909	$ 285,977
17	2033	$ 5,836,710	$ 338,271,358	$ 344,108,068	$ 12,236	$ 599,588	$ 589,418	$ 294,709	$ 34,320	$ 260,389	$ 152,244	$ 294,709
18	2034	$ 5,836,710	$ 348,594,600	$ 354,431,310	$ 12,604	$ 617,575	$ 607,405	$ 303,703	$ 35,006	$ 268,697	$ 149,620	$ 303,703
19	2035	$ 5,836,710	$ 359,227,539	$ 365,064,249	$ 12,982	$ 636,103	$ 625,932	$ 312,966	$ 35,706	$ 277,260	$ 147,037	$ 312,966
20	2036	$ 5,836,710	$ 370,179,466	$ 376,016,176	$ 13,371	$ 655,186	$ 645,016	$ 322,508	$ 36,420	$ 286,088	$ 144,494	$ 322,508
21	2037	$ 5,836,710	$ 381,459,952	$ 387,296,662	$ 13,772	$ 674,841	$ 664,671	$ 332,336	$ 37,149	$ 295,187	$ 141,990	$ 332,336
22	2038	$ 5,836,710	$ 393,078,851	$ 398,915,561	$ 14,185	$ 695,086	$ 684,916	$ 342,458	$ 37,892	$ 304,567	$ 139,525	$ 342,458
23	2039	$ 5,836,710	$ 405,046,318	$ 410,883,028	$ 14,611	$ 715,939	$ 705,769	$ 352,884	$ 38,649	$ 314,235	$ 137,100	$ 352,884
24	2040	$ 5,836,710	$ 417,372,809	$ 423,209,519	$ 15,049	$ 737,417	$ 727,247	$ 363,624	$ 39,422	$ 324,201	$ 134,712	$ 363,624
25	2041	$ 5,836,710	$ 430,069,095	$ 435,905,805	$ 15,501	$ 759,540	$ 749,370	$ 374,685	$ 40,211	$ 334,474	$ 132,363	$ 374,685
26	2042	$ 5,836,710	$ 443,146,269	$ 448,982,979	$ 15,966	$ 782,326	$ 772,156	$ 386,078	$ 41,015	$ 345,063	$ 130,051	$ 386,078
27	2043	$ 5,836,710	$ 456,615,758	$ 462,452,468	$ 16,445	$ 805,796	$ 795,626	$ 397,813	$ 41,835	$ 355,977	$ 127,775	$ 397,813
28	2044	$ 5,836,710	$ 470,489,332	$ 476,326,042	$ 16,938	$ 829,970	$ 819,799	$ 409,900	$ 42,672	$ 367,228	$ 125,537	$ 409,900
29	2045	$ 5,836,710	$ 484,779,114	$ 490,615,824	$ 17,446	$ 854,869	$ 844,699	$ 422,349	$ 43,526	$ 378,824	$ 123,334	$ 422,349
30	2046	$ 5,836,710	$ 499,497,588	$ 505,334,298	$ 17,970	$ 880,515	$ 870,345	$ 435,172	$ 44,396	$ 390,776	$ 121,167	$ 435,172
					$ 312,320	$ 15,303,682	$ 15,049,429	$ 7,524,715	$ 884,100	$ 6,640,614	$ 3,532,389	$ 7,524,715

TIRZ 2 Economic Feasibility - County

TIRZ #2 Increment Year	Tax Year	TIRZ #2 Base	Projected Incremental Tax Base Subject to Capture	Total Projected Assessed Valuation	Tax Collection Delinquencies at 2%	Total Net Tax Collections	Tax Collections on Incremental Value	City TIRZ #2 Participation at $0.15625 Tax Rate	TIRZ Admin Expense	Projected Net TIRZ #2 Revenue	TIRZ #2 Revenue Discounted at 5%	Retained Taxes (General Fund)
6	2022	$ 5,836,710	$ 120,284,140	$ 126,120,850	$ 4,485	$ 386,245	$ 368,370	$ 184,185	$ 27,602	$ 156,583	$ 156,583	$ 184,185
7	2023	$ 5,836,710	$ 162,140,390	$ 167,977,100	$ 5,973	$ 514,430	$ 496,555	$ 248,277	$ 28,154	$ 220,123	$ 209,641	$ 248,277
8	2024	$ 5,836,710	$ 206,394,506	$ 212,231,216	$ 7,547	$ 649,958	$ 632,083	$ 316,042	$ 28,717	$ 287,324	$ 260,612	$ 316,042
9	2025	$ 5,836,710	$ 247,304,771	$ 253,141,481	$ 9,002	$ 775,246	$ 757,371	$ 378,685	$ 29,291	$ 349,394	$ 301,820	$ 378,685
10	2026	$ 5,836,710	$ 273,954,639	$ 279,791,349	$ 9,949	$ 856,861	$ 838,986	$ 419,493	$ 29,877	$ 389,616	$ 320,538	$ 419,493
11	2027	$ 5,836,710	$ 282,348,379	$ 288,185,089	$ 10,248	$ 882,567	$ 864,692	$ 432,346	$ 30,475	$ 401,871	$ 314,877	$ 432,346
12	2028	$ 5,836,710	$ 290,993,932	$ 296,830,642	$ 10,555	$ 909,044	$ 891,169	$ 445,584	$ 31,084	$ 414,500	$ 309,306	$ 445,584
13	2029	$ 5,836,710	$ 299,898,851	$ 305,735,561	$ 10,872	$ 936,315	$ 918,440	$ 459,220	$ 31,706	$ 427,514	$ 303,826	$ 459,220
14	2030	$ 5,836,710	$ 309,070,918	$ 314,907,628	$ 11,198	$ 964,405	$ 946,530	$ 473,265	$ 32,340	$ 440,925	$ 298,435	$ 473,265
15	2031	$ 5,836,710	$ 318,518,147	$ 324,354,857	$ 11,534	$ 993,337	$ 975,462	$ 487,731	$ 32,987	$ 454,744	$ 293,132	$ 487,731
16	2032	$ 5,836,710	$ 328,248,792	$ 334,085,502	$ 11,880	$ 1,023,137	$ 1,005,262	$ 502,631	$ 33,647	$ 468,984	$ 287,916	$ 502,631
17	2033	$ 5,836,710	$ 338,271,358	$ 344,108,068	$ 12,236	$ 1,053,831	$ 1,035,956	$ 517,978	$ 34,320	$ 483,658	$ 282,785	$ 517,978
18	2034	$ 5,836,710	$ 348,594,600	$ 354,431,310	$ 12,604	$ 1,085,446	$ 1,067,571	$ 533,785	$ 35,006	$ 498,779	$ 277,739	$ 533,785
19	2035	$ 5,836,710	$ 359,227,539	$ 365,064,249	$ 12,982	$ 1,118,009	$ 1,100,134	$ 550,067	$ 35,706	$ 514,361	$ 272,777	$ 550,067
20	2036	$ 5,836,710	$ 370,179,466	$ 376,016,176	$ 13,371	$ 1,151,550	$ 1,133,675	$ 566,837	$ 36,420	$ 530,417	$ 267,897	$ 566,837
21	2037	$ 5,836,710	$ 381,459,952	$ 387,296,662	$ 13,772	$ 1,186,096	$ 1,168,221	$ 584,111	$ 37,149	$ 546,962	$ 263,098	$ 584,111
22	2038	$ 5,836,710	$ 393,078,851	$ 398,915,561	$ 14,185	$ 1,221,679	$ 1,203,804	$ 601,902	$ 37,892	$ 564,010	$ 258,380	$ 601,902
23	2039	$ 5,836,710	$ 405,046,318	$ 410,883,028	$ 14,611	$ 1,258,329	$ 1,240,454	$ 620,227	$ 38,649	$ 581,578	$ 253,740	$ 620,227
24	2040	$ 5,836,710	$ 417,372,809	$ 423,209,519	$ 15,049	$ 1,296,079	$ 1,278,204	$ 639,102	$ 39,422	$ 599,680	$ 249,179	$ 639,102
25	2041	$ 5,836,710	$ 430,069,095	$ 435,905,805	$ 15,501	$ 1,334,962	$ 1,317,087	$ 658,543	$ 40,211	$ 618,332	$ 244,695	$ 658,543
26	2042	$ 5,836,710	$ 443,146,269	$ 448,982,979	$ 15,966	$ 1,375,010	$ 1,357,135	$ 678,568	$ 41,015	$ 637,553	$ 240,287	$ 678,568
27	2043	$ 5,836,710	$ 456,615,758	$ 462,452,468	$ 16,445	$ 1,416,261	$ 1,398,386	$ 699,193	$ 41,835	$ 657,357	$ 235,953	$ 699,193
28	2044	$ 5,836,710	$ 470,489,332	$ 476,326,042	$ 16,938	$ 1,458,749	$ 1,440,874	$ 720,437	$ 42,672	$ 677,765	$ 231,694	$ 720,437
29	2045	$ 5,836,710	$ 484,779,114	$ 490,615,824	$ 17,446	$ 1,502,511	$ 1,484,636	$ 742,318	$ 43,526	$ 698,792	$ 227,507	$ 742,318
30	2046	$ 5,836,710	$ 499,497,588	$ 505,334,298	$ 17,970	$ 1,547,586	$ 1,529,711	$ 764,856	$ 44,396	$ 720,460	$ 223,391	$ 764,856
					$ 312,320	$ 26,897,641	$ 26,450,768	$ 13,225,384	$ 884,100	$ 12,341,284	$ 6,585,808	$ 13,225,384

DRIPPING SPRINGS
Texas

PETITION AGREEING TO ADDITION OF PROPERTY TO DRIPPING SPRINGS TOWN CENTER TAX INCREMENT REINVESTMENT ZONE NUMBER 1

TO THE MAYOR AND GOVERNING BODY OF THE CITY OF DRIPPING SPRINGS, TEXAS AND THE BOARD OF THE TAX INCREMENT REINVESTMENT ZONE.

The undersigned owner of the hereinafter described tract of land hereby petition your Honorable Body to extend the present TIRZ No. 1 limits so as to include as part of the TIRZ, the territory being more fully described on Exhibit "A" attached hereto and incorporated herein for all purposes.

I certify that this petition is signed and duly acknowledged by each and every person or corporation having an interest in said land.

Dated: October 12, 2022.

DS Propco Owner LP,a Delaware limited partnership

By: DS Propco GP LLC, a Delaware limited liability company its general partner

Owner

Owner

Name: Francis Cappello
Title: President

STATE OF TEXAS
COUNTY OF HAYS
This instrument was acknowledged before me on October 12, 2022 by Francis Cappello.

Notary Public, State of Texas
My Commission Expires: _____

REX G. BAKER III
NOTARY PUBLIC
STATE OF TEXAS
ID# 7994334
EXPIRES 2-1-2025

EXHIBIT A – Property Legal Description:

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, the Park and the Common Area, ROGER HANKS PARK, a subdivision in Hays County, Texas (the "Subdivision"), according to the map or plat thereof (the "Plat") recorded in Book 11, Page 324, Plat Records of Hays County, Texas.

FINAL PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR PROPOSED TAX INCREMENT REINVESTMENT ZONE NO. 1, TOWN CENTER TIRZ, CITY OF DRIPPING SPRINGS

DECEMBER 13, 2016
UPDATED ----------, 2022

1. OVERVIEW

1.1 Background

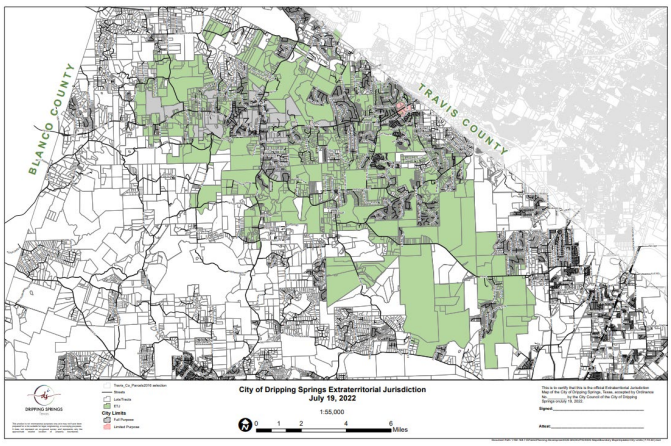
The City of Dripping Springs (the "City") is a Texas general law municipality incorporated in 1981, located 25 miles west of Austin, Texas. Dripping Springs has an unusually large Extra-Territorial Jurisdiction; with nearly 75,000 square acres the area expands from the city limits of Buda to Travis County and west of Austin. The Dripping Spring ETJ encompasses a majority of the northwestern half of Hays County. The City Limits and the City's ETJ are shown below in *Map Figure 1*.

According to the latest Census numbers issued for 2020, the City has had a large increase in population in the last ten years within the city limits and an even larger increase in the ETJ and School District. This pattern is expected to continue.

As of the 2020 census, the Dripping Springs population, within its city limits, is about 4,656 although its extraterritorial jurisdiction (ETJ) is home to over 40,000 residents. The city offers an exceptional school system and proximity to Austin and San Antonio.

The City created two Tax Increment Reinvestment Zones in 2016, including this Town Center TIRZ No. 1. This plan is an updated version of TIRZ No. 1 where the City, in coordination with the County, has identified additional projects and properties that would benefit the City and County's residents.

Map Figure 1- City Limit and ETJ



1. The Challenge

a) Within the City Limits, the City has land available for development, in addition to areas of substandard development. The City needs additional means of planning and providing infrastructure to promote overall quality development in the area;

b) The City's ETJ is comprised of numerous ownerships and as the tracts petition for annexation in a piecemeal fashion, the City has no means of planning and providing infrastructure to promote overall quality development;

c) The City's downtown has dilapidated and unoccupied buildings that inhibit the City's growth;

d) The lack of sidewalks and the inadequacy of certain streets in Dripping Springs also inhibits the growth of the City;

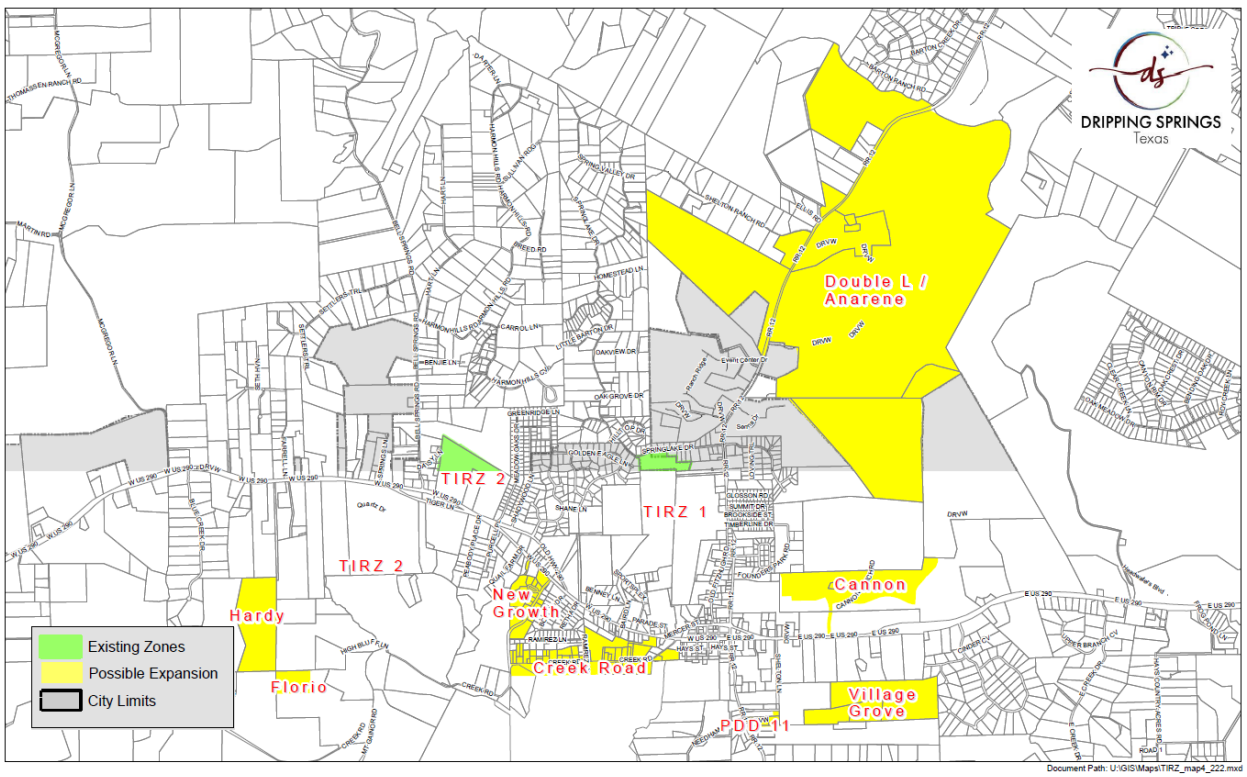
e) Low quality and/or sub-standard developments will be an ongoing obstacle to annexation and City growth if allowed to continue; and

f) If the City's ETJ is left unincorporated, the burden of providing services to the area will remain with Hays County.

2. Responding to the Challenge

In 2016, the City partnered with the County to participate in a Tax Increment Reinvestment Zone ("TIRZ" or "Zone") to be created over certain commercial and some residential areas within the City. *Map Figure 2* below depicts the TIRZ Boundary and the respective areas of in-City (approximately 974 acres) and ETJ (approximately 1657 acres) included.

Map Figure 2: Proposed TIRZ boundary



The road and drainage improvements listed, especially those related to Old Fitzhugh Road, Mercer Street, and Creek Road will benefit every resident of Dripping Springs and its ETJ. Additionally, these road improvements will also benefit development in the area north of downtown by providing access to downtown and the greater Travis County area. These improvements are feasible and practical and will benefit the area within in the TIRZ boundary.

The proposed TIRZ would afford the opportunity for the City to plan and prepare for the provision of public infrastructure to areas within its City Limits, including Old Fitzhugh Road street and drainage improvements, Town Center improvements, Triangle/US 290/RR12 area road and drainage improvements, Creek Road improvements, Stephenson Building improvements, Public Parking downtown, and other road and drainage improvements.

The TIRZ is one layer of funding to help leverage additional funding sources for city improvements. Creating a TIRZ with identified projects is an effective method to communicate the city's key areas for investment and targeted growth.

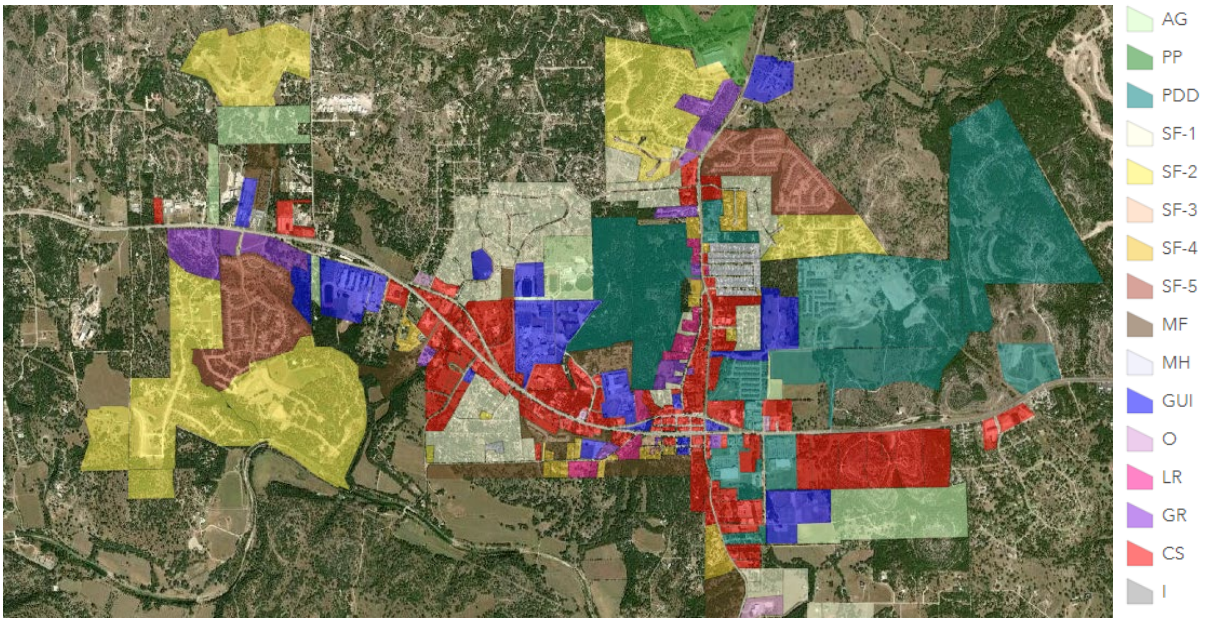
The City desires to maximize and preserve the taxable value of land and improvements in its ETJ and City Limits. Residents understand that maintaining their property values depends in no small part on high quality development within the City and the ETJ.

The need for this proposed TIRZ partnership is further compelling because neither the City nor County can address the development issues alone. The magnitude of infrastructure needed to ensure quality development is beyond the financial capability of the City to fund solely, and some of the infrastructure needed for quality development is typically outside the purview of the County to provide.

The City is experiencing and will continue to experience rapid growth. The City may need to update its land development code as it relates to the Town Center area in order to foster the development types that support the City's future goals. A detailed look at natural attributes, infrastructure, development trends, targeted development areas and the comprehensive plan should be evaluated to determine the new code requirements.

If this opportunity is missed, the City will be unable to provide the full array of city services and roads to promote development inside and outside the City Limits. If the ETJ develops with lack of planning and substandard infrastructure, the City is unlikely to annex due to the prohibitive cost of retro-fitting and upgrading substandard infrastructure. But for the creation of the TIRZ and participation by both the City and County, this area is not likely to attract or maintain private investment sufficient or timely enough to provide the proposed public improvements.

Map Figure 3: Proposed Uses



2. FINAL PROJECT PLAN

This Updated Project Plan and Reinvestment Zone Financing Plan ("The Updated Plan") has been prepared in accordance with the requirements of Chapter 311.011 of the Texas Tax Code and outlines the improvements to be funded and implemented by the proposed Tax Increment Reinvestment Zone Number 1, Dripping Springs, Texas.

There are several key projects identified to help the City reach its real development potential downtown. These projects involve the important aspects needed to create solid framework for a successful eighteen hour downtown.

Town Center:
The Town Center Concept is the foundation of the TIRZ creation. The Town Center is the catalyst project that would spur new development. The timing of the Town Center is important to the parties involved in the project. Due to rapid population growth, the city and county are looking for new facilities. The idea to co-locate the entities into a shared facility is a cost- effective way to design civic services. This project will include parking, city hall site acquisition as a portion of the Town Center project and constructing a new civic building.

When creating a new town center in an existing historic environment, it's important to understand and respect the town's existing characteristics. Most importantly, implementation of the projects must be sensitive to the area in the newly created district.

Stephenson Building Project
This project is for the preservation and renovation of the building at 101 Old Fitzhugh Road to serve as a community meeting, programs, and performance space, with some civic offices. The work includes hazardous materials abatement, cleaning the foundation, roof replacement, historic window restoration or replacement, gutter system replacement, restoration of the wood floor, ceiling restoration and installation of suspended acoustical ceiling in secondary spaces, TAS/ADA accessibility, mechanical, electrical, plumbing, thermal and moisture protection, carpentry, finishes, earthwork, grading, paving, and an addition for restrooms, storage, and a backstage area.

Downtown Bathrooms
The City has looked at downtown bathrooms to serve the downtown Mercer and Old Fitzhugh Districts. These bathrooms would be in the downtown area and may be attached or near the Stephenson Building. The bathrooms would include an accessible bathroom.

Transportation Improvements:

Mercer Street and Old Fitzhugh Road:
The newly constructed benches and sidewalks on Mercer Street are a great start to creating a downtown sense of place. The next series of downtown investments identified in the TIRZ Project Plan are the redesign and construction of Mercer Street and Old Fitzhugh Road to create a Town Center. These two streets are the most important streets within the historic downtown. The street designs are critical to the success of the downtown. They must be designed in partnership with the targeted development patterns along these streets. In order to achieve the ideal street and development type, the City must update its development regulations within this Zone.

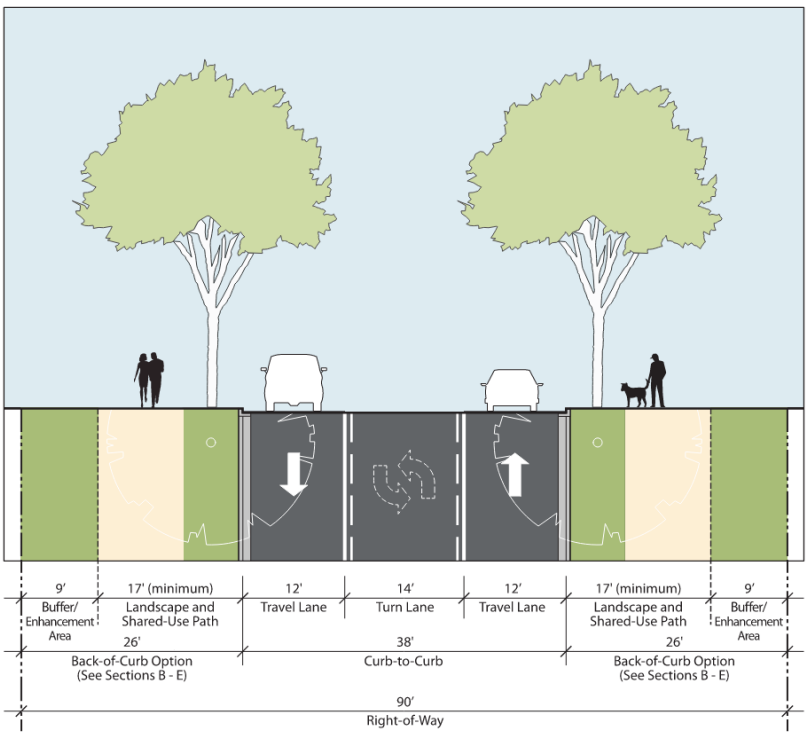

Photo Credit: Around Dripping Springs

Based on the existing street lay out and the disconnected street pattern in new developments, connectivity is a serious challenge for the city. Providing new and alternative connections are addressed in the TIRZ Project Plan. The following projects will help connect Mercer Street to the Heritage Subdivision and provide the much-needed transportation infrastructure:

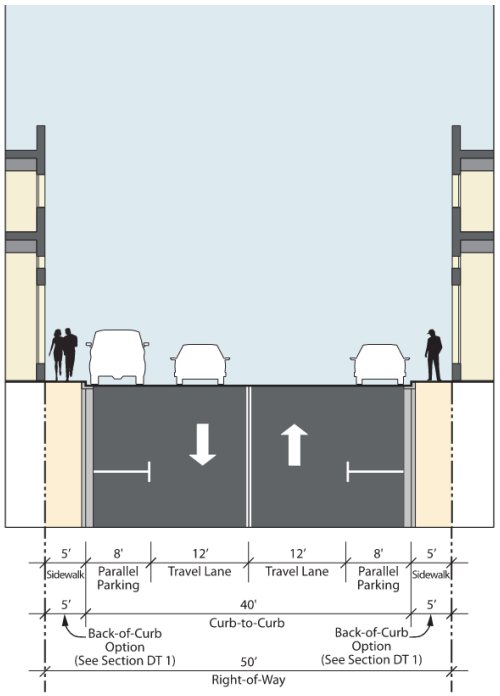
(1) Roger Hanks Parkway; and
(2) Garza Road ROW (North Street);
(3) Wallace Street; and
(4) Creek Road.

Wallace Street Improvements:

The City's approved Transportation Master Plan (TMP) shows Wallace Street as a two-Lane Commercial Local Street (CLS2). This project proposes to improve Wallace Street to match the TMP for its entire length from Bluff Street to RR12, approximately 1,000 linear feet. It will remain a two-lane road but will establish much needed parallel parking, curb and gutter stormwater conveyance and pedestrian sidewalks on both sides of the street all within the existing 50-foot Right of Way.



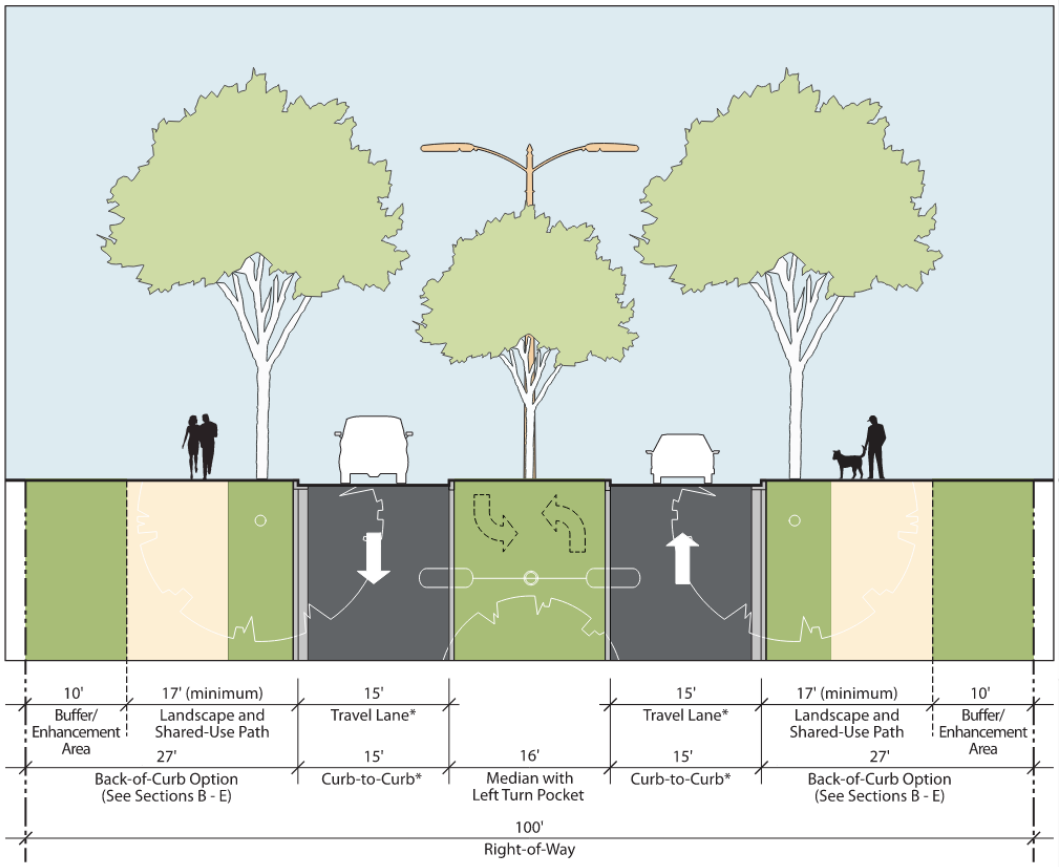
2 Lane Minor Arterial Divided with Center Turn Lane
City of Dripping Springs - Transportation Master Plan



2 Lane Downtown Commercial Street with Parallel Parking
City of Dripping Springs - Transportation Master Plan

<u>Creek Road Improvements</u>:

The City's approved Transportation Master Plan shows Creek Road as a two-Lane Major Divided Arterial (MAD2). This street section improves traffic flow and safety while establishing pedestrian access facilities and improving drainage for this approximately 1-mile corridor. It will remain a two-lane road but will be divided either by a median or center turn lane. This section also includes shared use paths and curb and guttered stormwater conveyance. Right of Way (ROW) of 90 to 100 feet will be required to provide these improvements. Much of the existing ROW is as narrow as 50 feet. The project will provide much needed improvements to a heavily utilized east/west connector that is forecasted to see increased development. Prior to finalization of the street section additional study will be done.



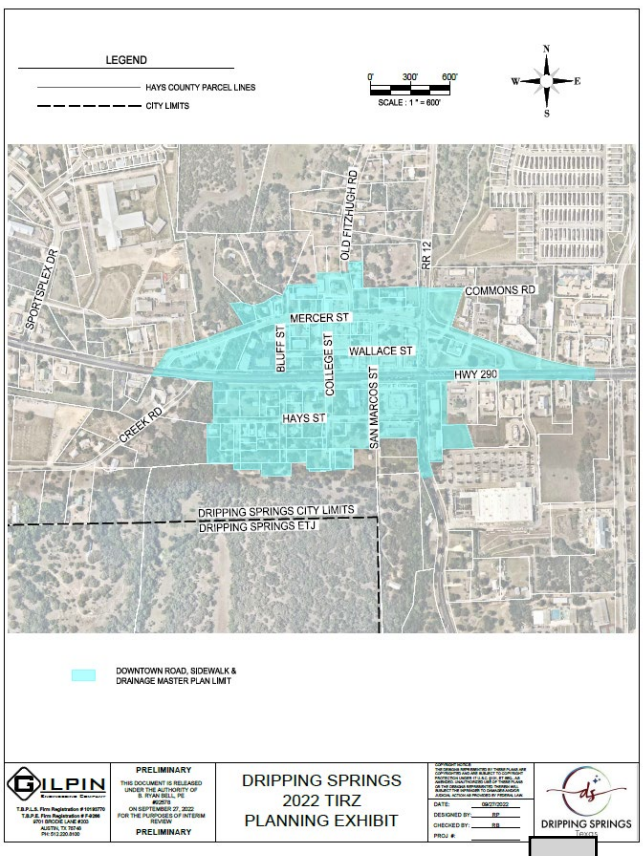
2 Lane Minor/Major Arterial Divided

City of Dripping Springs - Transportation Master Plan

NOTES
- Curb-to-cu
- For Back-of

Downtown Road, Sidewalk & Drainage Master Plan

This Downtown Road, Sidewalk and Drainage Master Plan will seek to develop a phased approach to source funding for the design and construction of improvements consistent with the City's approved Transportation Master Plan. The plan will include core downtown streets Mercer, Wallace, Hays, Bluff, College, San Marcos and Old Fitzhugh. The plan will focus on improving downtown parking, pedestrian access and safety at the same time as improving the City's downtown drainage conveyance facilities. Parking improvements will include options for angled parking or parallel parking along improved street sections. Pedestrian facilities will include combinations of 5-foot sidewalks and shared use paths as well as extension of the network of street lighting, benches and bike racks already implemented in Mercer Street and currently being planned for Old Fitzhugh Road. Storm conveyance will be improved to curb and gutter with underground pipes systems.



Dripping Springs TIRZ No. 1
Updated Final Project Plan - 2022

Benefits to Taxing Units

The TIRZ as proposed will allow the City, County, and Library to partner with each other for public improvements each may have planned for the area. The City believes that a TIRZ is the best mechanism by which to partner with the County and also with private sector developers to plan, fund, and construct the needed improvements over the long-range time horizon such an ambitious undertaking might require. The City and County will be able to fund a large building site for a building complex with city and county services.

Through the TIRZ, the City and County can both maximize the value of the ETJ to the benefit of their respective voters and citizens, as well as contribute to the community cohesion that comes with planned development. Developers seeking to partner with the TIRZ will be required to petition for annexation into the City. This performance driven structure will shift the cost and risk of construction to the private sector, with repayment coming out of new growth resulting from the infrastructure provided.

1. Changes to Municipal Ordinances Required 311.011(b)(2))

Some changes to the development code for the Town Center area could be needed to fully complete the projects. Other than these changes and the ordinance changes that will be required by the annexation and zoning of properties currently in the ETJ, there are no other contemplated changes to the City's Code of Ordinances or the Comp Plan.

2. Non-Project Costs (311.011(b)(3))

Non-Project Costs will consist of unreimbursed costs of public rights-of way, utility upgrades, street relocation cost, technology investment, public open space improvements, and other private investment. The projects, which are expected to result from the TIRZ major infrastructure improvements, consist of private investment in various development projects which will include internal infrastructure such as internal roads, water, sewer, and drainage facilities, along with the private development. The total value of such projects can reasonably be projected to total more than forty-six million dollars ($46,000,000) at TIRZ end.

3. REINVESTMENT ZONE FINANCING PLAN

The TIRZ is intended to provide a funding and/or reimbursement mechanism for major public infrastructure to provide roadways and public utilities to un-served properties within the Zone, along with various landscape, beautification and urban design components. The comprehensive and long-term nature of the project will promote stability, and sustainable commercial, residential, retail and light industrial opportunities in an area that is currently underutilized and undervalued. The TIRZ may fund all or a portion of the eligible projects.


Photo Credit: DrippingSpringsLife.com

3.1 Estimated Project Cost Description (311.011(c)(1))

The project costs below comply with the categories established in Section 311.002 of the Texas Tax Code. The dollar amounts are approximate estimates based on assumptions of how the land may develop and are expressed in year 2016 dollars. Project Costs may be adjusted to actual development plans, bid costs and/or for inflation. Projects will be undertaken and paid for as funds are available from increment or other sources. The intent is to complete as many of the projects as can be funded from tax increment revenues notwithstanding whether the costs or tax increments exceed the estimates herein, and costs may be moved among line items.

Project Description	Project Cost Estimate[1]	Proportionate Cost
Capital Projects Roads and Drainage	$ 25,150,000	$ 16,387,500
Civic Facilities City Hall as portion of Town Center Public Parking Downtown Stephenson Building	$ 3,000,000 $ 200,000 $ 2,200,000	$ 2,250,000 $ 150,000 $ 1,100,000

[1] Projects that also benefit the area in TIRZ # 2 may also be funded by that TIRZ.

Downtown Bathrooms	$ 300,000	$ 150,000
Total Estimated Project Costs	$ 30,850,000	$ 20,037,500

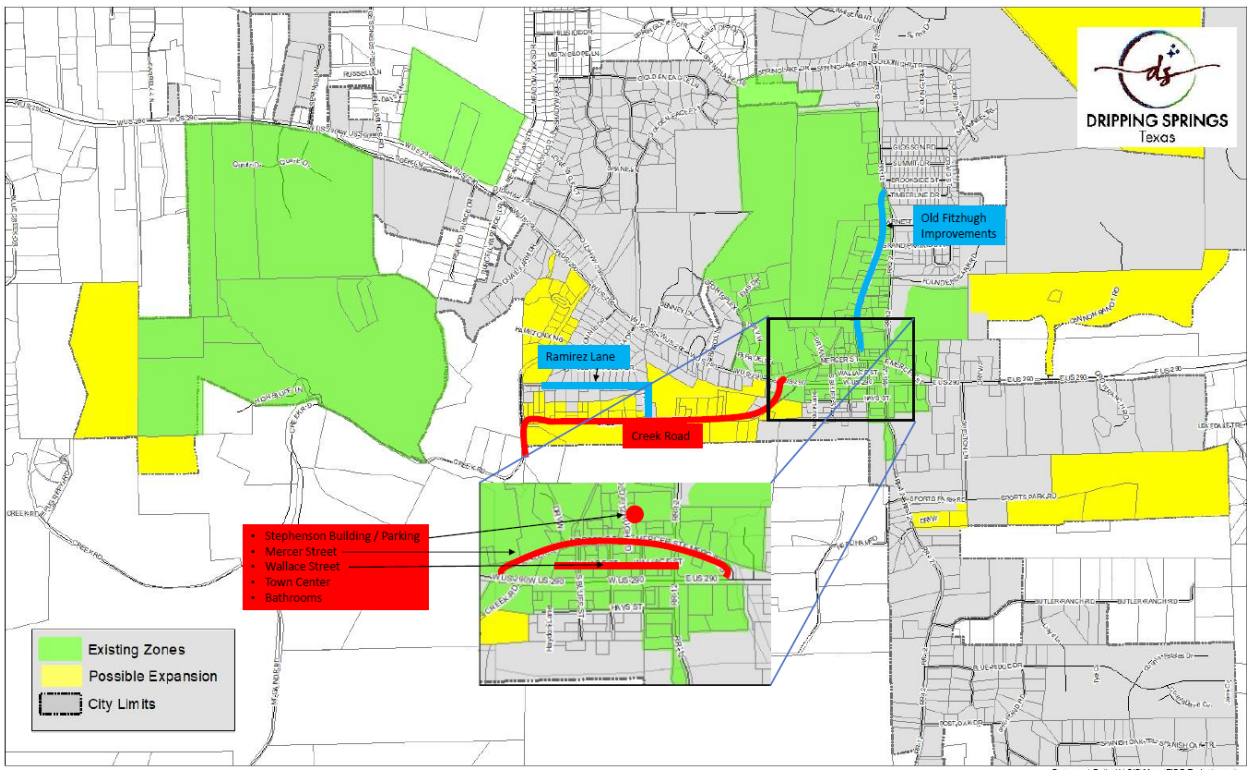
In addition to the projects described above, the following categories established in Section 311.002(1) of the Texas Tax Code as eligible project costs will be considered eligible project costs. The TIRZ will fund project costs at the discretion and approval of the Board of Directors of the TIRZ. And, when appropriate and practicable, the TIRZ will consider categories that are eligible for financing projects, such as:

- *Capital Projects* related to demolition, environmental abatement, and remediation including site work and fill, necessary to prepare sites and existing structures for new use.
- *Land Costs* associated with property formally conveyed to the public in conjunction with the implementation of projects otherwise eligible for reimbursement may also be eligible for reimbursement.
- *Matching Funds* may be contributed in support of local, state, federal or other capital improvements programs that benefit the project and the region.
- *Streetscape, Gateways, Parks, and Community Facilities* that enhance or serve the existing and future development. These may include, but are not limited to, lighting, walks, landscaping and related street furniture, greenbelts and paths, trails, parks, outdoor pavilions, non-profit community and arts space, and recreational/sports facilities.
- *Professional Services* incurred for architectural, planning, engineering, legal, landscape architecture, financial, marketing, public relations, management, leasing, bookkeeping, tax role verification, environmental, archaeological, and other services and advice necessary to a project.
- *Financing Costs* related to developer's interest, city interest, and financing interest, legal fees, underwriter's fees, brokerage charges, transfer or placement charges, premium and fees paid for loans, credit enhancement fees, notes, bonds or other instruments of credit issued to pay for project costs.
- *Operational Expenses* as may be necessary to provide for the proper administration of the Zone, operation of Zone facilities and services provided therein, over the life of the TIRZ.

3.2 Kind, Number and Location of Proposed Public Improvements (311.011(c)(2))

Proposed public improvements include drainage, roadways (including Old Fitzhugh Road and Creek Road), and various facilities. The majority of these improvements, including roadways, city hall as portion of Town Center, and parking, will be located in the City. Urban design components may also be within the City Limits. The map below indicates the probable location of the listed improvements; however, final alignments will be determined at the time of design. Public infrastructure improvements and civic facilities will be considered eligible projects anywhere within the Zone.

Map Figure 4- Location of Proposed Projects in TIRZ #1 and TIRZ #2.



3.3 Economic Feasibility (311.011(c)(3))

Currently, the projected cost estimates for the projects benefitting the Town Center TIRZ No. 1 are $20,037,500. This estimate does not include the administrative expenses of running the TIRZ. Using 50% of the incremental increase of the Tax Rate of $.1778, $.089, after thirty (30) years, the expected amount in the Tax Increment Fund will be conservatively estimated at $22,589,684. Thus, the TIRZ with a 50% of the increment, currently at $.089, the TIRZ will be able to fund all of the projected estimated costs. See Attachment "A". (With the County participating at 50% on some properties and 25% at some properties the total projected revenue is $81,000,000).

3.4 Estimate of Bonded Indebtedness To Be Incurred (311.011(c)(4))

Bonds, notes or other obligations may be issued to yield net proceeds sufficient to pay all or a portion of the eligible project costs and related professional fees that are currently estimated at, but are not limited to, $20,037,500. The City, at its sole discretion, may issue or cause to be issued bonds, notes, or other obligations secured by tax increment revenues, the proceeds of which could be used to pay for or reimburse Project Costs, including public improvements, capitalized interest, professional fees, developer interest and costs of issuance of the bonds.

3.5 Estimated Time When Monetary Obligations Are To Be Incurred (311.011(c)(S))

Since the buildout horizon for TIRZ improvements will be market driven, it is anticipated that the completion of the infrastructure will take a minimum of five years from the date of this Updated Plan, although some projects may be started within the first two years in anticipation of the increase in TIRZ Funds. Bond issuance will occur at appropriate times as determined by the City and the City's Financial Advisor. Project Costs, administrative costs, and costs related to the creation and organization of the TIRZ may be paid from the issuance of bonds or directly from tax increment revenue.

3.6 Methods and Sources of Financing (311.011(c)(6))

The primary sources of revenue will be the ad valorem property taxes generated on the annual increment value above the base year value. The City has adopted an increment of 50% or $.089 for a period of 30 years. This participation will create an estimated fund of $60,000,000 in 30 years.

To ensure timely construction of public improvements, pay-as-you-go and other various methods of financing may be utilized. These include:

- *Tax Increment Bonds or Notes.* As allowed by annual incremental increases in Zone assessed value, tax-exempt tax increment bonds or notes may be issued to fund improvements.
- *Direct Reimbursements.* Projects that are closely related to particular private development projects or public infrastructure programs of public agencies, municipalities, and authorities may be financed through reimbursement agreements with a developer, public agency, municipality, or authority using a direct payment annually from the TIRZ increment fund.
- *Other private financing.* Some projects may be financed on a short-term basis through private financial institutions.
- *Grants/Other Public Funds.* To the extent permitted by law, efforts will be made to leverage TIRZ funds with other public funds and economic development tools.

3.7 Current Appraised Value of Taxable Real Property (311.011(c)(7))

Based upon the 2022 Hays County Appraisal District certified tax roll, the base year value of the proposed TIRZ will be $71,961,330.

3.8 Estimated Captured Appraised Value By Year (311.011(c)(8))

The table on the following page shows the Captured Appraised Value and the resulting revenue from the City and County for the duration of the Zone.

3.9 Duration of Zone (311.011(c)(9))

The Zone is being proposed for a thirty (30) year period, with the final payment of increment being made on values and at rates for 2045, which revenue may be paid in 2046. Therefore, the Zone will terminate for purposes of collection on December 31, 2046.

4. CAPTURED APPRAISED VALUE-CITY

TIRZ 1 Captured Appraised Value - City

TIRZ #1 Increment Year	Tax Year	TIRZ #1 Base	Projected Incremental Tax Base Subject to Capture	Total Projected Assessed Valuation
Base [a]	2022	$ 70,382,980	$ 99,250,614	$ 169,633,594
1	2023	$ 70,382,980	$ 102,643,286	$ 173,026,266
2	2024	$ 70,382,980	$ 310,103,811	$ 380,486,791
3	2025	$ 70,382,980	$ 525,203,832	$ 595,586,812
4	2026	$ 70,382,980	$ 697,493,946	$ 767,876,926
5	2027	$ 70,382,980	$ 848,375,324	$ 918,758,304
6	2028	$ 70,382,980	$ 941,802,976	$ 1,012,185,956
7	2029	$ 70,382,980	$ 1,012,430,668	$ 1,082,813,648
8	2030	$ 70,382,980	$ 1,085,816,822	$ 1,156,199,802
9	2031	$ 70,382,980	$ 1,133,879,093	$ 1,204,262,073
10	2032	$ 70,382,980	$ 1,157,964,335	$ 1,228,347,315
11	2033	$ 70,382,980	$ 1,182,531,281	$ 1,252,914,261
12	2034	$ 70,382,980	$ 1,207,589,566	$ 1,277,972,546
13	2035	$ 70,382,980	$ 1,233,149,017	$ 1,303,531,997
14	2036	$ 70,382,980	$ 1,259,219,657	$ 1,329,602,637
15	2037	$ 70,382,980	$ 1,285,811,710	$ 1,356,194,690
16	2038	$ 70,382,980	$ 1,312,935,604	$ 1,383,318,584
17	2039	$ 70,382,980	$ 1,340,601,975	$ 1,410,984,955
18	2040	$ 70,382,980	$ 1,368,821,674	$ 1,439,204,654
19	2041	$ 70,382,980	$ 1,397,605,767	$ 1,467,988,747
20	2042	$ 70,382,980	$ 1,426,965,542	$ 1,497,348,522
21	2043	$ 70,382,980	$ 1,456,912,513	$ 1,527,295,493
22	2044	$ 70,382,980	$ 1,487,458,423	$ 1,557,841,403
23	2045	$ 70,382,980	$ 1,518,615,251	$ 1,588,998,231
24	2046	$ 70,382,980	$ 1,550,395,215	$ 1,620,778,195

[a] The Base Year for the original properties in TIRZ 1 is Tax Year 2016. The Base Year for the new properties being added to TIRZ 1 is Tax Year 2022. The base value shown above is the sum of these figures.

5. COST ESTIMATES FOR POTENTIAL TIRZ PROJECTS IN TOWN CENTER TIRZ (TIRZ # 1)

(Note: These estimates are not based on plans and specifications nor a detailed scope of work; they represent rough orders of magnitude; Projects that also benefit the area in TIRZ # 2 may also be funded by that TIRZ)

1. Old Fitzhugh Road - Street and Drainage Improvements with improved streetscape including sidewalks and lighting
   Estimated Cost = $6,250,000 TIRZ No. 2 Proportionate Share=$1,562,500
   TIRZ No. 1 Estimated Share: $4,687,500

2. Town Center Improvements - Street, drainage, street trees, way finding signage, street lighting and sidewalk improvements in downtown.

   Estimated Cost = $5,400,000 TIRZ No. 2 Proportionate Share=$1,350,000
   TIRZ No. 1 Estimated Share: $4,050,000

3. Triangle/US 290/RR12 area road and drainage improvements to enhance development

   Estimated Cost = $500,000 TIRZ No. 2 Proportionate Share=$125,000
   TIRZ No. 1 Estimated Share: $375,000

4. City Hall site acquisition and building as portion of Town Center

   Estimated Cost = $3,000,000 TIRZ No. 2 Proportionate Share=$750,000
   TIRZ No. 1 Estimated Share: $2,250,000

5. Garza Road ROW (North Street) acquisition and improvements to connect Mercer to Heritage Subdivision

   Estimated Cost = $300,000 (does not include utilities nor ROW acquisition)

6. Public Parking in downtown area to enhance economic development

   Estimated Cost = $200,000 TIRZ No. 2 Proportionate Share=$50,000

   TIRZ No. 1 Estimated Share: $150,000

7. Creek Road Project

   Estimated Cost = $10,000,000 TIRZ No. 2 Proportionate Share=$5,000,000
   TIRZ No. 1 Estimated Share: $5,000,000

8. Wallace Street Project
   Estimated Cost: $2,500,000 TIRZ No. 2 Proportionate Share=$625,000

TIRZ No. 1 Estimated Share: $1,875,000

9. Stephenson Building Project
   Estimated Cost: $2,200,000 TIRZ No. 2 Proportionate Share=$1,100,000

   TIRZ No. 1 Estimated Share: $1,100,000

10. Downtown Road, Sidewalk & Drainage Master Plan
    Estimated Cost: $200,000 TIRZ No. 2 Proportionate Share=$100,000

    TIRZ No. 1 Estimated Share: $100,000

11. Downtown Bathrooms
    Estimated Cost: $300,000 TIRZ No. 2 Proportionate Share=$150,000

    TIRZ No. 1 Estimated Share: $ 150,000

Total Estimated: $30,850,000
Total Estimated Proportionate Share $20,037,500

ATTACHMENT "A"-ECONOMIC FEASIBILITY

TIRZ 1 Economic Feasibility - City

TIRZ #1 Increment Year	Tax Year	TIRZ #1 Base	Projected Incremental Tax Base Subject to Capture	Total Projected Assessed Valuation	Tax Collection Delinquencies at 2%	Total Net Tax Collections	Tax Collections on Incremental Value	City TIRZ #1 Participation at $0.0889 Tax Rate	TIRZ Admin Expense	Projected Net TIRZ #1 Revenue	TIRZ #1 Revenue Discounted at 5%	City Retained Taxes (General Fund)
Base [a]	2022	$ 70,382,980	$ 99,250,614	$ 169,633,594	$ 6,032	$ 295,576	$ 172,938	$ 86,469	$ 27,602	$ 58,867	$ 58,867	$ 86,469
1	2023	$ 70,382,980	$ 102,643,286	$ 173,026,266	$ 6,153	$ 301,488	$ 178,850	$ 89,425	$ 28,154	$ 61,271	$ 58,353	$ 89,425
2	2024	$ 70,382,980	$ 310,103,811	$ 380,486,791	$ 13,530	$ 662,975	$ 540,337	$ 270,169	$ 28,717	$ 241,452	$ 219,004	$ 270,169
3	2025	$ 70,382,980	$ 525,203,832	$ 595,586,812	$ 21,179	$ 1,037,774	$ 915,136	$ 457,568	$ 29,291	$ 428,277	$ 369,961	$ 457,568
4	2026	$ 70,382,980	$ 697,493,946	$ 767,876,926	$ 27,306	$ 1,337,979	$ 1,215,341	$ 607,671	$ 29,877	$ 577,793	$ 475,352	$ 607,671
5	2027	$ 70,382,980	$ 848,375,324	$ 918,758,304	$ 32,671	$ 1,600,881	$ 1,478,243	$ 739,122	$ 30,475	$ 708,647	$ 555,243	$ 739,122
6	2028	$ 70,382,980	$ 941,802,976	$ 1,012,185,956	$ 35,993	$ 1,763,673	$ 1,641,035	$ 820,518	$ 31,084	$ 789,433	$ 589,087	$ 820,518
7	2029	$ 70,382,980	$ 1,012,430,668	$ 1,082,813,648	$ 38,505	$ 1,886,738	$ 1,764,100	$ 882,050	$ 31,706	$ 850,344	$ 604,323	$ 882,050
8	2030	$ 70,382,980	$ 1,085,816,822	$ 1,156,199,802	$ 41,114	$ 2,014,609	$ 1,891,971	$ 945,985	$ 32,340	$ 913,645	$ 618,391	$ 945,985
9	2031	$ 70,382,980	$ 1,133,879,093	$ 1,204,262,073	$ 42,824	$ 2,098,354	$ 1,975,716	$ 987,858	$ 32,987	$ 954,871	$ 615,518	$ 987,858
10	2032	$ 70,382,980	$ 1,157,964,335	$ 1,228,347,315	$ 43,680	$ 2,140,321	$ 2,017,683	$ 1,008,842	$ 33,647	$ 975,195	$ 598,685	$ 1,008,842
11	2033	$ 70,382,980	$ 1,182,531,281	$ 1,252,914,261	$ 44,554	$ 2,183,128	$ 2,060,490	$ 1,030,245	$ 34,320	$ 995,925	$ 582,297	$ 1,030,245
12	2034	$ 70,382,980	$ 1,207,589,566	$ 1,277,972,546	$ 45,445	$ 2,226,790	$ 2,104,152	$ 1,052,076	$ 35,006	$ 1,017,070	$ 566,343	$ 1,052,076
13	2035	$ 70,382,980	$ 1,233,149,017	$ 1,303,531,997	$ 46,354	$ 2,271,326	$ 2,148,688	$ 1,074,344	$ 35,706	$ 1,038,638	$ 550,812	$ 1,074,344
14	2036	$ 70,382,980	$ 1,259,219,657	$ 1,329,602,637	$ 47,281	$ 2,316,753	$ 2,194,115	$ 1,097,057	$ 36,420	$ 1,060,637	$ 535,694	$ 1,097,057
15	2037	$ 70,382,980	$ 1,285,811,710	$ 1,356,194,690	$ 48,226	$ 2,363,088	$ 2,240,450	$ 1,120,225	$ 37,149	$ 1,083,076	$ 520,978	$ 1,120,225
16	2038	$ 70,382,980	$ 1,312,935,604	$ 1,383,318,584	$ 49,191	$ 2,410,350	$ 2,287,712	$ 1,143,856	$ 37,892	$ 1,105,964	$ 506,655	$ 1,143,856
17	2039	$ 70,382,980	$ 1,340,601,975	$ 1,410,984,955	$ 50,175	$ 2,458,557	$ 2,335,919	$ 1,167,959	$ 38,649	$ 1,129,310	$ 492,714	$ 1,167,959
18	2040	$ 70,382,980	$ 1,368,821,674	$ 1,439,204,654	$ 51,178	$ 2,507,728	$ 2,385,090	$ 1,192,545	$ 39,422	$ 1,153,122	$ 479,146	$ 1,192,545
19	2041	$ 70,382,980	$ 1,397,605,767	$ 1,467,988,747	$ 52,202	$ 2,557,882	$ 2,435,244	$ 1,217,622	$ 40,211	$ 1,177,411	$ 465,942	$ 1,217,622
20	2042	$ 70,382,980	$ 1,426,965,542	$ 1,497,348,522	$ 53,246	$ 2,609,040	$ 2,486,402	$ 1,243,201	$ 41,015	$ 1,202,186	$ 453,091	$ 1,243,201
21	2043	$ 70,382,980	$ 1,456,912,513	$ 1,527,295,493	$ 54,311	$ 2,661,221	$ 2,538,583	$ 1,269,291	$ 41,835	$ 1,227,456	$ 440,586	$ 1,269,291
22	2044	$ 70,382,980	$ 1,487,458,423	$ 1,557,841,403	$ 55,397	$ 2,714,445	$ 2,591,807	$ 1,295,904	$ 42,672	$ 1,253,231	$ 428,417	$ 1,295,904
23	2045	$ 70,382,980	$ 1,518,615,251	$ 1,588,998,231	$ 56,505	$ 2,768,734	$ 2,646,096	$ 1,323,048	$ 43,526	$ 1,279,522	$ 416,576	$ 1,323,048
24	2046	$ 70,382,980	$ 1,550,395,215	$ 1,620,778,195	$ 57,635	$ 2,824,109	$ 2,701,471	$ 1,350,735	$ 44,396	$ 1,306,339	$ 405,054	$ 1,350,735
					$ 1,020,684	$ 50,013,521	$ 46,947,568	$ 23,473,784	$ 884,100	$ 22,589,684	$ 11,607,090	$ 23,473,784

[a] The Base Year for the original properties in TIRZ 1 is Tax Year 2016. The Base Year for the new properties being added to TIRZ 1 is Tax Year 2022. The base value shown above is the sum of these figures.

FINAL PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR PROPOSED TAX INCREMENT REINVESTMENT ZONE NO. 2, SOUTHWEST TIRZ, CITY OF DRIPPING SPRINGS

DECEMBER 13, 2016
UPDATED _____, 2022

1. OVERVIEW

1.1 Background

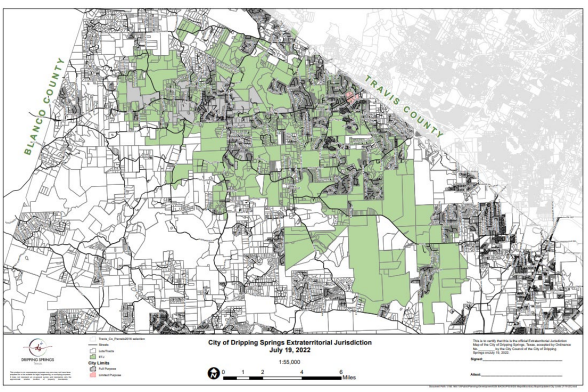
The City of Dripping Springs (the "City") is a Texas general law municipality incorporated in 1981, located 25 miles west of Austin, Texas. Dripping Springs has an unusually large Extra-Territorial Jurisdiction; with nearly 75,000 square acres the area expands from the city limits of Buda to Travis County and west of Austin. The Dripping Spring ETJ encompasses a majority of the northwestern half of Hays County. The City Limits and the City's ETJ are below in the *Map Figure 1*.

According to the latest Census numbers issued for 2020, the City has had a large increase in population in the last ten years within the city limits and an even large increase in the ETJ and School District. This pattern is expected to continue.

As of the 2020 census, the Dripping Springs population, within its city limits, is about 4,656 although its extraterritorial jurisdiction (ETJ) is home to over 40,000 residents. The city offers an exceptional school system and proximity to Austin and San Antonio.

The City created two Tax Increment Reinvestment Zones in 2016, including this Town Center TIRZ No. 1. This plan is an updated version of TIRZ No. 2 where the City, in coordination with the County, has identified additional projects and properties that would benefit the City and County's residents.

Map Figure 1- City Limit and ETJ



1. The Challenge

a) Within the City Limits, the City has land available for development, in addition to areas of substandard development. The City needs additional means of planning and providing infrastructure to promote overall quality development in the area;

b) The City's downtown has dilapidated and unoccupied buildings that inhibit the City's growth;

c) The lack of sidewalks and the inadequacy of certain streets in Dripping Springs also inhibits the growth of the City; and

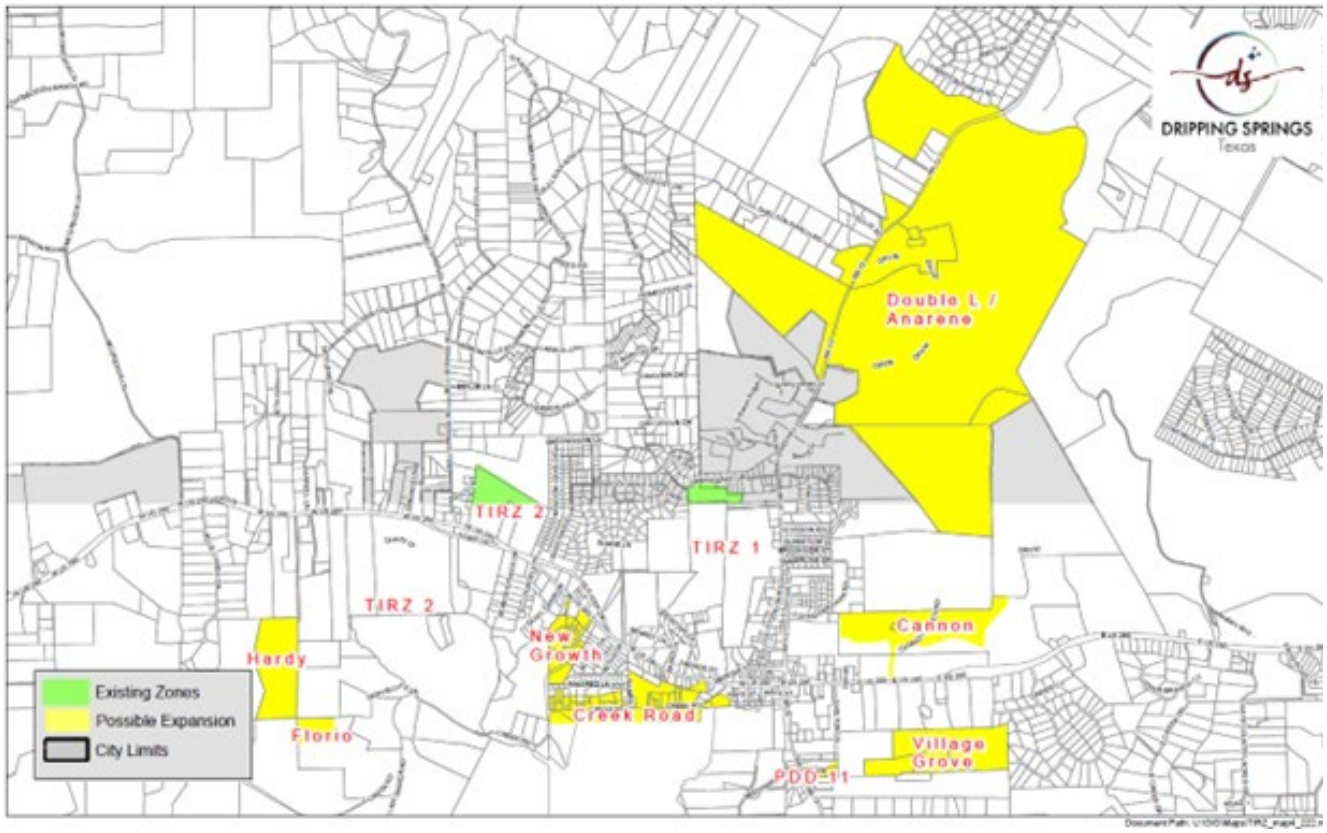
d) Low quality and/or sub-standard developments will be an ongoing obstacle to annexation and City growth if allowed to continue.

2. Responding to the Challenge

In 2016, the City partnered with the County to County participate in a Tax Increment Reinvestment Zone ("TIRZ" or "Zone") to be created over certain commercial and residential areas within the City. *Map Figure 2* depicts the TIRZ Boundary, and the respective areas of in-City included.

The road and drainage improvements listed, Old Fitzhugh Road, Mercer Street, Triangle, Creek Road, Stephenson Building, Downtown Road and Drainage Improvements, and Ramirez Lane, will benefit every resident of Dripping Springs. Additionally, improvements will also benefit development in the area west of downtown by providing an area for residents of future development to participate in City activities and allow movement around the City itself and out into the greater Travis County area. These improvements are feasible and practical and will benefit the area within the TIRZ boundary.

Map Figure 2: Proposed TIRZ boundary



The road and drainage improvements listed, especially those related to Old Fitzhugh Road, Mercer Street, and Creek Road will benefit every resident of Dripping Springs and its ETJ. Additionally, these road improvements will also benefit development in the area north of downtown by providing access to downtown and the greater Travis County area. These

improvements are feasible and practical and will benefit the area within in the TIRZ boundary.

The proposed TIRZ would afford the opportunity for the City to plan and prepare for the provision of public infrastructure to areas within its City Limits, including street and drainage improvements, Town Center improvements, Triangle/US 290/RR12 area, road and drainage improvements, Public Parking downtown, Creek Road Improvements, Stephenson Building Improvements, and other road and drainage improvements.

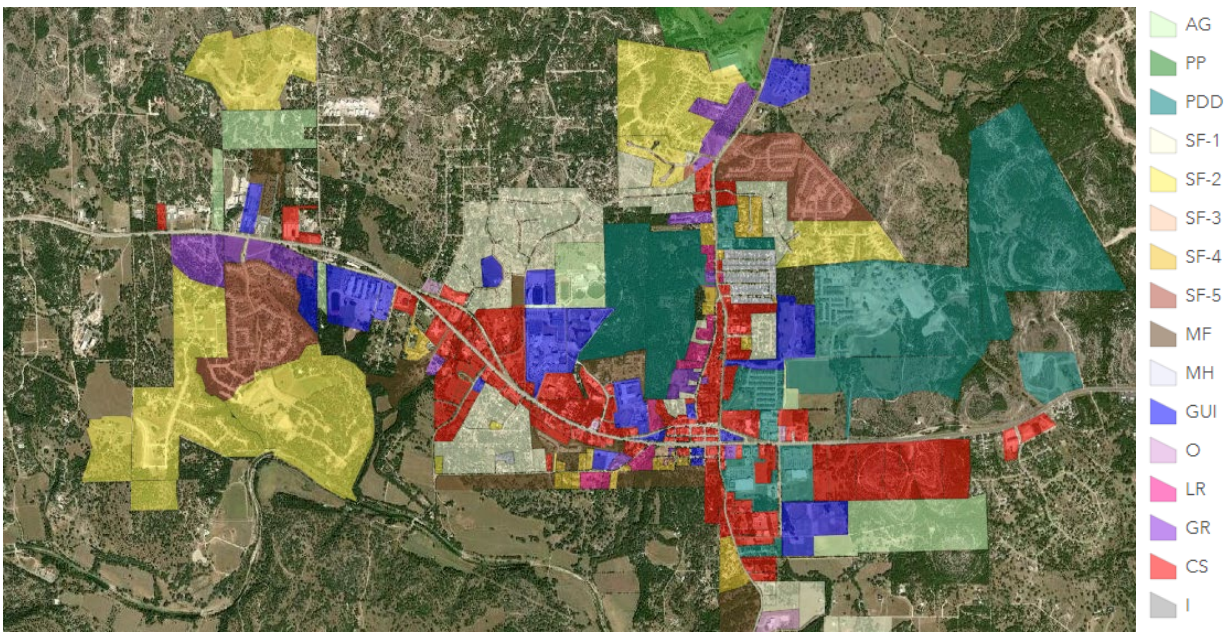
The TIRZ is one layer of funding to help leverage additional funding sources for city improvements. Creating a TIRZ with identified projects is an effective method to communicate to the public and the development community the city's key areas for investment and targeted growth.

The City desires to maximize and preserve the taxable value of land and improvements in its City Limits. Residents understand that maintaining their property values depends in no small part on high quality development within the City Limits and ETJ.

If this opportunity is missed, the City will be unable to provide the full array of city services and roads to promote development inside the City Limits. But for the creation of the TIRZ this area is not likely to attract and maintain private investment sufficient or timely enough to provide the proposed public improvements.

The City is experiencing and will continue to experience rapid growth. The City may need to update its land development code as it relates to the Town Center area in order to foster the development types that support the City's future goals. A detailed look at natural attributes, infrastructure, development trends, targeted development areas and the comprehensive plan should be evaluated to determine the new code requirements.

Map Figure 3: Proposed Uses



2. FINAL PROJECT PLAN

This Updated Project Plan and Reinvestment Zone Financing Plan ("The Updated Plan") has been prepared in accordance with the requirements of Chapter 311.011 of the Texas Tax Code and outlines the improvements to be funded and implemented by the proposed Tax Increment Reinvestment Zone Number 2, Southwest TIRZ, Dripping Springs, Texas.

There are several key projects identified to help the city reach its real development potential Downtown and getting to Downtown through transportation projects. These projects involve the important aspects needed to create solid framework for a successful eighteen-hour downtown that is accessible to all residents.

Town Center:
The Town Center Concept is the foundation of the TIRZ creation. The town center is the catalyst project that would spur new development and increase the value of properties West of downtown who will often need to commute through central Dripping Springs to reach employment and recreational activities in Dripping Springs or in Austin. The timing of the town center is important to all of the parties involved in the project. Due to rapid population growth, the City and County are both looking for new facilities. The idea to co-locate the entities into a shared facility is a cost-effective way to design civic services. This project will include parking, city hall site acquisition and building a new civic building as a portion of the Town Center.

When creating a new town center in an existing historic environment, it's important to understand and respect the character of the town. Most importantly, we must be sensitive to the area being studied to house the newly created district.

Stephenson Building Project
This project is for the preservation and renovation of the building at 101 Old Fitzhugh Road to serve as a community meeting, programs, and performance space, with some civic offices. The work includes hazardous materials abatement, cleaning the foundation, roof replacement, historic window restoration or replacement, gutter system replacement, restoration of the wood floor, ceiling restoration and installation of suspended acoustical ceiling in secondary spaces, TAS/ADA accessibility, mechanical, electrical, plumbing, thermal and moisture protection, carpentry, finishes, earthwork, grading, paving, and an addition for restrooms, storage, and a back stage area.

Downtown Bathrooms
The City has looked at downtown bathrooms to serve the downtown Mercer and Old Fitzhugh Districts. These bathrooms would be in the downtown area and may be attached or near the Stephenson Building. The bathrooms would include an accessible bathroom.

Transportation Improvements:
Mercer Street and Old Fitzhugh Road:
The newly constructed benches and sidewalks on Mercer Street are a great start to creating a downtown sense of place. The next series of downtown investments identified in the TIRZ Project Plan are the redesign and construction of Mercer Street and Old Fitzhugh Road to create the Town Center. These two streets are the most important streets within the historic downtown. The street designs for these streets are critical to the success of the downtown. They must be designed in partnership with the targeted development patterns along these streets. In order to achieve the ideal street and development type, the City must update its development regulations within this Zone.

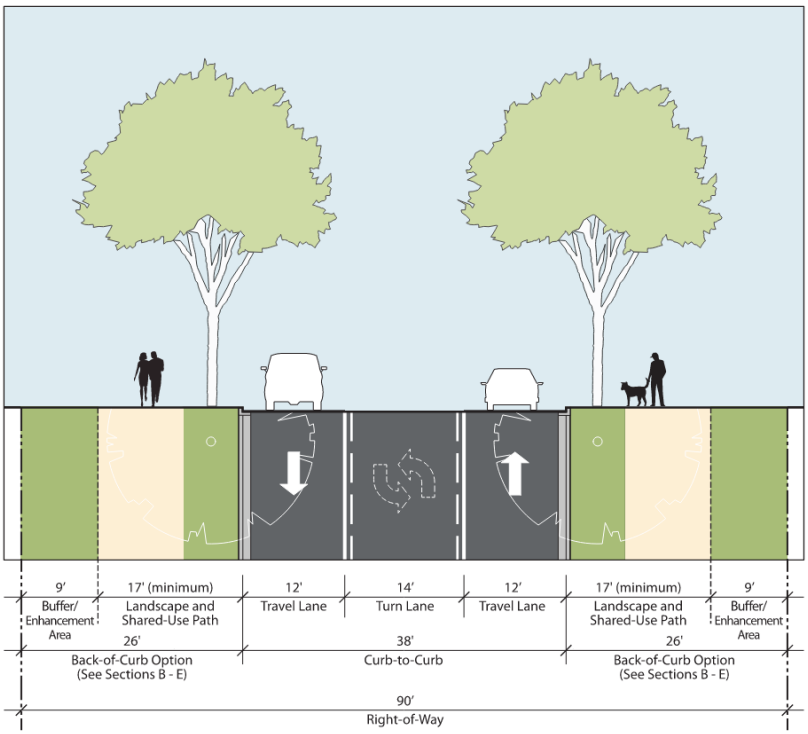
Photo Credit: Around Dripping Springs

Ramirez Lane
Upgrades to this road will assist developments west of downtown to be able to offer increased access to downtown and Austin.

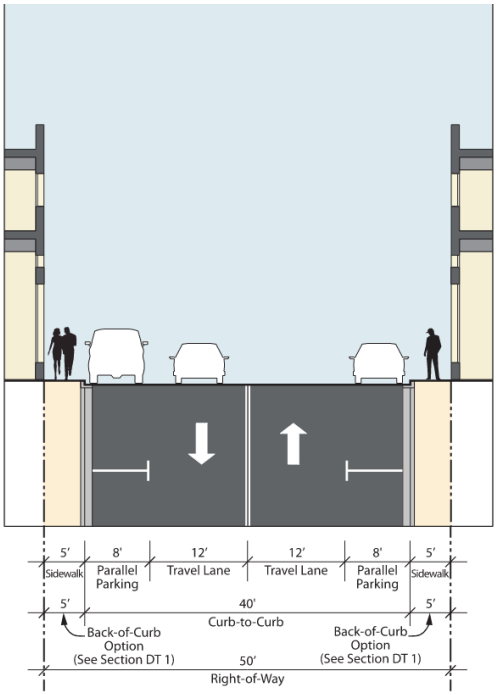
Based on the existing street layout and the disconnected street pattern in new developments, connectivity is a serious challenge for the city. Providing new and alternative connections are addressed in the TIRZ Project Plan. The following projects will help connect neighborhoods:

1. Roger Hanks Parkway;
2. Garza Road ROW (North Street) connect Mercer to Heritage Subdivision;
3. Creek Road;
4. Wallace Street; and
5. Ramirez Lane.

Wallace Street Improvements:
The City's approved Transportation Master Plan (TMP) shows Wallace Street as a two-Lane Commercial Local Street (CLS2). This project proposes to improve Wallace Street to match the TMP for its entire length from Bluff Street to RR12, approximately 1,000 linear feet. It will remain a two-lane road but will establish much needed parallel parking, curb and gutter stormwater conveyance and pedestrian sidewalks on both sides of the street all within the existing 50-foot Right of Way.



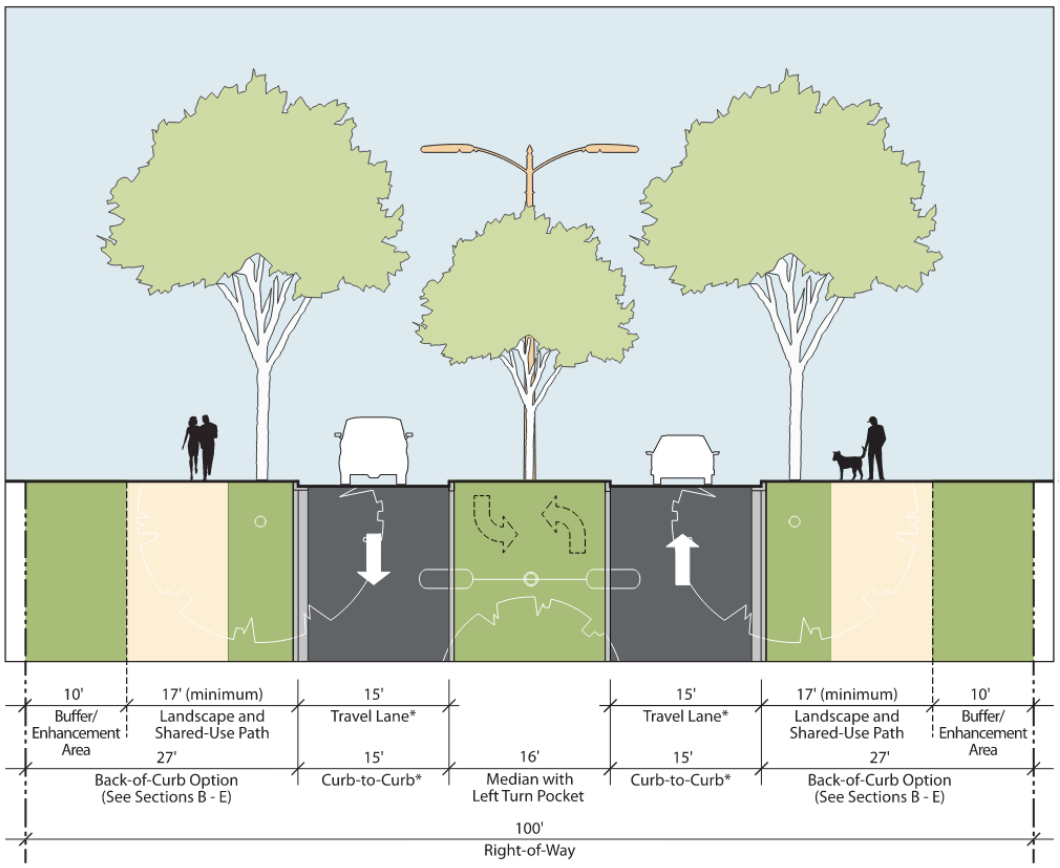
2 Lane Minor Arterial Divided with Center Turn Lane
City of Dripping Springs - Transportation Master Plan



2 Lane Downtown Commercial Street with Parallel Parking
City of Dripping Springs - Transportation Master Plan

<u>Creek Road Improvements</u>:

The City's approved Transportation Master Plan shows Creek Road as a two-Lane Major Divided Arterial (MAD2). This street section improves traffic flow and safety while establishing pedestrian access facilities and improving drainage for this approximately 1-mile corridor. It will remain a two-lane road but will be divided either by a median or center turn lane. This section also includes shared use paths and curb and guttered stormwater conveyance. Right of Way (ROW) of 90 to 100 feet will be required to provide these improvements. Much of the existing ROW is as narrow as 50 feet. The project will provide much needed improvements to a heavily utilized east/west connector that is forecasted to see increased development. Prior to finalization of the street section additional study will be done.



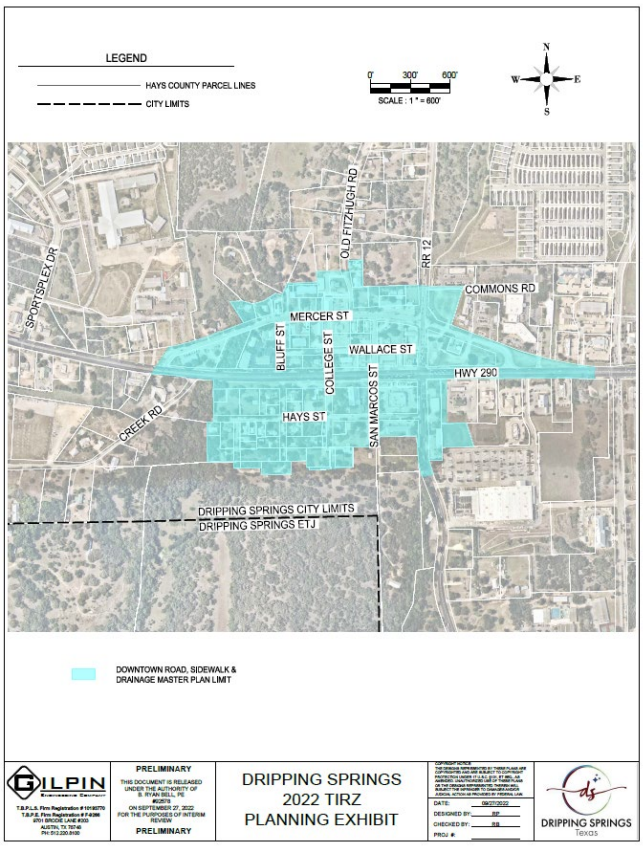
2 Lane Minor/Major Arterial Divided

City of Dripping Springs - Transportation Master Plan

NOTES
- Curb-to-cu
- For Back-of

Downtown Road, Sidewalk & Drainage Master Plan

This Downtown Road, Sidewalk and Drainage Master Plan will seek to develop a phased approach to source funding for the design and construction of improvements consistent with the City's approved Transportation Master Plan. The plan will include core downtown streets Mercer, Wallace, Hays, Bluff, College, San Marcos and Old Fitzhugh. The plan will focus on improving downtown parking, pedestrian access and safety at the same time as improving the City's downtown drainage conveyance facilities. Parking improvements will include options for angled parking or parallel parking along improved street sections. Pedestrian facilities will include combinations of 5-foot sidewalks and shared use paths as well as extension of the network of street lighting, benches and bike racks already implemented in Mercer Street and currently being planned for Old Fitzhugh Road. Storm conveyance will be improved to curb and gutter with underground pipes systems.



Benefits to All Taxing Units

The TIRZ as proposed will allow the City, County, and Library to partner with each other for public improvements each may have planned for the area. The City believes that a TIRZ is the best mechanism by which to partner with the County and also with private sector developers to plan, fund, and construct the needed improvements over the long-range time horizon such an ambitious undertaking might require. The City and County will be able to fund a large building site for a building complex with city and county services.

Through the TIRZ, the City and County can both maximize the value of the ETJ to the benefit of their respective voters and citizens, as well as contribute to the community cohesion that comes with planned development. Developers seeking to partner with the TIRZ will be required to petition for annexation into the City if requested by the City. This performance driven structure will shift the cost and risk of construction to the private sector, with repayment coming out of new growth resulting from the infrastructure provided.

1. Changes to Municipal Ordinances Required 311.011(b)(2))

Some changes to the development code for the Town Center area could be needed to fully complete the projects. Other than these changes and the ordinance changes that will be required by the annexation and zoning of properties currently in the ETJ, there are no other contemplated changes to the City's Code of Ordinances or Comp Plan.

2. Non-Project Costs (311.011(b)(3))

Non-Project Costs will consist of unreimbursed costs of public rights-of way, utility upgrades, street relocation cost, technology investment, public open space improvements, and other private investment. The projects, which are expected to result from the TIRZ major infrastructure improvements, consist of private investment in various development projects which will include internal infrastructure such as roads, water, sewer, and drainage facilities, along with the private development. The total value of such projects can reasonably be projected to total more than forty-six million dollars ($46,000,000) at TIRZ end.

3. REINVESTMENT ZONE FINANCING PLAN

The TIRZ is intended to provide a funding and/or reimbursement mechanism for major public infrastructure to provide roadways and public utilities to un-served properties within the Zone, along with various landscape, beautification and urban design components. The comprehensive and long-term nature of the project will promote stability, and sustainable commercial, residential, retail and light industrial opportunities in an area that is currently underutilized and undervalued. The TIRZ may fund all or a portion of the eligible projects.

3.1 Estimated Project Cost Description (311.011(c)(1))

The project costs below comply with the categories established in Section 311.002 of the Texas Tax Code. The dollar amounts are approximate estimates based on assumptions of how the land may develop and are expressed in year 2016 dollars. Project Costs may be adjusted to actual development plans, bid costs and/or for inflation. Projects will be undertaken and

paid for as funds are available from increment or other sources. The intent is to complete as many of the projects as can be funded from tax increment revenues notwithstanding whether the costs or tax increments exceed the estimates herein, and costs may be moved among line items.

Project Description	Project Cost Estimate[1]	Proportionate Cost
Capital Projects Roads and Drainage	$25,200,000	$9,162,500
Civic Facilities City Hall as portion of Town Center Public Parking Downtown Stephenson Building	$3,000,000 $ 200,000 $2,200,000	$750,000 $50,000 $1,100,000
Downtown Bathrooms	$300,000	$150,000
Total Estimated Project Costs	$30,900,000	$11,212,500

In addition to the projects described above, the following categories established in Section 311.2(1) of the Texas Tax Code as eligible project costs will be considered eligible project costs. The TIRZ will fund project costs at the discretion and approval of the Board of Directors of the TIRZ. And, when appropriate and practicable, the TIRZ will consider which categories are eligible for financing projects, such as:

- *Capital Projects* related to demolition, environmental abatement, and remediation including site work and fill, necessary to prepare sites and existing structures for new use.
- *Land Costs* associated with property formally conveyed to the public in conjunction with the implementation of projects otherwise eligible for reimbursement may also be eligible for reimbursement.
- *Matching Funds* may be contributed in support of local, state, federal or other capital improvements programs that benefit the project and the region.
- *Streetscape, Gateways, Parks, and Community Facilities* that enhance or serve the existing and future development. These may include, but are not limited to, lighting, sidewalks, landscaping and related street furniture, greenbelts and paths, trails, parks, outdoor pavilions, non-profit community and arts space, and recreational/sports facilities.
- *Professional Services* incurred for architectural, planning, engineering, legal,

[1] Projects that also benefit the area in TIRZ # 2 may also be funded by that TIRZ.

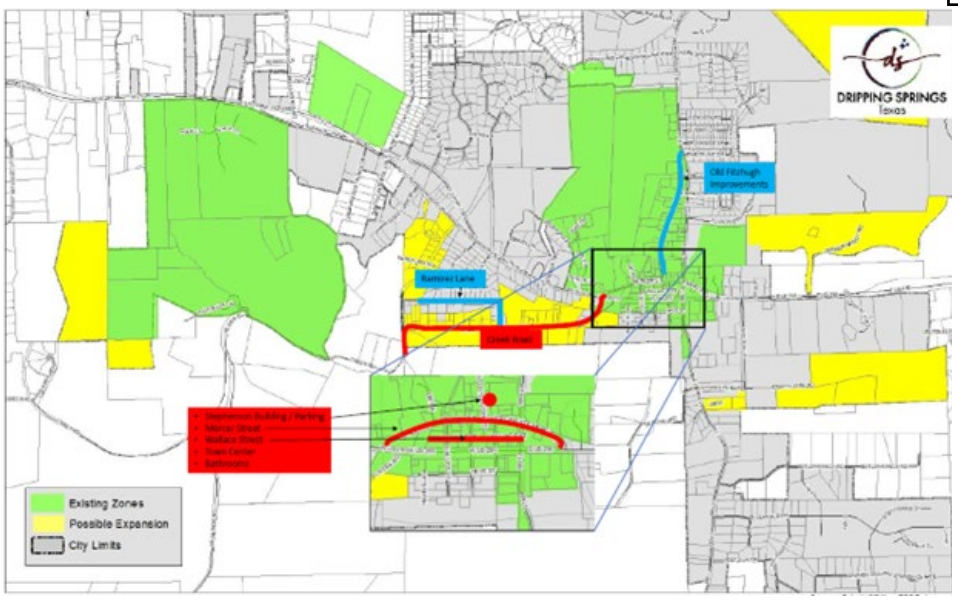
landscape architecture, financial, marketing, public relations, management, leasing, bookkeeping, tax role verification, environmental, archaeological, and other services and advice necessary to a project.

- *Financing Costs* related to developer's interest, city interest, and financing interest, legal fees, underwriter's fees, brokerage charges, transfer or placement charges, premium and fees paid for loans, credit enhancement fees, notes, bonds or other instruments of credit issued to pay for project costs.
- *Operational Expenses* as may be necessary to provide for the proper administration of the Zone, operation of Zone facilities and services provided therein, over the life of the TIRZ.

3.2 Kind, Number and Location of Proposed Public Improvements (311.011(c)(2))

Proposed public improvements include drainage, roadways, and various facilities. The majority of these improvements, including roadways, city hall as portion of Town Center, and parking, will be located in the City. Urban design components may also be within the City Limits. The map below indicates the probable location of the listed improvements; however, final alignments will be determined at the time of design. Public infrastructure improvements and civic facilities will be considered eligible projects anywhere within the Zone.

Map Figure 4- Location of Proposed Projects in TIRZ #1 and TIRZ #2



3.3 Economic Feasibility (311.011(c)(3))

Currently, the projected cost estimates for the projects benefitting the Southwest TIRZ No. 2 are $11,212,500. This estimate does not include the administrative expenses of running the TIRZ but do include the expenses in creating the TIRZ. Using 50% of the incremental increase of the Tax Rate of $.1778, $.089, after thirty (30) years, the expected amount in the Tax Increment Fund will be conservatively estimated at $7,524,715. Thus, the TIRZ with a 50% of the increment, currently at $.089, the TIRZ will be able to fund a majority of the projected estimated costs. The County participating at a 50% incremental value will be conservatively estimated at $13,225,384 See Attachment "A".

3.4 Estimate of Bonded Indebtedness To Be Incurred (311.011(c)(4))

Bonds, notes or other obligations may be issued to yield net proceeds sufficient to pay all or a portion of the eligible project costs and related professional fees that are currently estimated at, but are not limited to, $7,524,715. The City, at its sole discretion, may issue or cause to be issued bonds, notes, or other obligations secured by tax increment revenues, the proceeds of which could be used to pay for or reimburse Project Costs, including public improvements, capitalized interest, professional fees, developer interest and costs of issuance of the bonds.

3.5 Estimated Time When Monetary Obligations Are To Be Incurred (311.011(c)(S))

Since the build¬out horizon for TIRZ improvements will be market driven, it is anticipated that the completion of the infrastructure will take a minimum of five years from the date of the Updated Plans, although some projects may be started within the first two years in anticipation of the increase in TIRZ Funds. Bond issuance will occur at appropriate times as determined by the City and the City's Financial Advisor. Project Costs, administrative costs, and costs related to the creation and organization of the TIRZ may be paid from the issuance of bonds or directly from tax increment revenue.

3.6 Methods and Sources of Financing (311.011(c)(6))

The primary sources of revenue will be the ad valorem property taxes generated on the annual increment value above the base year value. The City has adopted an increment of 50% or $.089 for a period of 30 years. This participation will create an estimated fund of $7,524,715 in 30 years.

To ensure timely construction of public improvements, pay-as-you-go and other various methods of financing may be utilized. These include:

- *Tax Increment Bonds or Notes.* As allowed by annual incremental increases in Zone assessed value, tax-exempt tax increment bonds or notes may be issued to fund improvements.

- *Direct Reimbursements.* Projects that are closely related to particular private development projects or public infrastructure programs of public agencies, municipalities, and authorities may be financed through reimbursement agreements with a developer, public agency, municipality, or authority using a direct payment annually from the TIRZ increment fund.
- *Other private financing.* Some projects may be financed on a short-term basis through private financial institutions.

- *Grants/Other Public Funds.* To the extent permitted by law, efforts will be made to leverage TIRZ funds with other public funds and economic development tools.

3.7 Current Appraised Value of Taxable Real Property (311.011(c)(7))

Based upon the 2016 Hays County Appraisal District certified tax roll, the base year value of the proposed TIRZ will be $14,625,030.

3.8 Estimated Captured Appraised Value By Year (311.011(c)(8))

The table on the following page shows the Captured Appraised Value and the resulting revenue from the City and County for the duration of the Zone.

3.9 Duration of Zone (311.011(c)(9))

The Zone is being proposed for a thirty (30) year period, with the final payment of increment being made on values and at rates for 2045, which revenue may be paid in 2046. Therefore, the Zone will terminate for purposes of collection on December 31, 2046.

Captured Appraised Value- City

			Projected	
			Incremental	TOTAL
TIRZ #2			Tax Base	*Projected*
Increment	Tax	TIRZ #2	Subject	Assessed
Year	Year	Base	to Capture	Valuation
Base	2016	$14,625,030	$ -	$ 14,625,030
1	2017	14,625,030	5,186,104	19,811,134
2	2018	14,625,030	22,386,888	37,011,918
3	2019	14,625,030	57,712,633	72,337,663
4	2020	14,625,030	101,223,166	115,848,196
5	2021	14,625,030	146,451,035	161,076,065
6	2022	14,625,030	193,447,530	208,072,560
7	2023	14,625,030	242,265,304	256,890,334
8	2024	14,625,030	276,077,187	290,702,217
9	2025	14,625,030	303,599,466	318,224,496
10	2026	14,625,030	332,158,298	346,783,328
11	2027	14,625,030	352,301,389	366,926,419
12	2028	14,625,030	363,491,031	378,116,061
13	2029	14,625,030	363,491,031	378,116,061
14	2030	14,625,030	363,491,031	378,116,061
15	2031	14,625,030	363,491,031	378,116,061
16	2032	14,625,030	363,491,031	378,116,061
17	2033	14,625,030	363,491,031	378,116,061
18	2034	14,625,030	363,491,031	378,116,061
19	2035	14,625,030	363,491,031	378,116,061
20	2036	14,625,030	363,491,031	378,116,061
21	2037	14,625,030	363,491,031	378,116,061
22	2038	14,625,030	363,491,031	378,116,061
23	2039	14,625,030	363,491,031	378,116,061
24	2040	14,625,030	363,491,031	378,116,061
25	2041	14,625,030	363,491,031	378,116,061
26	2042	14,625,030	363,491,031	378,116,061
27	2043	14,625,030	363,491,031	378,116,061
28	2044	14,625,030	363,491,031	378,116,061
29	2045	14,625,030	363,491,031	378,116,061
30	2046	14,625,030	363,491,031	378,116,061

COST ESTIMATES FOR POTENTIAL TIRZ PROJECTS IN DOWNTOWN TIRZ

(Note: These estimates are not based on plans and specifications nor
a detailed scope of work; they represent rough orders of magnitude;
Potential Proportionate Cost based on current and future development is also projected)

1. Old Fitzhugh Road - Street and Drainage Improvements with improved streetscape including sidewalks and lighting

   Estimated Cost = $6,250,000 TIRZ No. 1 Estimated Share: $4,687,500
   TIRZ No. 2 Proportionate Share=$1,562,500

2. Town Center Improvements - Street, drainage, street trees, way finding signage, street lighting and sidewalk improvements.

   Estimated Cost = $5,400,000 TIRZ No. 1 Estimated Share: $4,050,000

   TIRZ No. 2 Proportionate Cost: $1,350,000

3. Triangle/US 290/RR12 area road and drainage improvements to enhance development

   Estimated Cost = $500,000 TIRZ No. 1 Proportionate Share=$375,000

   TIRZ No. 2 Estimated Share: $125,000

4. City Hall site acquisition and building of portion of Town Center

   Estimated Cost = $3,000,000 TIRZ No. 1 Proportionate Share=$2,250,000

   TIRZ No. 2 Estimated Share: $750,000

5. Public Parking in downtown area to enhance economic development

   Estimated Cost = $200,000 TIRZ No. 1 Proportionate Share=$150,000

   TIRZ No. 2 Estimated Share: $50,000

6. Ramirez Lane Street and Drainage Improvements to enhance property values

   TIRZ No. 2 Estimated Share: $350,000

7. Creek Road Project

   Estimated Cost = $10,000,000 TIRZ No. 1 Proportionate Share=$5,000,000

   TIRZ No. 2 Estimated Share: $5,000,000

8. Wallace Street Project

   Estimated Cost: $2,500,000 TIRZ No. 1 Proportionate Share=$1,875,000

   TIRZ No. 2 Estimated Share: $625,000

9. Stephenson Building Project

   Estimated Cost: $2,200,000 TIRZ No. 1 Proportionate Share: $1,100,000

   TIRZ No. 2 Estimated Share: $1,100,000

10. Downtown Road, Sidewalk & Drainage Master Plan

    Estimated Cost: $200,000 TIRZ No. 1 Proportionate Share=$100,000

    TIRZ No. 2 Estimated Share: $100,000

11. Downtown Bathrooms
    Estimated Cost: $300,000 TIRZ No. 1 Proportionate Share=$150,000

    TIRZ No. 1 Estimated Share: $150,000

Total Estimated: $ 30,900,000
Total Estimated Proportionate Cost: $11,212,500

ATTACHMENT "A"

ECONOMIC FEASIBILITY

TIRZ 2 Economic Feasibility - City

TIRZ #2 Increment Year	Tax Year	TIRZ #2 Base	Projected Incremental Tax Base Subject to Capture	Total Projected Assessed Valuation	Tax Collection Delinquencies at 2%	Total Net Tax Collections	Tax Collections on Incremental Value	City TIRZ #2 Participation at $0.0889 Tax Rate	TIRZ Admin Expense	Projected Net TIRZ #2 Revenue	TIRZ #2 Revenue Discounted at 5%	City Retained Taxes (General Fund)
6	2022	$ 5,836,710	$ 120,284,140	$ 126,120,850	$ 4,485	$ 219,758	$ 209,588	$ 104,794	$ 27,602	$ 77,192	$ 77,192	$ 104,794
7	2023	$ 5,836,710	$ 162,140,390	$ 167,977,100	$ 5,973	$ 292,690	$ 282,520	$ 141,260	$ 28,154	$ 113,106	$ 107,720	$ 141,260
8	2024	$ 5,836,710	$ 206,394,506	$ 212,231,216	$ 7,547	$ 369,800	$ 359,630	$ 179,815	$ 28,717	$ 151,098	$ 137,050	$ 179,815
9	2025	$ 5,836,710	$ 247,304,771	$ 253,141,481	$ 9,002	$ 441,084	$ 430,914	$ 215,457	$ 29,291	$ 186,165	$ 160,817	$ 215,457
10	2026	$ 5,836,710	$ 273,954,639	$ 279,791,349	$ 9,949	$ 487,520	$ 477,350	$ 238,675	$ 29,877	$ 208,797	$ 171,778	$ 238,675
11	2027	$ 5,836,710	$ 282,348,379	$ 288,185,089	$ 10,248	$ 502,145	$ 491,975	$ 245,988	$ 30,475	$ 215,513	$ 168,860	$ 245,988
12	2028	$ 5,836,710	$ 290,993,932	$ 296,830,642	$ 10,555	$ 517,210	$ 507,039	$ 253,520	$ 31,084	$ 222,435	$ 165,985	$ 253,520
13	2029	$ 5,836,710	$ 299,898,851	$ 305,735,561	$ 10,872	$ 532,726	$ 522,556	$ 261,278	$ 31,706	$ 229,572	$ 163,152	$ 261,278
14	2030	$ 5,836,710	$ 309,070,918	$ 314,907,628	$ 11,198	$ 548,708	$ 538,538	$ 269,269	$ 32,340	$ 236,929	$ 160,363	$ 269,269
15	2031	$ 5,836,710	$ 318,518,147	$ 324,354,857	$ 11,534	$ 565,169	$ 554,999	$ 277,499	$ 32,987	$ 244,512	$ 157,615	$ 277,499
16	2032	$ 5,836,710	$ 328,248,792	$ 334,085,502	$ 11,880	$ 582,124	$ 571,954	$ 285,977	$ 33,647	$ 252,330	$ 154,909	$ 285,977
17	2033	$ 5,836,710	$ 338,271,358	$ 344,108,068	$ 12,236	$ 599,588	$ 589,418	$ 294,709	$ 34,320	$ 260,389	$ 152,244	$ 294,709
18	2034	$ 5,836,710	$ 348,594,600	$ 354,431,310	$ 12,604	$ 617,575	$ 607,405	$ 303,703	$ 35,006	$ 268,697	$ 149,620	$ 303,703
19	2035	$ 5,836,710	$ 359,227,539	$ 365,064,249	$ 12,982	$ 636,103	$ 625,932	$ 312,966	$ 35,706	$ 277,260	$ 147,037	$ 312,966
20	2036	$ 5,836,710	$ 370,179,466	$ 376,016,176	$ 13,371	$ 655,186	$ 645,016	$ 322,508	$ 36,420	$ 286,088	$ 144,494	$ 322,508
21	2037	$ 5,836,710	$ 381,459,952	$ 387,296,662	$ 13,772	$ 674,841	$ 664,671	$ 332,336	$ 37,149	$ 295,187	$ 141,990	$ 332,336
22	2038	$ 5,836,710	$ 393,078,851	$ 398,915,561	$ 14,185	$ 695,086	$ 684,916	$ 342,458	$ 37,892	$ 304,567	$ 139,525	$ 342,458
23	2039	$ 5,836,710	$ 405,046,318	$ 410,883,028	$ 14,611	$ 715,939	$ 705,769	$ 352,884	$ 38,649	$ 314,235	$ 137,100	$ 352,884
24	2040	$ 5,836,710	$ 417,372,809	$ 423,209,519	$ 15,049	$ 737,417	$ 727,247	$ 363,624	$ 39,422	$ 324,201	$ 134,712	$ 363,624
25	2041	$ 5,836,710	$ 430,069,095	$ 435,905,805	$ 15,501	$ 759,540	$ 749,370	$ 374,685	$ 40,211	$ 334,474	$ 132,363	$ 374,685
26	2042	$ 5,836,710	$ 443,146,269	$ 448,982,979	$ 15,966	$ 782,326	$ 772,156	$ 386,078	$ 41,015	$ 345,063	$ 130,051	$ 386,078
27	2043	$ 5,836,710	$ 456,615,758	$ 462,452,468	$ 16,445	$ 805,796	$ 795,626	$ 397,813	$ 41,835	$ 355,977	$ 127,775	$ 397,813
28	2044	$ 5,836,710	$ 470,489,332	$ 476,326,042	$ 16,938	$ 829,970	$ 819,799	$ 409,900	$ 42,672	$ 367,228	$ 125,537	$ 409,900
29	2045	$ 5,836,710	$ 484,779,114	$ 490,615,824	$ 17,446	$ 854,869	$ 844,699	$ 422,349	$ 43,526	$ 378,824	$ 123,334	$ 422,349
30	2046	$ 5,836,710	$ 499,497,588	$ 505,334,298	$ 17,970	$ 880,515	$ 870,345	$ 435,172	$ 44,396	$ 390,776	$ 121,167	$ 435,172
					$ 312,320	$ 15,303,682	$ 15,049,429	$ 7,524,715	$ 884,100	$ 6,640,614	$ 3,532,389	$ 7,524,715

City of Dripping Springs

Post Office Box 384
511 Mercer Street
Dripping Springs, Texas 78620

Agenda Item Report from: TIRZ Project Manager / Keenan Smith

TIRZ Board Meeting Date:	October 17, 2022
Agenda Item Wording:	TIRZ Old Fitzhugh Rd: Plans Specifications and Estimates Services – HDR PSA / Task Order #2
Agenda Item Requestor:	TIRZ PM- Keenan Smith
Board Member Sponsor:	Taline Manassian – Vice Chair

Summary/Background: Old Fitzhugh Rd (OFR) / PSA for PSE Services -HDR Engineering "Task Order #2- 60%-90% PSEs"

Recommended TIRZ Board Action: Recommend to City Council: "Approval of a PSA Amendment and Authorize Notice to Proceed for Task Order #2- expanding scopes of work to include 60% and 90% Phase Services, with associated fees as per executed PSA, with funding from approved TIRZ Budget allocations."

HDR Engineering has delivered 30% Phase design plans advancing the Old Fitzhugh Road project, per Task Order #1 of their executed PSA (markup attachment). The current PSA authorized Fee / Phase costs for Task Order #1 – was Not To Exceed (NTE) $157,000. These costs were funded by the TIRZ FY'22 approved Budget.

Staff is seeking TIRZ Board and City Council approval for a new Task Order and PSA Amendment which would enable the engineering work to progress and advance from current the 30%, through 60% and up to the 90% Phase PSE's.

Staff Request Summary:

- Allow Authorization for 30-90% PSE's Phases of Work:
  - Approval of the PSA Amendment for Task Order #2 with Notice to Proceed (NTP) including: 60-90% Phase Scope of Work per PSA & fee quotations. Notice To Proceed to be issued following City Council approval.
- Budget Allocations:
  - TIRZ FY'22 Budget allocated $157,000 for the current OFR PSE's Task Order #1 (30% PSE's).
  - TIRZ Board Approved FY'23 Budget (as adopted by CC) allocated $448,000 for Future Task Orders of OFR PSE's (attachment). Per the binding fee quotations in the executed PSA, the sum of 60% and 90% PSE services (Proposed Task Order #2) totals $443,577, and so would be covered by the TIRZ FY'23 Budget, subject to City Council Approval and Adoption (anticipated by September 2022.

Funding Note: Task Order Funding prospects have also identified Hays County POSAC (active request pending).

Cost Impacts: The addition of Task Order #2 increases the authorized Total Contract Amount for HDR's OFR PSE's PSA from $157,000 to $602,000. All funds are currently allocated from combined, approved TIRZ FY'22 and FY'23 Budgets.

Schedule Impacts: HDR PSE's Schedule for Task Durations shall be updated and amended upon execution of the proposed PSA Task Order #2 Amendment. HDR's previous project schedule (attachment) showed anticipated commencement of the 60% Phase work in September 2022 and completion of the 90% PSE's in summer of 2023.

Benefits: The proposed PSA and Task Order #2 will advance the Old Fitzhugh Road Project Engineering further towards implementation, and helps it become more "Shovel Ready." It demonstrates evidence of progress with the OFR Stakeholders, provides immediate, quantifiable "Grant Matching" leverage, and may help catalyze future construction funding opportunities.

Recommended City Council Action: "Approval with Direction for Staff to Execute a PSA, with Notice to Proceed ASAP."

Thanks, KES
221013: 1130 hrs

PROFESSIONAL SERVICES AGREEMENT-ADDENDUM

This Amended Agreement, made and entered into this, the 18th day of October 2022, and between the **City of Dripping Springs,** Texas (hereinafter referred to as the "City") and **HDR Engineering, Inc.,** (hereinafter referred to as "Contractor"), is understood and agreed to be as set forth herein and is an amendment to the Agreement:

WHEREAS, the City and the Contractors entered into Professional Service Agreement for engineering services related to the Tax Increment Reinvestment Zones on September 12, 2017; and

WHEREAS, tasks have changed during the course of the projects; and

WHEREAS, the Parties desire to add new tasks and end existing task orders.

1. **Description of Services.** The City and Contractor agree to the following:

   (a) Contractor shall deliver reports to City Hall via mail, in person, or other electronic means as appropriate.

   (b) Contractor shall attend meetings of City Council, TIRZ Board, and related committee meetings as needed to provide progress reports and drafts of the engineering services.

   (c) Contractor shall conduct business in good faith displaying professionalism and a courteous manner in dealings with the staff, citizens, and customers of the City.

   (d) Contractor will report to the City Administrator, verbally or in writing, any conflicts between Contractor and any citizen or customer in the course of performing said duties and responsibilities.

   (e) Contractor shall maintain complete and accurate records of work performed for the City. Contractor shall manage both public and confidential records that Contractor obtains pursuant to this Agreement with the understanding that some records may be subject to state open records laws. Contractor shall comply with the City's public information policies.

   (f) Performs other related duties as needed.

2. **Scope of Work.**
   (a) Task Orders 1 & 2 related to the above-mentioned contract are closed out.
   (b) Task Order 3 continues as previously agreed to and as budgeted.
   (c) Contractor will provide engineering services related to the Old Fitzhugh Road Engineering Services as described in Exhibits “A” and “B” for the initial 30%, 60%, and 90% plans. A future task order for the 100% plan may be approved in writing through additional Task Orders. Additional Services may be agreed to in writing by both parties

and billed at a negotiated rate as listed in Exhibit "C" in future task orders.

3. **Schedule.** Work shall commence upon execution of this agreement and shall be completed within the updated project schedule, to be determined and mutually agreed following execution of this agreement. This Agreement provides for completion of the 30%, 60%, and 90% plans and related services. Additional task orders for the 100% plan will be approved by separate task order but will be subject to this Agreement. This Agreement shall be in effect for a period of two (2) years unless terminated as provided below or if all work associated with Agreement is completed. Contractor shall start work immediately after the execution of this Agreement.

4. **Payment for Services.** The City will compensate Contractor in accordance with the fee and hourly rate structure contained in Contractor's proposal attached as Exhibit "C". Contractor shall invoice City in accordance with Contractor's attached proposal. Invoices will be submitted monthly, and payment is due within 30 days of City's receipt and approval of the invoice. The total amount of this contract for 30%, 60%, and 90% plans will not exceed six hundred and two thousand dollars ($602,000). Additional services and payment for additional services for future task orders for 100% will be subject to Exhibit "C" and must be approved in writing by the City prior to provision of such services. The fee amounts in Exhibit "C" are valid for two (2) years. Any services provided after the termination of this Agreement in two (2) years will be in writing.

5. **Relationship of Parties.** It is understood by the parties that Contractor is an independent contractor with respect to the City and not an employee of the City. City will not provide fringe benefits, including health insurance benefits, paid vacation, or any employee benefit, for the benefit of Contractor. The City may contract with other individuals or firms for legal services.

6. **Limitations**. During the period the Contractor is covered by this agreement, the Contractor will not be permit ted to perform any services for any agency, developer, contractor, or individual performing work within or for the City, or any project or construction that involves inspection, coordination, approval or in any other manner that involves the City other than that work assigned by an agency of the City.

7. **Termination.** Either party may terminate this Agreement with thirty (30) days at any time with written notice to the other party. All services provided by Contractor shall be paid for in accordance with Exhibit "C" if the Agreement is terminated. City will only pay for services provided by Contractor prior to termination.

8. **Injuries/ Insurance.** Contractor acknowledges the contractor's obligation to obtain appropriate insurance coverage as listed in Exhibit "D".

9. **Indemnification.** Contractor agrees to indemnify and hold City harmless from all claims, losses, expenses, fees, including attorney's fees, costs, and judgments that may be asserted against City that result from acts or omissions of Contractor, Contractor 's employees, if any, and Contractor's agents.

10. **Assignment.** Contractor's obligation under this Agreement may not be assigned or transferred to any other person, firm, or corporation without the prior written consent of City.

11. **Notice.** All notice required or permitted under this Agreement shall be in writing and shall be delivered either in person or deposited in the United States mail, postage prepaid, addressed as follows:

For the City:	**For the Contractor:**
City of Dripping Springs	HDR Engineering, Inc.
Attn: City Administrator	Attn: Justin Word, P.E.
P.O. Box 384	804 Lavaca, Suite 900
Dripping Springs, TX 78620	Austin, TX 78701
(512) 858-4725	(512) 904-3728

Either party may change such address from time to time by providing written notice to the other in the manner set forth above. Notice is deemed to have been received three (3) days after deposit in U.S. mail.

12. **Mandatory Disclosures.** Texas law requires that vendors make certain disclosures. Prior to the effective date of this Contract, the Contractor has submitted to the City a copy of the Conflict of Interest Questionnaire form (CIQ Form) approved by the Texas Ethics Commission (Texas Local Government Code Chapter 176) and, by signing this Agreement, the Contractor affirms compliance with the Prohibition on Contracts with Companies Boycotting Israel (Texas Government Code Chapter 2270). The Contractor must also fill out Form 1295, as required by the Texas Ethics Commission, and submit it to the City. The form may be found here: https://www.ethics.state.tx.us/whatsnew/elf info form 1295.htm

13. **Severability.** If any provision of this Agreement shall be held to be invalid or unenforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

14. **Waiver of Contractual Right.** The failure of any party to enforce any provision of this Agreement shall not be construed as a waiver of that party's right to subsequently enforce and compel strict compliance with every provision of the Agreement.

15. **Applicable Law:** The laws of the State of Texas shall govern this Agreement.

16. **Venue:** The venue for any and all legal disputes arising under this Agreement shall be Hays County, Texas.

17. **Entire Agreement.** This Agreement contains the entire Agreement of the parties and there are no other promises or conditions in any other Agreement whether oral or written. This Agreement supersedes any prior written agreements between the parties. If there is any conflict between this Agreement and any Attachment, this Agreement controls.

THE CITY:
City of Dripping Springs

_____
Michelle Fischer
City Administrator

_____
Date

ATTEST:

_____
Andrea Cunningham
City Secretary

CONTRACTOR:

_____
Justin Word

_____
Date

EXHIBIT “A”

EXHIBIT “B”

EXHIBIT “C”

EXHIBIT "D"

CITY OF DRIPPING SPRINGS ENGINEERING FIRM INSURANCE REQUIREMENTS

Engineering Firm providing goods, materials and services for the City of Dripping Springs shall, during the term of the contract with the City of Dripping Springs or any renewal or extension thereof, provide and maintain the types and amounts of insurance set forth herein. All insurance and certificate(s) of insurance shall contain the following provisions:

1. Name the City of Dripping Springs as additional named insured as to all applicable coverage.
2. Provide for at least ten (10) days prior written notice to the City of Dripping Springs for cancellation, non-renewal, or material change of the insurance.
3. Provide for a waiver of subrogation against the City of Dripping Springs for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance.

Insurance Company Qualification: All insurance companies providing the required insurance shall be authorized to transact business in Texas and rated at least "A" by AM Best or other equivalent rating service.

Certificate of Insurance: Certificates of insurance evidencing all of the required insurance coverages shall be submitted with the Engineering Firm's submission. Copies of any modifications, amendments, renewals, or terminations of any coverage shall be promptly submitted to the City. If the contract is renewed or extended by the City of Dripping Springs, certificates of insurance evidencing all of the required insurance coverages shall also be provided to the City of Dripping Springs prior to the date the contract is renewed or extended.

Type of Contract Type and Amount of Insurance

- Statutory Workers Compensation insurance as required by state law.
- Commercial General Liability minimum limits of $500,000 per occurrence for bodily injury, personal injury, and property damage.
- Automobile Liability with a minimum of $500,000 Dollars combined single limit.
- Professional Services Professional Liability Insurance with a minimum of $1 Million Dollars per occurrence and $1 Million Dollars aggregate.

EXHIBIT “E”

TIRZ PM Markup:
"Proposed Task Order #2"
220804- KS

TIRZ Board
August 8, 2022

FY'22 FY'23 FY'24

Task Name	Calendar Days	Start	End	Feb 22	Mar 22	Apr 22	May 22	Jun 22	Jul 22	Aug 22	Sep 22	Oct 22	Nov 22	Dec 22	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23	Sep 23	Oct 23	Nov 23	Dec 23	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24
Project Management	971	1-Feb-22	29-Sep-24																												
Utility Coordination	525	8-Feb-22	18-Jul-23																												
Environmental Documentation	525	8-Feb-22	18-Jul-23																												
Public Outreach	229	4-Aug-22	21-Mar-23																												
Public Meeting Preparation	21	4-Aug-22	24-Aug-22																												
Public Meeting	1	25-Aug-22	25-Aug-22																												
Public Meeting Comment Period	30	25-Aug-22	23-Sep-22																												
Property Owner Meetings	60	21-Jan-23	21-Mar-23																												
Planning and Zoning Commission	1	14-Mar-23	14-Mar-23																												
City Council	1	21-Mar-23	21-Mar-23																												
Right-of-Way and Surveying	120	2-Apr-22	31-Jul-22																												
Deliverable - Survey Files		31-Jul-22	31-Jul-22																												
Geotechnical Engineering and Pavement Design	60	4-Aug-22	3-Oct-22																												
30% PS&E	183	1-Feb-22	3-Aug-22																												
Draft 30% Design	90	1-Feb-22	1-May-22																												
City Review of 30% Design	21	30-Jun-22	20-Jul-22																												
30% Design Review Meeting	1	21-Jul-22	21-Jul-22																												
Meeting to Discuss ROW and/or Easements	1	21-Jul-22	21-Jul-22																												
Address City Comments on 30% Design	14	21-Jul-22	3-Aug-22																												
Deliverable - 30% Design Plans and Estimates		3-Aug-22	3-Aug-22																												
60% PS&E	118	24-Sep-22	20-Jan-23																												
Draft 60% Design	90	10-Sep-22	8-Dec-22																												
City/TxDOT Review of 60% Design	21	9-Dec-22	29-Dec-22																												
60% Design Review Meeting	1	30-Dec-22	30-Dec-22																												
Address City/TxDOT Comments on 60% Design	21	31-Dec-22	20-Jan-23																												
Deliverable - 60% Design Plans and Estimates		20-Jan-23	20-Jan-23																												
90% Design	118	22-Mar-23	18-Jul-23																												
Draft 90% Design	90	22-Mar-23	19-Jun-23																												
City/TxDOT Review of 90% Design	21	20-Jun-23	10-Jul-23																												
90% Design Review Meeting	1	11-Jul-23	11-Jul-23																												
Address City/TxDOT comments on 90% Design	7	12-Jul-23	18-Jul-23																												
Deliverable - 90% Design Plans, Specifications, and Estimates		18-Jul-23	18-Jul-23																												
100% Design	28	20-Jul-23	17-Aug-23																												
Bid Phase Services	41	19-Aug-23	29-Sep-23																												
Construction Phase Services	365	30-Sep-23	29-Sep-24																												

Proposed Task Order #2

60% > 90% Phase PSE's

OFR PSE's
FY'23 Budget Allocation:

5/9/22 FY 2023 Draft TIRZ Budget Scenario

"Budget Subcommittee" - Final Draft to TIRZ Board

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		proposed	notes
Town Center 2.0 Concept Planning & Feasibility	FY 22	FY 22.amdmt	FY 23	
Town Center Project Total:	$ 90,000	$ 30,000	$ 60,000	FY'22 rollover- if unspent ("split" FY'22-23 allocations)

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

Illustrating FY'22 "Funding Ammendment" + FY '23 Cash Flow Projections

			proposed		
OFR Plans Specs & Estimates	FY 22	FY 22.amdmt	FY 23		FY 24
Old Fitzhugh Rd Project Total:	$ 192,500	$ 225,000	$ 448,000	FY'23	$38K

projected cost $711K total*

3 Downtown Parking Project Project:
"Downtown Parking > Planning Coordination w/City Projects"

			proposed	
Misc. Supplemental "Parking Support" Tasks	FY 22	FY 22.amdmt	FY 23	
Downtown Parking Project Total:	$ 10,000	$ 10,000	$ -	FY'22 rollover if unspent (or reallocate Town Center)

4 Triangle Project Project:
"Remains on Hold or Dropped"

			proposed	
Continue Task Order #3 Tech Issue Support Tasks	FY 22	FY 22.amdmt	FY 23	
Triangle Project Total:	$ 5,000	$ -	$ -	zero-out

			proposed
Direct Project Budget- Scenario Proposal:	FY 22	FY 22.amdmt	FY 23
	$ 297,500	$ 265,000	$ 508,000
		if needed*	

EXHIBIT A

SERVICES TO BE PROVIDED BY THE CITY

For Roadway Improvements on Old Fitzhugh Road

Dripping Springs, Texas

Project Limits: Old Fitzhugh Road from Mercer Street to RM 12

Project Length: 3,300 feet (0.6 Miles)

In coordination with the services to be provided by the ENGINEER, as described in Exhibit B, the CITY shall provide the following, as available:

PROJECT MANAGEMENT

The CITY will designate a Project Manager to represent the CITY.

DESIGN / ENVIRONMENTAL / UTILITY ENGINEERING

Any records available which would assist in the identification of environmental constraints.

A. Reviews of recommendations offered by HDR Engineering, Inc. (ENGINEER) and approve or reject any or all work performed under this contract
B. Review of progress of work and final acceptance of deliverables
C. Processing of all periodic payment requests submitted by ENGINEER
D. Assist as necessary in submittal of documentation to regulatory agencies for review, comment, or approval when specified.
E. All comments regarding the review of the engineering services completed
F. Assistance in the coordination and scheduling of site visits
G. Review and approval of typical roadway sections and design criteria developed by the ENGINEER
H. Pavement design to be used for all new roadways, in consultation with the ENGINEER
I. Assist as necessary in obtaining the required data and information from other local, regional, state, and federal agencies
J. Provide the ENGINEER with timely reviews and decisions necessary for the ENGINEER to maintain the project work schedule
K. Distribute plan sets to the appropriate agencies and the public
L. Schedule and coordinate, with the ENGINEER public involvement meetings
M. Furnish available horizontal control points established by the CITY
N. Furnish available plans and design information for adjoining projects
O. Furnish available right-of-way maps
P. Negotiate with all utility companies for any agreements and required relocations
Q. Pay all reviewing agency fees promptly including review, inspection and recording fees
R. Assist with obtaining right-of-entry (ROEs) for adjoining property owners necessary for field surveying outside existing public right-of-way
S. Right of Way Acquisition services and landowner negotiations

T. Title Commitments for parcels to be acquired
U. Advertisement and solicitation for bids to construct the project

PLAN REVIEW TURN-AROUND TIMES

- 30% Submittal: 3-4 Weeks
- 60% Submittal: 3-4 Weeks
- 90% Submittal: 3-4 Weeks
- 100% Final Submittal: 2-3 Weeks

EXHIBIT B

ENGINEERING SEVRICES TO BE PROVIDED BY THE ENGINEER

For Roadway Improvements on Old Fitzhugh Road

Dripping Springs, Texas

Project Limits: Old Fitzhugh Road from Mercer Street to RM 12

Project Length: 3,300 feet (0.6 Miles)

Project Statement

The roadway improvements for Old Fitzhugh Road from Mercer Street to RM 12 include reconstructing the roadway to incorporate pedestrian facilities, illumination, landscaping and limited on-street parking according to the approved schematic developed in the Conceptual Design Phase.

The work to be performed by HDR Engineering, Inc. (ENGINEER) for this work shall consist of providing engineering services for survey, utility coordination, right-of-way coordination, roadway, drainage, signing, pavement markings, and illumination at 30%, 60%, 90% and the Final Plans, Specifications, and Estimate (PS&E) submittals. The project limits are from Mercer Street to RM 12 for a length of approximately 3,300 feet.

Project control will be compatible with the current Geographical Information Systems (GIS) in use by the City of Dripping Springs (CITY). The ENGINEER shall collect, review, and evaluate the available existing data pertaining to this project and prepare the project design in accordance with applicable requirements, design criteria, and policies of the CITY.

The PS&E package shall be prepared in accordance with the requirements of the applicable TxDOT and CITY Specifications, Standards, and Manuals (current versions in effect on the NTP date). Whenever possible, TxDOT and the CITY's standard drawings, standard specifications, or previously approved special provisions and/or special specifications will be used. If a special provision and/or special specification must be developed for this project, it shall be in a format acceptable to the CITY and, to the extent possible, incorporate references to approved test procedures.

All design exceptions to approved design criteria shall be requested in writing, by the ENGINEER for approval by the CITY prior to incorporating the criteria into the project design.

The ENGINEER shall make reasonable efforts to minimize or avoid where possible, utility conflicts and the relocation of existing utilities.

The ENGINEER shall prepare parcel sketches and metes and bounds descriptions for the parcels and ROW footprint previously determined at the Conceptual Design Phase and confirmed at the 30% PS&E design level, subject to approval by the CITY. Necessary construction easements shall also be identified.

The CITY will be the principal point of contact for public or private inquiries regarding the project. The ENGINEER will prepare technical exhibits and attend public stakeholder meetings as requested by the CITY.

The detailed scope of services for this work is further described below.

PROJECT MANAGEMENT

A. Coordination with CITY: The ENGINEER will coordinate with the CITY to complete the PS&E for the project. The ENGINEER will prepare for and attend monthly coordination meetings with the CITY to discuss project progress, planned activities, key issues or items requiring decision or approval by the City. The ENGINEER shall prepare meeting minutes for all meetings and will distribute to staff for approval and record keeping. Project Management services needed to complete the design phase are anticipated to span a period of 12 months.

B. Invoicing and Schedule Updates: The ENGINEER will provide monthly invoices for payment to the CITY including a project status report of work completed within the reporting period, work anticipated in the next work period, and any outstanding issues or concerns. The ENGINEER will also provide design schedule updates with the monthly invoices detailing work completed and any task adjustments. Status reporting, invoicing, and schedule updates are anticipated to span a period of 12 months.

C. Subconsultant Coordination, Deliverable Review and Invoices: Monthly coordination with the team will be conducted to verify project milestones are met. The ENGINEER will meet with Subconsultants to discuss progress, design updates, constraints, and completion schedules for key tasks. The ENGINEER shall review deliverables from Subconsultants for conformance with the approved scope and project design. Subconsultants will forward their monthly invoices directly to the ENGINEER. The ENGINEER will review, process, and combine all invoices into one deliverable and forward one copy for payment to the CITY.

D. Quality Assurance / Quality Control: The ENGINEER will develop a project-specific quality control plan identifying key roles, responsibilities, record keeping procedures, and anticipated review dates and make a copy available to the CITY. The ENGINEER will provide quality control of identified documents prior to each defined design submittal (30%, 60%, 90%, and Final) following established QA/QC processes.

ROADWAY DESIGN

A. Title Sheet and Index of Sheets

a. Prepare Title sheet
b. Prepare Index of Sheets including standard selections

B. Typical Sections: Typical sections shall be prepared for existing conditions and proposed improvements. Typical sections shall include width of travel lanes, shoulders, outer separations, border widths, sidewalks, curb offsets, and ROW. The typical section shall also include PGL, centerline, pavement design, longitudinal joints, side slopes, sodding/seeding limits, concrete traffic barriers and sidewalks, station limits, common proposed and existing structures including

retaining walls, existing pavement removal, limits of embankment and excavation, and existing and proposed utilities.

C. **Project Layout:** Layout shall consist of a planimetric file of existing features and the proposed improvements within the existing and proposed ROW. The layout shall include the following features:

   a. Existing/Proposed ROW
   b. Existing/proposed horizontal alignment
   c. Proposed drainage features
   d. Proposed retaining walls/bridges/culverts (as applicable)
   e. Begin/end project stations
   f. Street names

D. **Survey Control Sheet:** Sheet will include horizontal/vertical control points used to establish survey control and will identify horizontal/vertical survey datum and surface to grid adjustment factors.

E. **Horizontal Alignment Data Sheets:** Sheet includes data for the horizontal alignment for Old Fitzhugh Rd. Superelevation data consisting of station, slope, and begin and end transition will be provided as needed.

F. **Roadway Plan & Profile:** The ENGINEER will develop plan and profile (1” = 40’ sheets) using the survey acquired by the ENGINEER, as well as utilizing the approved roadway design criteria.

   The plan view shall contain the following design elements:

   a. Calculated roadway centerlines for roadway including cross streets as applicable. Horizontal control points shall be shown.
   b. Pavement edges for all improvements (main roadway, cross streets, and driveways)
   c. Right-of-way and easement limits (proposed and existing)
   d. Linework for proposed drainage elements
   e. The geometrics (pavement cross slope, lane, and shoulder widths) and typical sections of the proposed highway roadway and crossroads
   f. Horizontal and vertical roadway alignments.
   g. Direction of traffic flow on all roadway lanes
   h. Sidewalks/Pedestrian facilities
   i. Identified utilities and providers

   The profile view shall contain the following design elements:

   a. Calculated profile grade
   b. Existing and proposed profiles along the proposed centerline.
   c. Drawing vertical scale to be 1” =10’
   d. Existing and proposed utilities, including proposed drainage crossings

G. **Intersection Layouts - Cross Streets:** The ENGINEER shall provide an intersection layout detailing the pavement design and drainage design at the intersection of each cross street. The

layout shall include the horizontal and vertical alignments, curb returns, contours, geometrics, transition length, stationing, pavement, drainage details, and American with Disabilities Act Accessibility Guidelines (ADAAG)/PROWAG compliance items. The ENGINEER shall design for full pavement width to the ROW and provide a transition to the existing roadway.

H. **Driveway Plan & Profiles:** Prepare driveway plan and profiles with details including station, pavement section, width, length, radii, proposed grades, parallel culvert details (if needed) and associated temporary construction easements.
I. **Removal Layouts:** Provide removal layouts 1" = 50' scale (double bank) detailing items to be removed for project limits.
J. **Pedestrian and Bicycle Facilities**: The ENGINEER shall coordinate with the City to incorporate pedestrian and bicycle facilities as required or shown on the project's schematic. All pedestrian/bicycle facilities must be designed in accordance with the latest Americans with Disabilities Act Accessibility Guidelines (ADAAG), the Texas Accessibility Standards (TAS), PROWAG, and the AASHTO *Guide for the Development of Bicycle Facilities*.
K. **Roadway Cross Sections:** The ENGINEER shall determine earthwork quantities and provide final design cross sections at 50-foot intervals. Cross sections shall be delivered on 11"x17" sheets. The ENGINEER shall provide all criteria and input files used to generate the design cross sections. Cross sections and quantities shall consider existing pavement removals. Annotation shall include at a minimum existing/proposed right of way, side slopes (front & back), and profile elevations. Cross sections shall be submitted by the ENGINEER at the 60%, 90%, and Final submittals, respectively.
L. **Miscellaneous Detail Sheets:** Provide detail sheets (estimated 5 sheets) for miscellaneous design details.
M. **Quantity Summary Sheets:** Prepare and update summary of estimated quantity sheets showing item description, item unit, and item quantity for roadway bid items. Summary sheets shall be updated at each milestone submittal.
N. **Standards Selection:** Include standard sheets applicable to project for roadway design elements.

DRAINAGE DESIGN

Coordination with City staff and perform field review. This will take place at project inception and after completion of the 30% design phase.The following tasks will occur in the 30%, 60%, 90%, and 100% plan phases.

Complex Hydraulic Design Hydrologic and Hydraulic Design: The ENGINEER will prepare hydrologic and hydraulic analyses of the proposed storm drain system, storm drain pipe outfalls, and conveyance to and through the detention basins/water quality basins. This includes design of the storm drain/stormwater management system in the right-of-way and conveyance storm drain lines to the receiving creek west of the project. As part of this effort, four (4) prospective drainage easements will be defined and coordinated with the project team. Storm drain outfall structures and the necessary permanent erosion control measures will be part of the plans and specifications.

Storm Drain Analysis and Design

A. **Storm Drains:** The ENGINEER will perform the following storm drain design services:

a. Storm drain analysis incorporating updated Rational Method peak flows for the specified frequencies.
b. Design storm drain system (inlets, laterals, trunk lines and outfalls) that minimize the interference with the passage of traffic or incur damage to the highway and local property in accordance with the City of Dripping Springs requirements and use Atlas 14 rainfall data.
c. Determine hydraulic grade line starting at the outfall channel or overland flow location (tributary west of Old Fitzhugh Road) for each storm drain design. Use the design water surface elevation of the outfall as the starting basis (tailwater) for the design of the proposed storm sewer system. The tailwater will be based on available floodplain data and/or a HECRAS model developed for this project if necessary.
d. Calculate manhole head losses.
e. Limit discharge into existing outfalls to the capacity of the existing system. Evaluate alternative flow routes if necessary, to relieve system overload.
f. Identify areas requiring trench protection, excavation, shoring, and de-watering.
g. Design non-standard drainage details (junction boxes, pipe connections, etc.).
h. Determine pipe strength requirements.
i. Design outfall structures and appropriate permanent erosion controls to prevent scour hole development and channel erosion.
j. Define up to four (4) drainage easements to convey stormwater runoff from Old Fitzhugh Road to the tributary west of the project site. The drainage easements will include the outfall structures as noted above.

B. Storm Drain Hydrologic and Hydraulic Tables: The ENGINEER will prepare hydraulic data using StormCAD Drainage software for the proposed storm sewer system. The storm system will be designed for the 25-year event and 100-year event per the City of Austin DCM and City approved design criteria.

k. Determine drainage areas and flows for cross culvert drainage systems.
l. Determine the sizing of the drainage crossings. Develop designs that minimize the interference with the passage of traffic or cause damage to the highway and local property in accordance with the City of Dripping Springs criteria.
   - Determine Traffic Control Phasing for the construction of the cross culverts
   - Design inlet and outfall erosion protection at each outfall

C. Storm Water Detention Analysis:

a. Prepare detention sizing and outlet configuration to mitigate adverse downstream impacts to receiving streams using HEC-HMS and Curve Number Method peak flows for the 2-year, 10-year, 25-year, and 100-year design frequencies. Atlas 14 rainfall depths will be utilized.
b. Coordinate detention design to be included with storm drain design.

D. Water Quality Design (Rain garden/bioretention):

a. Prepare water quality basin design in combination with the detention design to manage water quality in accordance with the City of Dripping Springs criteria. Based on planned site disturbance less than 4 acres, the project will not need to obtain approval from the TCEQ Edwards Aquifer Protection Program. This proposal does not include cost or time for TCEQ coordination/approval.
b. Coordinate water quality design with storm drain design.
c. Coordinate with landscape planners to verify proper plant and materials selection.

E. Plans Sheets for Drainage Design:

Prepare the PS&E package in accordance with the applicable requirements of the City's specifications, standards, and manuals. Include the following sheets and documents, as appropriate:

a. Drainage Area Maps
b. Hydrologic Data Sheets
c. Hydraulic Data Sheets
d. Storm Drain Plan/Profile Sheets within right-of-way and offsite to the receiving tributary or overland flow area
e. Detention Pond/Rain Garden Grading Plan and Typical Sections
f. Detention Pond/Rain Garden Maintenance Details
g. Trench Protection and Special Shoring Details (if applicable)
h. Prepare culvert cross sections and identify each station location.
i. Select any necessary standard details from City or TxDOT list of standards for items such as inlets, manholes, junction boxes and end treatments.
j. Prepare details for non-standard inlets, manholes and junction boxes.
k. Prepare drainage details for outlet protection (permanent erosion control), outlet structures and utility accommodation structures.
l. Identify pipe strength requirements.
m. Prepare drainage facility quantity summaries.
n. Identify potential utility conflicts and, if feasible, design to mitigate or avoid those identified conflicts.
o. Consider pedestrian facilities, utility impacts, driveway grades, retaining wall and concrete traffic barrier drainage impacts.
p. Identify existing ground elevation profiles at the ROW lines on storm sewer plan and profile sheets.

F. Hydrologic and Hydraulic Report:

Prepare a report summarizing the assumptions, methods for calculations, existing and proposed conditions, and results of analyses. The report will include discussion hydrologic and hydraulic analysis procedures and summaries of calculation results and input parameters along with ROW needs to accommodate storm drain outfalls (within right-of-way and offsite), detention and water quality basins. The report will document that the project will not have adverse impacts on downstream properties and will comply with City of Dripping Springs detention and water quality

requirements.

The ENGINEER will submit the report at each design phase to the CITY for review and comment. The ENGINEER will address comments and submit updates with each design phase.

SIGNING AND PAVEMENT MARKING

Signing: The ENGINEER shall prepare drawings, specifications, and details for necessary small signing. The ENGINEER shall coordinate with the City (and other Engineers as required) for overall temporary, interim, and final signing strategies and placement of signs outside contract limits.

a. Prepare sign detail sheets for non-standard signs showing dimensions, lettering, shields, borders, corner radii, etc., and shall provide a summary of small signs.
b. Illustrate and number the proposed signs on plan sheets.
c. Select each sign foundation from City or TxDOT Standards.

Pavement Marking: The ENGINEER shall detail permanent and temporary pavement markings and channelization devices on plan sheets. The ENGINEER shall coordinate with the City (and other Engineers as required) for overall temporary, interim, and final pavement marking strategies. The ENGINEER shall select Pavement markings from the latest City or TxDOT standards.

The ENGINEER shall provide the following information on signing and pavement marking layouts:

a. Roadway layout
b. Center line with station numbering
c. Culverts and other structures that present a hazard to traffic
d. Location of utilities
e. Existing signs to remain, to be removed, or to be relocated
f. Proposed signs (illustrated, numbered and size)
g. Proposed markings (illustrated and quantified) which include pavement markings, object markings and delineation
h. Quantities of existing pavement markings to be removed
i. Proposed delineators and object markers
j. Right-of-way limits
k. Direction of traffic flow on all roadways

Quantity Summary Sheets: Prepare summary sheets showing item description, item unit, and item quantity for temporary and permanent signing and pavement marking bid items.

TRAFFIC CALMING

The ENGINEER shall incorporate traffic calming measures (pinch points, speed tables, and raised crosswalks) into the roadway design plans. The ENGINEER shall develop specifications and details for traffic calming measures.

TRAFFIC CONTROL PLAN, DETOURS, AND SEQUENCE OF CONSTRUCTION

The ENGINEER shall prepare Traffic Control Plans (TCP) for the project. A detailed TCP shall be developed in accordance with the latest edition of the TMUTCD. The ENGINEER is to implement the

current Barricade and Construction (BC) standards as applicable. The ENGINEER shall interface and coordinate phases of work, including the TCP, with adjacent Engineers. The ENGINEER shall:

A. Overall Phasing Plan: Develop an overall phasing plan for the project showing the phasing layout for construction of the proposed improvements.

B. Traffic Control Narrative: Provide a written narrative of the construction sequencing and work activities per phase and determine the existing and proposed traffic control devices (regulatory signs, warning signs, work zone pavement markings, barricades, flaggers, temporary traffic signals, etc.) to be used to handle traffic during each construction sequence.

C. Traffic Control Phasing Layouts: Prepare Traffic Control Phasing Layouts (3 Phases assumed) for each phase of the project including typical sections that identify the travel lanes and work zones. The ENGINEER shall show proposed traffic control devices for at-grade intersections during each construction phase (stop signs, flaggers, signals, etc.). The ENGINEER shall show temporary roadways, structures and detours required to maintain traffic throughout the construction phasing.

The Phasing Layouts will include the following:

a. Prepare each TCP in coordination with the City. The TCP shall include interim signing for every phase of construction. Interim signing shall include regulatory, warning, construction, route, and guide signs. The ENGINEER shall interface and coordinate phases of work, including the TCP, with adjacent Engineers, which are responsible for the preparation of the PS&E for adjacent projects.
b. Maintain continuous access to abutting properties during all phases of the TCP. The ENGINEER shall develop a list of each abutting property along its alignment. The ENGINEER shall prepare exhibits for and attend meetings with the public, as requested by the City.
c. Make every effort to prevent detours and utility relocations from extending beyond the proposed Right-of-way lines. If it is necessary to obtain additional permanent or temporary easements and Right-of- Entry, the ENGINEER shall notify the City in writing of the need and justification for such action. The ENGINEER shall identify and coordinate with all utility companies for relocations required.
d. Describe the type of work to be performed for each phase of sequence of construction and any special instructions (e.g., storm drain, culverts, bridges, railing, illumination, signals, retaining walls, signing, paving surface sequencing or concrete placement, ROW restrictions, utilities, etc.) that the contractor should be made aware to include limits of construction, obliteration, and shifting or detouring of traffic prior to the proceeding phase.
e. Include the work limits, the location of channelizing devices, positive barrier, location and direction of traffic, work area, stations, pavement markings, and other information deemed necessary for each phase of construction.
f. Delineate areas of wetlands on traffic control plans (if any).
g. Design temporary drainage to replace existing drainage disturbed by construction activities or to drain detour pavement. The ENGINEER shall show horizontal and vertical location of culverts and required cross sectional area of culverts. If

temporary shoring is required, prepare layouts and show the limits on the applicable TCP.

h. Quantity Summary Sheets: Provide summary sheets showing item description, item unit, and item quantity for temporary and permanent traffic control bid items.
i. Standards Selection: Include standard sheets applicable to project for traffic control design elements.

ILLUMINATION

The ENGINEER shall prepare Illumination Plans, Details, and Specifications for the project. The ENGINEER will coordinate the illumination design options with the City (and other Engineers as required) for overall final luminaire product selections and layout. The final Illumination design will comply with the local Dark Sky Lighting Ordinance, latest NEC, ANSI/IES RP-8-18, and City and/or TxDOT Standards. The ENGINEER shall:

A. Conduct a google earth survey of the existing illumination (safety, intersection, and pedestrian), associated electrical services, utility electric service drops, utility electric primary routing, and illumination aboveground/underground infrastructure.
B. Remove all existing illumination (safety, intersection, and pedestrian), associated electrical services, and illumination aboveground/underground infrastructure in conflict within the Old Fitzhugh Road reconstruction.
C. Provide new illumination (safety, intersection, and pedestrian), associated electrical services, and underground illumination infrastructure services for all illumination (safety, intersection, and pedestrian) per the ANSI/IES RP-8-18 roadway type and pedestrian volume illumination classification/ recommendations.
D. Utilize the minimal number of electrical services locations for the illumination (safety, intersection, and pedestrian).
E. Project Task List
   a. Data Collection
      i. Utility power company(s) contact(s)
      ii. Existing utility(s) overhead and underground routing information
      iii. Existing illumination electrical services information (voltage, service size, connected loads, spares, etc.)
      iv. Available voltage for new illumination electrical services
      v. As-Builts of existing safety, intersection, and pedestrian illumination
   b. Survey
      i. HDR will perform a google earth survey of the existing illumination (safety, intersection, and pedestrian), associated electrical services, utility electric service drops, utility electric primary routing, and illumination aboveground/underground infrastructure.
   c. Illumination Design
      i. Utility power company coordination
      ii. ANSI/IES RP-8-18 Roadway Illumination compliance

iii. Photometric analysis (Project Limits)

iv. Overcurrent protection of electric services and branch circuits

v. Voltage drop analysis for electrical services and branch circuits

vi. Electrical service load analysis and schematics

vii. NEC, City and/or TxDOT compliance

viii. Illumination Removal Plans

ix. Illumination Summary & Plans

x. Illumination mounting details (if applicable)

d. Electrical for Illumination System

i. Utility Power Coordination

- Contact the utility power company(s) for existing available voltage, service size, connected loads, and locations of existing illumination electrical services.
- Coordinate the voltage, service size, connected loads, and locations of the new illumination electrical services.

ii. ANSI/IES RP-8-18 Compliance

- Determine the applicable safety, intersection, and pedestrian recommended illumination design standards per the roadway type and pedestrian volume project classification.

iii. Photometric Analysis

- Conduct photometric analysis (project limits) for illumination (safety, intersection, and pedestrian) foot-candle compliance.
- Photometric analysis will be utilized to determine the illumination assembly selection type, distribution, mounting height, and spacing for illumination (safety, intersection, and pedestrian).

iv. Overcurrent Protection

- Conduct overcurrent protection analysis for determining electrical service and branch circuit breaker sizes.

v. Voltage Drop

- Conduct voltage drop analysis for determining electrical service feeders, branch circuit conductors, and conduit sizes.

vi. Electrical Service Load Analysis and Schematics

- Conduct load analysis for all illumination electrical services to determine the electrical service sizes.
- Develop schematics for all illumination electrical services.

vii. NEC, City and/or TxDOT Compliance

- Design illumination utilizing the most current TxDOT Highway Illumination Manual, City Standards, and applicable National Electric Code (NEC).

viii. Illumination Removal Plans

- Develop illumination plans for removal of all existing illumination (safety, intersection, and pedestrian), associated electrical services, and illumination aboveground/underground infrastructure in conflict with the Old Fitzhugh Road reconstruction.

ix. Illumination Summary & Plans

- Develop illumination plans for illumination (safety, intersection, and pedestrian).
- Develop Illumination Summary for all illumination quantities

x. Illumination Details & Specifications

- Develop illumination details and specifications for any items not covered by the TxDOT Standards and/or City Standards.

STORM WATER POLLUTION PREVENTION PLANS (SW3P)

A. SW3P Plan Sheets: The ENGINEER shall develop the SW3P plan sheets to minimize potential impacts to receiving waterways. The SW3P shall include text describing the plan, quantities, type, phase, and locations of erosion control devices (BMPs) and any required permanent erosion control.

B. Quantity Summary Sheets: Provide summary sheets showing item description, item unit, and estimated item quantities.

C. Standards Selection: Include standard sheets applicable to the project for temporary and permanent SW3P elements.

UTILITY COORDINATION

The following scope defines the Utility Coordination and Engineering services to be provided on this project, for a maximum of 8 utility owners, listed below per Texas One-Call.

- Pedernales Electric Cooperative
- Charter - Spectrum
- Fiber Light
- Texas Gas Service
- Frontier Communications Inc.
- Dripping Springs Water Supply Corporation - Water
- City of Dripping Springs - Wastewater

A. Utility Coordination

a. Place One-Call, determine Utility Point of Contacts, create Contact List
b. Coordination with Project Team, Preparation and Delivery of Utility Status Reports
c. Send out formal Notification Letters communicating project footprint and timeline
d. Create and maintain Utility Communication Log tracking correspondence with utility companies
e. Coordinate and Conduct Utility Project Kick-off Meeting (includes invites, preparation, agenda, and meeting minutes) (Assume 1 virtual meeting maximum)
f. Coordinate and Conduct individual utility coordination meetings, meeting minutes (Assume- + 3 joint virtual meetings per utility- maximum of 15 meetings). Coordination meetings

include verification of utility mapping depictions, review of conflicts, resolutions, designs, and relocation statuses.

g. Identify Utilities with Compensable Rights- Coordinator will request appropriate documentation from utilities to validate prior rights and property interests
h. Review confirmed utility conflicts with each utility company and determine best mitigation of each
i. Obtain Clearance Letters for City for Utilities not in conflict
j. Provide Final Contacts List, Coordination Tracking Log, Utility Status Report and key coordination Meeting Minutes
k. Coordination of Utility Permitting

B. SUE QL-D

Subsurface Utility Engineering Quality Level D -

a. Quality Level D: Collect Utility Records, block-maps and as-builts. Plot Utilities from review and analysis of available existing utility records.

C. Utility Engineering

a. Preparation and maintenance of Existing Utility Layout (includes survey, records research, proposed roadway, sidewalk and drainage features, aerial background, with all utilities getting assigned a distinct line style for ease of visual identity), and QC. Layout is defined as a plotter Roll Plot (typical 36” x 52” Layout)
b. Verify Identified utility conflicts with proposed improvements and constructability of improvements, include labeling conflicts with numerical ID, determine any additional conflicts
c. Display and maintain potential utility conflict annotations on Utility Layout.
d. Create and maintain a further detailed Utility Conflict Matrix corresponding with each Conflict ID
e. Calculate conflict confirmation/ clearance with proposed improvement design information including pavement and drainage facilities
f. Evaluate potential need for SUE QL-B locating and QL-A Test Hole services at key locations for conflict determination
g. Provide formal QC of Utility Layout, Conflict Matrix
h. Upon confirmation of all conflicts, provide technical support to work with utility companies and design teams to obtain best solution to resolve each conflict - Design Modifications to Avoid, Protect in Place or Relocate Utility
i. Provide technical support for interpretation of Utility: standards, timelines, material descriptions, labor quantities, symbols, terms/ slang, and prior rights validation
j. Provide feasible proposed utility alignments for required facilities needing relocation
k. Assist utility companies in the relocation design by providing interim over-the-shoulder reviews and comment sessions on their relocation design plans. (Compatibility with road/ drainage improvements, Compliance to applicable Design Criteria Manual, Utility Accommodations Rules, Regulations, constructability, schedule and sequencing for Installations, Cutovers and customer outages, removal/ abandonment of old facilities) (maximum of 6 utility design plan reviews at twice each, 12 reviews total)

l. Deliver a finalized Utility Layout, Conflict Matrix

D. Utility Coordination & Engineering Exclusions:

a. This scope does not include 11x17 plan sets of project utility sheets.
b. Utility Payment coordination and development of Reimbursement Agreements are not included in the coordination scope.
c. Coordination or communications with other stakeholders beyond utilities companies, such as access and service negotiations with local landowners, are not included in this utility coordination scope.
d. Conflict analysis is scoped to be performed once, substantial project changes requiring significant re-analysis of conflicts and SUE needs as an additional effort is not included in this scope
e. This scope does not include Utility Relocation Design services such as water and wastewater relocation designs.
f. This scope does not include coordination with utility companies to determine timelines and schedules including design time, long-lead material time, moratorium periods, bidding/ award time, construction timeframe and removal/ proper abandonment for conflicted utilities. The scope assumes the City will provide these services.
g. This scope does not include field construction inspection services such as Utility Construction Monitoring, Scheduling or Verification

ENVIRONMENTAL

The Engineer shall prepare technical reports and provide all documentation in support of a Categorical Exclusion (CE) in preparation for future state or federal grants or funding that may be made available for the proposed project. The CE shall meet the requirements of 23 CFR §771.117 and TAC, Title 43, Part 1, Chapter 2. The Engineer shall follow guidance per current TxDOT toolkits and the State in effect as of the date of delivery of the documents for review; current state and federal laws, regulations, and policies; agreements between the State and other state or federal agencies; and FHWA and AASHTO guidelines.

Technical Reports

The Engineer shall prepare technical reports to support the CE. Technical reports and documentation must be prepared for the State with sufficient detail and clarity to support environmental determination(s).Environmental technical reports and documentation must include appropriate National Environmental Policy Act of 1969 (NEPA) or federal regulatory language in addition to the purpose and methodology used in delivering the service.

Environmental technical reports and documentation must include appropriate National Environmental Policy Act of 1969 (NEPA) or federal regulatory language in addition to the purpose and methodology used in delivering the service.

A. Constraints Analysis

The Engineer shall perform a constraints analysis for the project area consisting of desktop research to obtain digital, readily available information about environmental

resources within the project area from the appropriate local, state, and federal agencies. This information will be summarized in the Environmental Constraints Report, and will include the following:

- A cultural resources review to determine the extent of previous studies and identify known historic or archeological sites in or near the proposed project area, including a search of archeological records maintained by the Texas Archeological Research Laboratory and a review of the Texas Historic Sites Atlas maintained by the Texas Historical Commission (THC) for cemeteries and recorded historical markers, properties, or districts listed in the National Register of Historic Places (NRHP) located within the project area.
- A review of current protected species lists from the Texas Parks and Wildlife Department (TPWD) and U.S. Fish and Wildlife Service (USFWS), and a search request from the Texas Natural Diversity Database (TXNDD), National Wetlands Inventory (NWI) maps and current aerial photography will be reviewed for surface water features that may be considered waters of the U.S. that would be affected by the proposed project. Data collected through this task will be stored in Geographical Information Systems (GIS) format.
- A review of Texas Commission on Environmental Quality's (TCEQ) Industrial and Hazardous Waste data for any hazardous materials abutting the ROW.
- An assessment of Section 4(f) properties in the project area and potential impacts.
- A site visit to verify data gleaned from desktop surveys.
- A map of known environmental resources within the project corridor using GIS.

B. Categorical Exclusion

The Engineer shall work with the State to prepare Work Product Development 1 and 2 for the project, to include a project description, project boundaries, and other project details.

C. Historic Resource Identification, Evaluation and Documentation Services

The Engineer shall perform limited non-archeological historic-age resource studies related to compliance with Section 106 and Section 110 of the NHPA (36 CFR 800). Prior to conducting formal historic resource investigations, a Project Coordination Request (PCR) would be prepared and approved to determine if further studies would be warranted.

The PCR shall comply with the TxDOT Environmental Compliance Toolkits provided by the State's Environmental Affairs Division in effect as of the date of the receipt of the documents.

The Engineer shall revise the PCR to address comments by the State at no additional cost to the State and may be required to integrate the findings into another environmental document. The State assumes responsibility for transmitting the findings to THC and for transmitting THC comments to the Engineer's Technical Expert. Engineer's Technical Expert is an institution, firm, individual, or team that provides professional scientific services, including but not limited to archeologists, biologists, geologists, historians, or other environmental professions that conduct environmental or cultural assessments required by state or federal law for

transportation projects. The State assumes responsibility for any further historic, non-archeological surveys that arise from the findings of the PCR.

The Engineer shall conduct tasks associated with public involvement as requested during the historic resources reporting phase and conforming to the methodology outlined in the TxDOT Environmental Compliance Toolkits.

The Engineer shall contact interested parties when applicable in order to determine local knowledge of historic resources in the project area. Interested parties include but are not limited to: Certified Local Governments, Historic Preservation Offices, County Historical Commissions, Historic Bridge Foundation, and other consulting parties.

D. Archeological Background Studies

The Background Study shall be produced by a professional archeologist as defined in 13 TAC §26.4(2). The Archeological Background Study shall conform to the current Review Standard for Archeological Background Studies, available from the State. Unless the Engineer has previously completed an Archeological Background Study for the project, the Archeological Background Study must define and consider all alternatives selected for detailed study, including all existing right of way, all proposed new right of way, easements (temporary and permanent), and any other project-specific location designated by the State. The Archeological Background study shall consider the likely depth of impacts resulting from the proposed project. The location of all alternatives selected for detailed study shall be presented on a map or maps as part of the Archeological Background Study.

For projects in which an Archeological Background Study has already been completed by the Engineer and the project has materially changed --affecting the project limits, proposed new right of way (if any), easements (if any), any other project-specific location designated by the State, and/or the depth of impacts -- the Archeological Background Study shall incorporate the previous study by reference and focus on the project changes.

To conduct the Archeological Background Study, the professional archeologist shall undertake a review of existing data, including, but not limited to, the Texas Archeological Sites Atlas, geologic maps, soil maps, Potential Archeological Liability Map (PALM) of the project area (if applicable), aerial photographs, and historic maps. Based on this review, the Archeological Background Study shall identify and plot on a map the areas that require field investigation to evaluate the project's effects on archeological resources and cemeteries and shall identify the areas in which the proposed project would have no effect on archeological resources and cemeteries. The Archeological Background Study shall identify any areas proposed for field investigation where impacts are deep, extending beyond three feet in depth.

Mechanical excavation and site curation would require supplemental work authorization.

E. Water Resources

The Engineer shall perform a surface water analysis for the project. The engineer shall provide a Draft and final Surface Water Analysis Forms, Draft and final Section 404/10 Impacts Tables. Any required U.S. Army Corps of Engineers (USACE) permitting would be performed under a separate work authorization.

F. Threatened or Endangered Species

The Engineer shall perform a species analysis of the project area and coordinate with TPWD, if required. The Engineer shall provide a Draft and final Species Analysis Form and Spreadsheet and a Draft and final Documentation of Texas Parks and Wildlife Best Management Practices. Surveys for Protected Species or Habitat of Protected Species based on the most current State and TPWD Memorandum of Understanding (MOU Effective 2013.) The Engineer shall:

- Perform surveys of protected species or habitat of protected species. This shall include:
  - All species listed by the United States Fish and Wildlife Service (USFWS) as threatened or endangered or proposed for listing as threatened or endangered (50 CFR 17.11-12),
  - All species that are candidates for review for listing by USFWS as threatened or endangered (per most recently updated list in Federal Register),
  - Species listed as threatened or endangered species or species of greatest conservation need (SGCN) by the State of Texas Threatened and Endangered Species Listings, Texas Park and Wildlife Department (TPWD),
  - Species protected by the Migratory Bird Treaty Act (50 CFR 10.13) and the Bald and Golden Eagle Protection Act (16 U.S.C. 668-668c).
- Examine existing data to determine the likelihood that rare species, protected species, their habitat, or designated critical habitat (per 50 CFR §17.94-95) could be impacted by the Transportation Activity. Existing data shall include the Element Occurrence Identification (EOID) records of the TPWD Natural Diversity Database, following the Guidelines set forth in the most current version of TPWD's Guidelines for TXNDD Data Analysis in TxDOT Environmental Documents.

It is not anticipated that the Project will provide habitat for Threatened and Endangered Species. Should habitat be present or Threatened and Endangered Species individuals are identified in the project area, the following tasks would be provided under a supplemental agreement:

- Perform an effect determination pursuant to the Endangered Species Act (ESA) for all federally listed species. A determination of impact must be included for all state-listed species. The determination of effect and impact must be supported by evidence, and may require a detailed assessment. Any technical reports used to support the determination(s) must be referenced and provided to the State.
- Determine whether critical habitat is present in the study area and whether the Transportation Activity will affect that critical habitat.
- Perform species-specific habitat surveys, presence or absence surveys for protected species, or critical habitat (per 50 CFR 17.94-95) and rare species.

- Conduct surveys for the presence or absence of protected species according to protocols adopted by USFWS and TPWD for all protected species for which such protocols have been established.
- Personnel conducting presence or absence surveys for protected species shall hold appropriate USFWS and TPWD permits at the time surveys are performed.
- Conduct presence or absence surveys during the time of the year appropriate for each species. If the Engineer's Technical Expert believes that a work authorization to conduct a presence or absence survey does not adequately consider timing of the survey, notify the State as soon as the issue with the survey timing is recognized.
- Furnish the State with completed Biological Evaluation Form and Engineer's Technical Expert's field notes.
- Coordinate between the State and USFWS or TPWD as directed by the State to verify proper rules, regulations and policies are followed for biological services. All coordination between the Engineer's Technical Expert and resource agencies shall be approved in advance by the State.

Habitat Analysis and Characterization of Project Study Area. The Engineer shall perform an analysis and characterization of habitat and habitat impacts for the study area and documented on the Biological Evaluation Form. The habitat analysis shall be based on the most current State and TPWD MOU and associated Programmatic Agreements.

G. <u>Initial Assessment of Hazardous Materials Impacts</u>

The Engineer shall perform an Initial Site Assessment (ISA) for potential hazardous materials impacts for the limits of the study area. The Engineer is responsible acquiring the latest version of TxDOT's Hazardous Materials Initial Site Assessment (ISA) located in the Hazardous Materials Toolkit.

- Note: The ISA shall determine the potential for encountering hazardous materials in the study area, including possible environmental liability, increased handling requirements (e.g. soil or groundwater), and potential construction worker health and safety issues.
- Note: The Engineer is responsible for reviewing and being familiar with the State's guidance related to the development of the ISA and the Hazardous Material process. All guidance and information related to this can be found on the Hazardous Materials Toolkit.

Produce and submit to the State a completed ISA using the State's ISA Environmental Compliance Toolkit guidance format. The Engineer's completed ISA shall include, when applicable, full copies of list search reports, including maps depicting locations, copies of agency file information, photographs, recommendations, and any other supporting information gathered by the Engineer to complete the ISA.

Based on the ISA information, the Engineer shall provide the State a report discussing the known or potential hazardous materials impacts suitable for inclusion in the environmental document. Should the findings of the ISA conclude that additional investigation, special considerations, or other commitments from the State are required

during future stages of project development, the Engineer shall review those findings and commitments with the State prior to completing the hazardous materials discussion for the environmental document.

H. Section 4(f) Analysis

The Engineer shall determine Section 4(f) impacts in compliance with U.S. Transportation Act. The Engineer will identify any Section 4(f) properties that may be impacted by the Project. The Engineer will work with the State to avoid impacts to the Section 4(f) properties. All Section 4(f) evaluations shall meet the requirements set forth in the State's Environmental Compliance Toolkit guidance. Because the improvements would take place partially within the NRHD listed Dripping Springs Downtown Historic District, it is anticipated that the project would require a Section 4(f) de minimis checklist. If the project would require a programmatic or individual evaluation, that would be performed under a supplemental work authorization.

I. Section 6(f) Evaluation

The Engineer shall determine if Land and Water Conservation Fund Act funds were used for the Section 4(f) property in accordance with the regulatory requirements and TPWD guidelines. It is not anticipated that the Project will require evaluation of a Section 6(f) impact. Additional work required to evaluate, mitigate, and coordinate a Section 6(f) property impact would be done under a supplemental work authorization.

PUBLIC OUTREACH

A. Property Owner and Stakeholder Support

The Consultant will plan and implement one open house meeting and six stakeholder meetings to discuss improvements along Fitzhugh Road with adjacent property owners and stakeholders. The meetings will be held at Dripping Springs City Hall and will provide property owners an opportunity to ask questions and share feedback. The consultant will document meeting attendance and summarize questions and concerns property owners raise. The documentation and summaries will be collected in a meeting summary report for each of the seven meetings.

The Consultant will work with the Communications Director to notify property owners of the upcoming meetings via a mailed letter with details of the meeting day, time and location. The Consultant will develop materials and roll plots and other large-format exhibits depicting the project for the Open House. Small format 8.5 x 11 exhibits showing property impacts will be developed for individual stakeholder coordination. The Consultant will prepare and produce all approved exhibits and materials and will transport all meeting materials to and from the venue.

The Consultant will also develop a presentation to present project updates and status at up to three stakeholder and board meetings.

Assumptions:

- The in-person property owner meetings will take place at a venue available to the City, such as City Hall or a school with tables and chairs readily available through the venue.
- A list of property owners and their mailing addresses will be provided.

Deliverables:

- Meeting planning, logistics coordination and mailing services to schedule meetings with property owners.
- Development and production of meeting materials and exhibits.
- Draft and final meeting summary reports in Word format.
- Stakeholder/property owner database in Excel format.
- PowerPoint presentation for stakeholder and board updates.

RIGHT OF WAY SURVEYING

The purpose of this task is to provide topographic design and right-of-way surveying. All survey work shall conform to Doucet design specifications, including, but not limited to: field book format, data collection techniques, digital file formats and deliverables. Topographic Mapping will conform to TSPS standards and specifications for a Category 6, Condition II Topographic Survey. Right-of-way mapping and property descriptions will conform to TSPS standards and specifications for a Category 1B, Condition II Land Boundary Survey.

The Surveyor shall:

1. **Perform geodetic control surveys and aerial mapping**. Surveyor shall set horizontal and vertical primary control points using a 1/2" rebar at least 18 inches long or driven to refusal (whichever comes first) with aluminum cap. Set primary control points near the beginning, middle and end of the project, but away from possible disturbance from construction activity. The primary control points shall be set at an approximate spacing of 3,500 feet and shall be inter-visible with each other whenever possible. These points shall be used as the primary horizontal and vertical control for the project and shall serve as the temporary benchmarks (TBM's) for the project. Horizontal and vertical data for primary control shall be based on Static GPS observations. Secondary control points shall be set as necessary for conventional ground surveying and terrestrial LiDAR scans based on an approved project control layout plan. An 8½ inch by 11-inch Survey Control Data Sheet shall be prepared for each primary control point. A Survey Control Index Sheet shall be prepared showing all project control. Secondary control shall serve as aerial targets for drone imagery acquisition.

2. **R.O.W. Supplemental Topographic & Tree Survey.** Doucet will prepare supplemental design-level tree and topographic survey along Old Fitzhugh Road from the intersection with Mercer Street to Ranch Road 12 according to exhibit "MAS_OFR concept plan 40sc_2018.05.22 - small.pdf". The survey will tag and locate protected trees, 8 inches and greater in diameter, within the boundary limits of said site. The tree survey will be performed in accordance to the City of Dripping Springs Standard Specifications and Details Manual. The topographic design survey will be performed in accordance with Texas Society of Professional Survey standards for

a Category 6 Condition II Topographic survey and will be based on NAD 83 (2011) using NAVD88 vertical datum with Geoid 12B. The survey will field locate found visible features, both horizontally and vertically, including existing on-site structures, buildings, drainage features, adjacent and onsite sidewalks, curb lines, pavement, and visible above-ground utility appurtenances. One vertical benchmark monument will be set on-site. Topographic data will be utilized in developing a digital terrain model used to generate one-foot contours on the survey. Doucet will contact Texas 811 for utility locate, markings placed by purveyors will be surveyed at time of design survey. The survey drawing will be signed and sealed by a Texas Registered Professional Land Surveyor. Right-of-entry access is to be performed by others.

3. **Right-of-Way Survey.** Doucet will perform Right-of-Way boundary reconnaissance on the ground in a sufficient manner to delineate, close and "tie-off" existing Right-of-Way location along Old Fitzhugh Road from the intersection with Mercer Street to Ranch Road 12. Title search confirming Hays County dedication of Right-of-Way to the City of Dripping Springs will be performed. The Survey will be performed in accordance with the Texas Society of Professional Surveyors Standards for a Category 1A Condition II Land Title Survey and will be based on the Texas Coordinate System NAD 83 (2011). Surveyor shall prepare a right-of-way map set to include existing conditions, resolved right-of-way and property lines, proposed right-of-way and easement lines, roadway centerline alignment and utility and ownership data. Right-of-entry access is to be performed by others.

4. **Storm Drain (4) and Trail (2) Easement Descriptions Survey.** Doucet will use the established boundary survey to create four (4) Storm Drain and two (2) Trail Easement Descriptions to facilitate improvements within or immediately adjacent to the referenced project site according to exhibit "MAS_OFR concept plan 40sc_2018.05.22 - small.pdf". Easement documentation and recordation will be performed by others. Doucet will prepare easement exhibits and accompanying metes and bounds descriptions of proposed easement locations to be identified by the project engineer and determined at a later date. Easement Descriptions will be signed and sealed by a Texas Registered Professional Land Surveyor. Right-of-entry access is to be performed by others.

URBAN DESIGN AND LANDSCAPE ARCHITECTURE

Develop plans, sections and details that describe the urban design, landscape and hardscape elements of the Project, including, but not limited to street trees, planting areas, pavement treatments and materials, seat walls, specialty paving, lighting, etc. Landscape sheets will describe plant materials, tree and other landscape planting details and under-drainage, as applicable, and irrigation. The design of raingardens or other green infrastructure or "LID" elements will be designed by others and coordinated as part of the streetscape design.

Consistent with the overall schedule of deliverables for the project, prepare its drawing sheets, which will include the hardscape and landscape series of drawings for the 30%, 60%, 90% and Final submittals.

A. Hardscape Sheets

The required, 11" X 17" format plan sheets will be prepared using HDR's roadway (civil) drawings as a base, and will include:

- Layout plans at 1" = 30' scale, describing the back-of-curb alignments and treatments of shared-use-paths, the location and configuration of landscaped areas, light standards, intersections, driveway curb cuts, crosswalks, and other urban design and placemaking elements;
- Up to six (6) ROW cross-sections at 1/16" = 1'-0" scale, describing each distinct design condition within the Project limits, identifying the relationship of the planned improvements with existing buildings and other site features;
- Up to six (6) detailed, back-of-curb cross-sections at 1/4" = 1'-0" scale, describing the above ROW cross-sections in more detail;
- Various other plan and section details, at appropriate scales, to describe the overall scope of and elements within the Project; and
- Up to three, perspective *Sketch-Up* views, describing the treatment of the streetscape.

B. Landscape and Irrigation Sheets

The required, 11" X 17" format landscape plan sheets and irrigation plan sheets will be prepared using MAS' hardscape drawings as a base and will include:

- Six (6) landscape layout plans at 1" = 30' scale, describing the location and type of all landscape elements including street trees, existing trees, planting beds, etc.
- Planting details, including street trees in planting beds and tree and/or paver grates, if applicable;
- Various other plan and section details, at appropriate scales, to describe the overall landscape scope of and elements within the Project; and
- Six (6) irrigation layout plans at 1" = 30' scale;
- Irrigation details and specifications

C. Landscape Specifications

Identify the applicable standard landscape and irrigation specifications, and any "special specifications" or provisions and the appropriate reference items for inclusion in the overall Project Manual.

D. Landscape and Irrigation Cost Estimates

Provide estimates of probable construction costs for landscape and irrigation elements as part of each of the four, PS&E submittals.

E. At the appropriate level of detail per each of the PS&E submittals, MAS will provide:

- Hardscape Sheets;
- Landscape Sheets (including enlarged plans to depict any special areas);
- Landscape Standard and Special Specifications; and
- Landscape Cost Estimate

GEOTECHNICAL ENGINEERING AND PAVEMENT DESIGN

The scope of services will include four phases, geotechnical investigation (drilling and laboratory services), infiltration/percolation testing, geotechnical data reporting, and pavement engineering, which are described below. Field and laboratory testing services will be performed by our subconsultant, HVJ Associates. Prior to drilling, HVJ will call Texas 811 to have utilities located in the area of the proposed borings. Additional utility location actions beyond contacting the above utility locator service are not

included in this Scope of Services.

A. Geotechnical Investigation

Seven (7) borings to depths of 10 feet to aid in pavement design improvements. The borings will be spaced approximately 500 feet apart along the alignment for a total of 70 lineal feet. The soil samples will be obtained using Shelby tubes and/or split-spoon samplers. Field-testing of soil samples will include pocket penetrometer in the cohesive soils and Standard Penetration Test (SPT) in the cohesionless soils. If bedrock is encountered, the boring will be terminated at auger refusal. The soil borings will be properly backfilled with bentonite chips and a single lift of cold patch asphalt where applicable.

All the field sampling and laboratory tests will be performed in general accordance with TxDOT design standards, where applicable. HVJSCTx will perform laboratory tests on soil samples recovered from the borings. Laboratory testing will include moisture content, liquid limit, plastic limit, percent passing the #200 sieve, proctor and California Bearing Ratio (CBR) tests. Analytical testing will include sulfate testing.

B. Infiltration/Percolation Tests

Infiltration testing at the four stormwater basin sites. According to the Environmental Criteria Manual (ECM), 1.6.7.4-Infiltration Rate Evaluation (ECM) 1.6.74-Infiltration Rate Evaluation – "The percolation test is geared towards investigating smaller infiltration facilities (i.e., facilities with drainage areas 2 acres or less and maximum ponding depths 12 inches or less). The test can be conducted using simple tools and manual labor and does not require extensive excavation." The purpose of this investigation is to help determine the infiltration rate through in-situ field testing and visually classify soil characteristics with field tests to aid in the design of draining facilities. The ECM section 1.6.7.4 D. Percolation Test Protocol will be followed for this testing procedure.

C. Geotechnical Engineering Report

Results of the field data and laboratory data will be used to develop a geotechnical data report (GDR) for the proposed roadway improvements. The GDR study will be prepared by an engineer specializing in soil mechanics after reviewing available design, boring and laboratory data. In general, the following items will be included in the GDR:

- Site Vicinity map,
- Geology map,
- Plan of borings,
- Boring logs, Wincore format
- Laboratory test results summary,
- Groundwater conditions,
- Generalized subsurface conditions,
- Infiltration tests results.

D. Pavement Design

Using the subsurface information obtained by HVJ, HDR will develop a flexible pavement thickness designs in general accordance with TxDOT Pavement Design Manual. Our technical design memorandum will include recommended flexible pavement thicknesses including materials and earthwork recommendations. Deliverables to include a draft and a final pavement design memorandums.

Assumptions:

- Borings will be accessible with truck mounted drilling equipment.

- No clearing or grading will be required.
- City of Dripping Spring will provide 20 year 18-kip Equivalent Single Axle Load (ESAL) to be used for pavement design.
- Field services to be performed in Level D personal protective equipment during normal daytime working hours.
- We will make reasonable efforts to limit distress to improved areas; however, we are not responsible for damage to landscaped areas.
- City of Dripping Springs will provide temporary traffic control, where necessary.
- City of Dripping Springs will provide street cut permits, if necessary, at no cost to this project.

ACCESSIBILITY REVIEW

Perform the following services in compliance with the Chapter 469 of the Texas Government Code, State of Texas Architectural Barriers Act to verify compliance with the Texas Accessibility Standards (TAS):

- Register the project with TDLR
- Perform plan review of the project construction documents (as provided by client)
- Perform the final inspection of the project upon completion

The proposal excludes services to determine compliance with other federal, state, or local accessibility requirements such as Public Rights-of-Way Guidelines (PROWAG) and accessibility requirements of building and housing codes such as the International Building Code (IBC).

DELIVERABLES

- Proof of project registration via the TDLR Proof of Registration Sheet.
- Plan Review Report detailing the observed findings of elements that are not in compliance with the Texas Accessibility Standards (TAS).
- Inspection Report detailing the observed elements that are not in compliance with the Texas Accessibility Standards (TAS).

PS&E PREPARATION

A. **Specifications and General Notes:** The ENGINEER shall identify necessary standard specifications, special specifications, special provisions, and the appropriate reference items. The ENGINEER shall prepare General Notes from the City or TxDOT master list, Special Specifications and Special Provisions for inclusion in the plans and bidding documents. The ENGINEER shall provide General Notes, Special Specifications and Special Provisions in the required format as specified by the City.
B. **Plans and Estimate:** The ENGINEER shall independently develop the submittal package for each defined deliverable milestone. Numbering of Plan Sheets will be updated with the continued development of the project documents for each submittal. Electronic and hard copy sets of the project documents will be provided at each milestone. The construction plans will include the necessary bid and construction documentation to construct the project in standard City bid format at the specified milestones (30%, 60% & 90%) and Final PS&E submittals. The

ENGINEER shall prepare a construction cost estimate at each defined milestone using the latest available bid data from City or TxDOT sources.

C. **Contract Time Determination:** The ENGINEER shall prepare a detailed contract time estimate to determine the approximate time required for construction of the project in calendar and working days at the 90% and Final PS&E milestone using Primavera P6 software or Microsoft Project. The schedule shall include tasks, subtasks, critical dates, milestones, deliverables, and review requirements in a format which depicts the interdependence of the various items and adjacent construction packages. The ENGINEER shall aid the City in interpreting the schedule.

D. **QA/QC Reviews:** ENGINEER will provide QA/QC reviews for 60%, 90%, and 100% Final submittals including a construability review at the 60% submittal and review of joint-bid utility plans (if any) at each submittal.

DELIVERABLES

The ENGINEER shall provide the following deliverables at each submittal:

A. **30% Plans Submittal:**
   a. One printed set and one electronic set of 11” x 17” plan sheets (.PDF format) for City Review.
   b. Estimate of construction cost.
   c. ENGINEER’s internal QA and QC markup set.
   d. Utility Conflict Matrix

B. **60% Plans Submittal:**
   a. One printed set and one electronic set of 11” x 17” plan sheets (.PDF format) for the City review.
   b. Estimate of construction cost.
   c. ENGINEER’s internal QA and QC marked up set.
   d. Utility Conflict Matrix
   e. Geotechnical Report
   f. Environmental Constraints Report

C. **90% Plans Submittal:**
   a. One printed set and one electronic set of 11” x 17” plan sheets (.PDF format) for the City review
   b. List of governing Specifications
   c. General notes
   d. Plans estimate
   e. Contract time determination summary (Construction Schedule)
   f. ENGINEER’s internal QA and QC marked-up set.
   g. Other supporting documents.

D. **Final submittal (100%).**
   a. Two printed sets and one electronic set of 11” x 17” plan sheets (.PDF format)
   b. Revised supporting documents from 90% review comments.
   c. Master design reference files in Microstation format

BID PHASE SERVICES (Hourly)

A. **Prepare Bid Manual –** The ENGINEER shall prepare the project bid manual including latest City front end documents, bid tabulation form (electronic and pdf), contract documents and specifications.

B. **Attend Pre-bid Meeting and Furnish Documents –** The ENGINEER shall be present at the

pre-bid meeting and describe the project improvements and bid documents to prospective bidders.

C. Prepare and Distribute Addendum – The ENGINEER shall produce no more than one (1) addendum, as needed, for question response or correction to the bid documents, and distribution to bidders.

D. Prepare Bid Tab dation – The ENGINEER shall analyze contractor bids and prepare bid tabulation, .

CONSTRUCTION PHASE SERVICES (Hourly)

A. Pre-Construction Meeting – The ENGINEER will attend one pre-construction meeting with the Contractor, the City's project manager, and related City staff; at an agreed upon date and time.

It would be appropriate at this time to include public and private utility companies, City Planning & Engineering and Public Works representatives, and other parties responsible for oversight and/or approvals that may be directly involved in this project.

This meeting will be to discuss any project related items, including but not limited to questions related to the construction documents, the construction schedule, scheduled construction status meetings, pay requests, and communication methods (e-mail, phone, fax, etc.) available to both the Contractor, the ENGINEER, and the CITY. The ENGINEER will document meeting notes and submit to the City for inclusion into the meeting minutes.

B. Review of Contractor Submittals – The ENGINEER will review construction submittals and shop drawings relative to the project specifications and details provided by the Contractor. The Contractor is responsible for providing shop drawings that have complete project information, are clearly depicted, and are ready for the ENGINEER'S review.

The Contractor may submit Shop Drawings and/or Construction Submittals noting minor changes to the Construction Drawings, Specifications, or other information provided by the ENGINEER; and within the area of expertise of the ENGINEER; then modifications and/or approvals may be provided by the ENGINEER. A maximum of twenty (20) Construction Submittal reviews are anticipated.

C. Construction Site Visits – The ENGINEER will perform periodic site visits and observations during project construction. Based on the construction schedule timeline developed by the ENGINEER, no more than eight (8) visits are anticipated.

It is at the ENGINEER'S discretion whether to notify the Contractor of a planned or anticipated visit. The ENGINEER may notify the Contractor prior to a site visit to meet the Contractor in the field and discuss ongoing construction operations.

The ENGINEER may request photographs and/or video be taken of specific items in the field by the Contractor. The ENGINEER may also take photographs and/or video to document construction progression, site conditions, or safety issues.

D. Requests for Information – The ENGINEER will respond to written Requests for Information (RFI's) during construction. The ENGINEER will accept written Requests for Information provided by the Contractor. The Contractor is responsible for providing complete and clearly written documents, ready for the ENGINEER'S review.

The Contractor may submit RFI's to ask for clarification of the Construction Drawings,

Specifications, or other information provided by the ENGINEER for:

Bidding Purposes: and within the area of expertise of the ENGINEER. A maximum of ten (10) RFI reviews are anticipated.

If the Contractor requests RFI's for items outside of the ENGINEER'S area of expertise; they may not be approved by the ENGINEER. The Contractor may then choose to have a Registered Engineer in the State of Texas, with that specific expertise, provide Sealed Shop Drawings for review, rather than an RFI

E. Final Walk-Through / Punch List – The ENGINEER will accompany the City Representative and the Contractor on a final walk-through when the Contractor notifies the CITY that the project is substantially complete and ready for final inspection.

The ENGINEER may photograph and/or video the completed work, make verbal comments to the City Representative and to the Contractor during final walk-through; develop a written punch list of items yet to be completed, to be adjusted, removed and / or replaced; document incomplete or missing items; and note those items that are complete and accepted.

The ENGINEER, Contractor, and City will meet at a designated place and time to discuss the Final Walk-Through findings and Punch List. It shall be the Contractor's responsibility to complete the Punch List to the satisfaction of the City prior to acceptance of the project as being constructed in accordance with the construction documents.

Following project acceptance, the Final Acceptance Letter will be completed, and the contractor field notes will be included in as-built drawings as a part of the As-Built Plan deliverables.

F. As-Built Plans – The ENGINEER will prepare and submit final as-built plans that reflect field changes for RFI's and change order design modifications and Contractor field mark-ups for the project. One 11" x 17" as-built set along with an electronic copy of the drawings shall be submitted to the City for their records. Additionally, GIS data files will be developed from the project CADD files and submitted to the CITY for review.

G. Project Management –. The ENGINEER will prepare monthly invoices and progress reports and implement a QA/QC program throughout the project for all construction record deliverables.

DELIVERABLES

A. Final Design & Bidding

- Conformed Construction Plans, Cost Estimate meeting City and TxDOT Standards and Specifications
- Project Bid Manual
- Addendums
- Bid Tabulation

B. Pre-Construction and During Construction:

- Pre-Construction Meeting related documents such as:
  - Agenda
  - Meeting Minutes
- Construction Submittals and Log
- Construction RFI's and Log
- Construction Site Visit Minutes

- Construction Punch List
- Construction Final Acceptance Letter
- As-Built Plans & GIS files

EXCLUSIONS

- Construction Inspection and Materials Testing services are excluded from this contract. These services will be performed by the CITY through other contracting measures
- Design services beyond those specifically stated in this scope and any previously approved scopes
- Additional construction surveying
- Daily or repeated Construction Inspection Services beyond field meetings established in the scope
- Renderings or animated models
- Retaining Wall Design
- Traffic Signal Warrant Studies or Signal Design
- Utility Relocation Design
- Bid advertisement for the construction project

Old Fitzhugh Road PS&E

	Summary		HDR	Doucet	MAS	HVJ	TOTAL
A	**Project Management**						
		Hours	168	56	45	0	**269**
		Fee	$35,860	$9,888	$7,500	$0	**$53,248**
B	**Roadway Design**						
		Hours	531	0	0	0	**531**
		Fee	$70,855	$0	$0	$0	**$70,855**
C	**Drainage Design**						
		Hours	0	609	0	0	**609**
		Fee	$0	$104,890	$0	$0	**$104,890**
D	**Signing and Pavement Marking**						
		Hours	201	0	0	0	**201**
		Fee	$27,850	$0	$0	$0	**$27,850**
E	**Traffic Calming**						
		Hours	28	0	0	0	**28**
		Fee	$4,280	$0	$0	$0	**$4,280**
F	**Traffic Control Plans**						
		Hours	190	0	0	0	**190**
		Fee	$25,550	$0	$0	$0	**$25,550**
G	**Illumination**						
		Hours	447	0	0	0	**447**
		Fee	$77,580	$0	$0	$0	**$77,580**
H	**Erosion Control and SW3P Narrative**						
		Hours	92	6	0	0	**98**
		Fee	$11,580	$1,483	$0	$0	**$13,063**
I	**Utility Coordination**						
		Hours	364	0	0	0	**364**
		Fee	$61,660	$0	$0	$0	**$61,660**
J	**Environmental**						
		Hours	366	0	0	0	**366**
		Fee	$45,140	$0	$0	$0	**$45,140**
K	**Public Outreach**						
		Hours	252	54	40	0	**346**
		Fee	$30,420	$10,249	$4,480	$0	**$45,149**
L	**Right-of-Way Surveying**						
		Hours	0	127	0	0	**127**
		Fee	$0	$19,776	$0	$0	**$19,776**
M	**Landscape, Streetscape Design, and Urban Design**						
		Hours	0	0	600	0	**600**
		Fee	$0	$0	$65,200	$0	**$65,200**
N	**Geotechnical Engineering and Pavement Design**						
		Hours	36	6	0	74	**116**
		Fee	$8,640	$1,174	$0	$15,612	**$25,426**
O	**PS&E Preparation**						
		Hours	105	0	0	0	**105**
		Fee	$20,100	$0	$0	$0	**$20,100**
P	**Bid Phase Services**						
		Hours	52	10	8	0	**70**
		Fee	$8,790	$2,009	$1,000	$0	**$11,799**
Q	**Construction Phase Services**						
		Hours	116	49	24	0	**189**
		Fee	$19,930	$8,642	$3,000	$0	**$31,572**
R	**Expenses**						
		Fee	$5,175	$1,000	$1,000	$0	**$7,175**
		TOTAL HOURS	**2,780**	**858**	**685**	**74**	**4397**
		TOTAL FEE	**$453,410**	**$159,110**	**$82,180**	**$15,612**	**$710,312**

Old Fitzhugh Road PS&E

	Summary by Phase	HDR	Doucet	MAS	HVJ	TOTAL
	30 Percent Design Plans					
A	**Project Management**	67.2 $14,344	22.4 $3,955	13.5 $3,000	0 $0	80.7 $15,974
B	**Roadway Design**	100 $13,810	0 $0	0 $0	0 $0	100 $13,810
C	**Drainage Design**	0 $0	173 $31,080	0 $0	0 $0	173 $31,080
D	**Signing and Pavement Marking**	45 $5,175	0 $0	0 $0	0 $0	45 $5,175
E	**Traffic Calming**					
F	**Traffic Control Plans**					
G	**Illumination**	102 $18,030	0 $0	0 $0	0 $0	102 $18,030
H	**Erosion Control and SW3P Narrative**					
I	**Utility Coordination**	73 $12,332	0 $0	0 $0	0 $0	73 $12,332
J	**Environmental**	78 $10,280	0 $0	0 $0	0 $0	78 $10,280
K	**Public Outreach**					
L	**Right-of-Way Surveying**	0 $0	127 $19,776	0 $0	0 $0	127 $19,776
M	**Landscape, Streetscape Design, and Urban Design**	0 $0	0 $0	160 $18,400	0 $0	160 $18,400
N	**Geotechnical Engineering and Pavement Design**					
O	**PS&E Preparation**	27 $5,460	0 $0	0 $0	0 $0	27 $5,460
P	**Bid Phase Services**					
Q	**Construction Phase Services**					
R	**Expenses**	$500	$300	$300	$0	$2,153
	Total Hours	**492**	**322**	**174**	**0**	**988**
	Total Fee	**$79,931**	**$55,111**	**$21,700**	**$0**	**$156,742**

	60 Percent Design Plans					
A	**Project Management**	50.4 10758	16.8 2966.4	13.5 2250	0 0	80.7 15974.4
B	**Roadway Design**	234 $30,910	0 $0	0 $0	0 $0	234 $30,910
C	**Drainage Design**	0 $0	151 $26,157	0 $0	0 $0	151 $26,157
D	**Signing and Pavement Marking**	69 $9,940	0 $0	0 $0	0 $0	69 $9,940
E	**Traffic Calming**	28 $4,280	0 $0	0 $0	0 $0	28 $4,280
F	**Traffic Control Plans**	114 $15,650	0 $0	0 $0	0 $0	114 $15,650
G	**Illumination**	178 $30,370	0 $0	0 $0	0 $0	178 $30,370
H	**Erosion Control and SW3P Narrative**	92 $11,580	6 $1,483	0 $0	0 $0	98 $13,063
I	**Utility Coordination**	291 $49,328	0 $0	0 $0	0 $0	291 $49,328
J	**Environmental**	288 $34,860	0 $0	0 $0	0 $0	288 $34,860
K	**Public Outreach**	252 $30,420	54 $10,249	40 $4,480	0 $0	346 $45,149
L	**Right-of-Way Surveying**					
M	**Landscape, Streetscape Design, and Urban Design**	0 $0	0 $0	180 $20,400	0 $0	180 $20,400
N	**Geotechnical Engineering and Pavement Design**	36 $8,640	6 $1,174	0 $0	74 $15,612	116 $25,426
O	**PS&E Preparation**	26 $5,220	0 $0	0 $0	0 $0	26 $5,220
P	**Bid Phase Services**					
Q	**Construction Phase Services**					
R	**Expenses**	$1,000	$300	$300	$0	$2,153
	Total Hours	**1,659**	**234**	**234**	**74**	**2,200**
	Total Fee	**$242,956**	**$42,329**	**$27,430**	**$15,612**	**$328,327**

	90 Percent Design Plans					
A	**Project Management**	33.6 7172	11.2 1977.6	9 1500	0 0	80.7 15974.4
B	**Roadway Design**	148 $19,570	0 $0	0 $0	0 $0	148 $19,570
C	**Drainage Design**	0 $0	141 $23,716	0 $0	0 $0	141 $23,716
D	**Signing and Pavement Marking**	69 $9,940	0 $0	0 $0	0 $0	69 $9,940
E	**Traffic Calming**					
F	**Traffic Control Plans**	62 $8,130	0 $0	0 $0	0 $0	62 $8,130
G	**Illumination**	106 $18,610	0 $0	0 $0	0 $0	106 $18,610
H	**Erosion Control and SW3P Narrative**					
I	**Utility Coordination**					
J	**Environmental**					
K	**Public Outreach**					
L	**Right-of-Way Surveying**					
M	**Landscape, Streetscape Design, and Urban Design**	0 $0	0 $0	160 $16,400	0 $0	160 $16,400
N	**Geotechnical Engineering and Pavement Design**					
O	**PS&E Preparation**	25 $4,960	0 $0	0 $0	0 $0	25 $4,960
P	**Bid Phase Services**					
Q	**Construction Phase Services**					
R	**Expenses**	$2,675	$300	$300	$0	$2,153
	Total Hours	**444**	**152**	**169**	**0**	**765**
	Total Fee	**$71,057**	**$25,993**	**$18,200**	**$0**	**$115,250**

	100 Percent Design Plans					
A	**Project Management**	17 $3,586	6 $989	5 $750	0 $0	27 $5,325
B	**Roadway Design**	49 $6,565	0 $0	0 $0	0 $0	49 $6,565
C	**Drainage Design**	0 $0	144 $23,937	0 $0	0 $0	144 $23,937
D	**Signing and Pavement Marking**	18 $2,795	0 $0	0 $0	0 $0	18 $2,795
E	**Traffic Calming**					
F	**Traffic Control Plans**	14 $1,770	0 $0	0 $0	0 $0	14 $1,770
G	**Illumination**	61 $10,570	0 $0	0 $0	0 $0	61 $10,570
H	**Erosion Control and SW3P Narrative**					
I	**Utility Coordination**					
J	**Environmental**					
K	**Public Outreach**					
L	**Right-of-Way Surveying**					
M	**Landscape, Streetscape Design, and Urban Design**	0 $0	0 $0	100 $10,000	0 $0	100 $10,000
N	**Geotechnical Engineering and Pavement Design**					
O	**PS&E Preparation**	27 $4,460	0 $0	0 $0	0 $0	27 $4,460
P	**Bid Phase Services**					
Q	**Construction Phase Services**					
R	**Expenses**	$500	$100	$100	$0	$718
	Total Hours	**186**	**150**	**105**	**0**	**440**
	Total Fee	**$30,246**	**$25,026**	**$10,850**	**$0**	**$66,122**
	Bid and Construction Phase					
P	**Bid Phase Services**	52 $8,790	10 $2,009	8 $1,000	0 $0	70 $11,799
Q	**Construction Phase Services**	116 $19,930	49 $8,642	24 $3,000	0 $0	189 $31,572
R	**Expenses**	$500	$0	$0	$0	$500
	Total Hours	**168**	**59**	**32**	**0**	**259**
	Total Fee	**$29,220**	**$10,650**	**$4,000**	**$0**	**$43,870**
	Grand Total Hours	**2,948**	**917**	**713**	**74**	**4,652**
	Grand Total Fee	**$453,410**	**$159,110**	**$82,180**	**$15,612**	**$710,312**

Old Fitzhugh Road PS&E

	Detailled Summary		HDR	Doucet	MAS	HVJ	TOTAL
A	**Project Management**						
		Hours	**168**	**56**	**45**	**0**	**269**
		Fee	**$35,860**	**$9,888**	**$7,500**	**$0**	**$53,248**
B	**Roadway Design**						
		30% Hours	100	0	0	0	100
		30% Fee	$13,810	$0	$0	$0	$13,810
		60% Hours	234	0	0	0	234
		60% Fee	$30,910	$0	$0	$0	$30,910
		90% Hours	148	0	0	0	148
		90% Fee	$19,570	$0	$0	$0	$19,570
		100% Hours	49	0	0	0	49
		100% Fee	$6,565	$0	$0	$0	$6,565
		Total Hours	**531**	**0**	**0**	**0**	**531**
		Total Fee	**$70,855**	**$0**	**$0**	**$0**	**$70,855**
C	**Drainage Design**						
		30% Hours	0	173	0	0	173
		30% Fee	$0	$31,080	$0	$0	$31,080
		60% Hours	0	151	0	0	151
		60% Fee	$0	$26,157	$0	$0	$26,157
		90% Hours	0	141	0	0	141
		90% Fee	$0	$23,716	$0	$0	$23,716
		100% Hours	0	144	0	0	144
		100% Fee	$0	$23,937	$0	$0	$23,937
		Total Hours	**0**	**609**	**0**	**0**	**609**
		Total Fee	**$0**	**$104,890**	**$0**	**$0**	**$104,890**
D	**Signing and Pavement Marking**						
		30% Hours	45	0	0	0	45
		30% Fee	$5,175	$0	$0	$0	$5,175
		60% Hours	69	0	0	0	69
		60% Fee	$9,940	$0	$0	$0	$9,940
		90% Hours	69	0	0	0	69
		90% Fee	$9,940	$0	$0	$0	$9,940
		100% Hours	18	0	0	0	18
		100% Fee	$2,795	$0	$0	$0	$2,795
		Total Hours	**201**	**0**	**0**	**0**	**201**
		Total Fee	**$27,850**	**$0**	**$0**	**$0**	**$27,850**
E	**Traffic Calming**						
		Hours	**28**	**0**	**0**	**0**	**28**
		Fee	**$4,280**	**$0**	**$0**	**$0**	**$4,280**
F	**Traffic Control Plans**						
		60% Hours	114	0	0	0	114
		60% Fee	$15,650	$0	$0	$0	$15,650
		90% Hours	62	0	0	0	62
		90% Fee	$8,130	$0	$0	$0	$8,130
		100% Hours	14	0	0	0	14
		100% Fee	$1,770	$0	$0	$0	$1,770
		Hours	**190**	**0**	**0**	**0**	**190**
		Fee	**$25,550**	**$0**	**$0**	**$0**	**$25,550**

G	**Illumination**						
		30% Hours	102	0	0	0	102
		30% Fee	$18,030	$0	$0	$0	$18,030
		60% Hours	178	0	0	0	178
		60% Fee	$30,370	$0	$0	$0	$30,370
		90% Hours	106	0	0	0	106
		90% Fee	$18,610	$0	$0	$0	$18,610
		100% Hours	61	0	0	0	61
		100% Fee	$10,570	$0	$0	$0	$10,570
		Total Hours	**447**	**0**	**0**	**0**	**447**
		Total Fee	**$77,580**	**$0**	**$0**	**$0**	**$77,580**
H	**Erosion Control and SW3P Narrative**						
		Hours	**92**	**6**	**0**	**0**	**98**
		Fee	**$11,580**	**$1,483**	**$0**	**$0**	**$13,063**
I	**Utility Coordination**						
		Hours	**364**	**0**	**0**	**0**	**364**
		Fee	**$61,660**	**$0**	**$0**	**$0**	**$61,660**
J	**Environmental**						
		30% Hours	78	0	0	0	78
		30% Fee	$10,280	$0	$0	$0	$10,280
		60% Hours	288	0	0	0	288
		60% Fee	$34,860	$0	$0	$0	$34,860
		Hours	**366**	**0**	**0**	**0**	**366**
		Fee	**$45,140**	**$0**	**$0**	**$0**	**$45,140**
K	**Public Outreach**						
		Hours	**252**	**54**	**40**	**0**	**346**
		Fee	**$30,420**	**$10,249**	**$4,480**	**$0**	**$45,149**
L	**Right-of-Way Surveying**						
		Hours	**0**	**127**	**0**	**0**	**127**
		Fee	**$0**	**$19,776**	**$0**	**$0**	**$19,776**
M	**Landscape, Streetscape Design, and Urban Design**						
		30% Hours	0	0	160	0	160
		30% Fee	$0	$0	$18,400	$0	$18,400
		60% Hours	0	0	180	0	180
		60% Fee	$0	$0	$20,400	$0	$20,400
		90% Hours	0	0	160	0	160
		90% Fee	$0	$0	$16,400	$0	$16,400
		100% Hours	0	0	100	0	100
		100% Fee	$0	$0	$10,000	$0	$10,000
		Total Hours	**0**	**0**	**600**	**0**	**600**
		Total Fee	**$0**	**$0**	**$65,200**	**$0**	**$65,200**
N	**Geotechnical Engineering and Pavement Design**						
		Hours	**36**	**6**	**0**	**74**	**116**
		Fee	**$8,640**	**$1,174**	**$0**	**$15,612**	**$25,426**
O	**PS&E Preparation**						
		30% Hours	27	0	0	0	27
		30% Fee	$5,460	$0	$0	$0	$5,460
		60% Hours	26	0	0	0	26
		60% Fee	$5,220	$0	$0	$0	$5,220
		90% Hours	25	0	0	0	25
		90% Fee	$4,960	$0	$0	$0	$4,960
		100% Hours	27	0	0	0	27
		100% Fee	$4,460	$0	$0	$0	$4,460
		Total Hours	**105**	**0**	**0**	**0**	**105**
		Total Fee	**$20,100**	**$0**	**$0**	**$0**	**$20,100**
P	**Bid Phase Services**						
		Total Hours	**52**	**10**	**8**	**0**	**70**
		Total Fee	**$8,790**	**$2,009**	**$1,000**	**$0**	**$11,799**
Q	**Construction Phase Services**						

	Total Hours	**116**	**49**	**24**	**0**	**189**
	Total Fee	**$19,930**	**$8,642**	**$3,000**	**$0**	**$31,572**
R Expenses						
	Fee	**$5,175**	**$1,000**	**$1,000**	**$0**	**$7,175**
	TOTAL HOURS	**2,948**	**917**	**717**	**74**	**4,656**
	TOTAL FEE	**$453,410**	**$159,110**	**$82,180**	**$15,612**	**$710,312**

HDR Engineering, Inc.

		Proj Principal	Proj Manager	QC Manager	Sr. Light Engr	Sr. Engr	Proj Engr	EIT	Se. Utility Engr	Sr. Utility Coordinator	Utility Coordinator	Sr. Real Estate Lead	Sr. Real Estate Spec	Real Estate Spec	Sr. Env Lead	Sr. Env. Scientist	Env Scientist	Public Involvement Manager	Public Involvement Coordinator	Graphic Designer I	GIS Analyst	Sr. CADD Tech	CADD Tech	Arch/Historian	Admin Asst	TOTAL
	2022 TIRZ RATES - DRAFT w 2023 Escalation	**$310**	**$260**	**$250**	**$250**	**$240**	**$175**	**$125**	**$250**	**$220**	**$160**	**$300**	**$150**	**$120**	**$200**	**$150**	**$115**	**$130**	**$125**	**$105**	**$130**	**$150**	**$115**	**$95**	**$95**	
A	**Project Management**																									
	A. Coordination with City		30				30																			60
	B. Invoicing and Schedule Updates		16																						8	24
	C. Subconsultant Coordination, Deliverables Review and Invoices		30				30																		8	68
	D.Quality Assurance / Quality Control		8	8																						16
	Task Subtotal Hours	**0**	**84**	**8**	**0**	**0**	**60**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	**168**
	Task Subtotal Fee	**$0**	**$21,840**	**$2,000**	**$0**	**$0**	**$10,500**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,520**	**$35,860**
B	**Roadway Design**																									
	30% Plans																									
	A. Title Sheet and Index of Sheets																						4			4
	B.Typical Sections						2																4			6
	C.Project Layout						2	2															4			8
	D.Horizontal Alignment Data Sheets:						2																8			10
	E.Roadway Plan & Profile						4	24															20			48
	F.Intersection Layouts - Cross Streets																									0
	G.Driveway Plan & Profiles																									0
	H.Removal Layouts																									0
	I.Pedestrian and Bicycle Facilities						2	5																		7
	J.Roadway Cross Sections																									0
	K.Miscellaneous Detail Sheets																									0
	L.Quantity Summary Sheets																									0
	M.Standards Selection																									0
	N. 30% PSE Submittal QC and Prepare			4		4	4																5			17
	Task Subtotal Hours	***0***	***0***	***4***	***0***	***4***	***16***	***31***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***45***	***0***	***0***	***100***
	30% Subtotal Fee	***$0***	***$0***	***$1,000***	***$0***	***$960***	***$2,800***	***$3,875***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$5,175***	***$0***	***$0***	***$13,810***
	60% Plans																									
	A. Title Sheet and Index of Sheets																									0
	B.Typical Sections						2																8			10
	C.Project Layout							2															2			4
	D.Horizontal Alignment Data Sheets:																						4			4
	E.Roadway Plan & Profile					4	4	16															30			54
	F.Intersection Layouts - Cross Streets						2	8															6			16
	G.Driveway Plan & Profiles						2	8															4			14
	H.Removal Layouts						2	8															12			22
	I.Pedestrian and Bicycle Facilities						2	8															10			20
	J.Roadway Cross Sections																						40			40
	K.Miscellaneous Detail Sheets						2	4																		6
	L.Quantity Summary Sheets						2	4															10			16
	M.Standards Selection							2																		2
	N. 60% PSE Submittal QC and Prepare			8		4	4																10			26
	Task Subtotal Hours	***0***	***0***	***8***	***0***	***8***	***22***	***60***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***136***	***0***	***0***	***234***
	60% Subtotal Fee	***$0***	***$0***	***$2,000***	***$0***	***$1,920***	***$3,850***	***$7,500***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$15,640***	***$0***	***$0***	***$30,910***
	90% Plans																									
	A. Title Sheet and Index of Sheets																									0
	B.Typical Sections																						2			2
	C.Project Layout																						2			2
	D.Horizontal Alignment Data Sheets:																						2			2
	E.Roadway Plan & Profile					2	2	8															20			32
	F.Intersection Layouts - Cross Streets						2	4															4			10
	G.Driveway Plan & Profiles						2	2															4			8
	H.Removal Layouts							4															10			14
	I.Pedestrian and Bicycle Facilities						2	4															8			14
	J.Roadway Cross Sections																						20			20
	K.Miscellaneous Detail Sheets						2	4																		6
	L.Quantity Summary Sheets						2	4															10			16
	M.Standards Selection						2																			2
	N. 90% Final PSE Submittal QC and Prepare			4		4	2																10			20
	Task Subtotal Hours	***0***	***0***	***4***	***0***	***6***	***16***	***30***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***92***	***0***	***0***	***148***
	90% Subtotal Fee	***$0***	***$0***	***$1,000***	***$0***	***$1,440***	***$2,800***	***$3,750***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$10,580***	***$0***	***$0***	***$19,570***

	100% Plans																								
	A. Title Sheet and Index of Sheets																								0
	B.Typical Sections																								0
	C.Project Layout																								0
	D.Horizontal Alignment Data Sheets:																								0
	E.Roadway Plan & Profile					2		4																	6
	F.Intersection Layouts - Cross Streets							4														2			6
	G.Driveway Plan & Profiles							2														2			4
	H.Removal Layouts																								0
	I.Pedestrian and Bicycle Facilities																					4			4
	J.Roadway Cross Sections																					4			4
	K.Miscellaneous Detail Sheets																					4			4
	L.Quantity Summary Sheets							4														4			8
	M.Standards Selection																					4			4
	N. Final PSE Submittal QC and Prepare			4																		5			9
	Task Subtotal Hours	***0***	***0***	***4***	***0***	***2***	***0***	***14***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***29***	***0***	***0***	***49***
	100% Subtotal Fee	***$0***	***$0***	***$1,000***	***$0***	***$480***	***$0***	***$1,750***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$3,335***	***$0***	***$0***	***$6,565***
	Task Subtotal Hours	**0**	**0**	**20**	**0**	**20**	**54**	**135**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**302**	**0**	**0**	***531***
	Task Subtotal Fee	**$0**	**$0**	**$5,000**	**$0**	**$4,800**	**$9,450**	**$16,875**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$34,730**	**$0**	**$0**	**$70,855**
C	**Drainage Design**																								
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
D	**Signing and Pavement Marking**																								
	30% Plans																								
	30% - Signing and Pavement Marking																					40			40
	30% - Quantity Summary																					5			5
	Task Subtotal Hours	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***45***	***0***	***0***	***45***
	30% Subtotal Fee	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$5,175***	***$0***	***$0***	***$5,175***
	60% Plans																								
	60% - Signing and Pavement Marking		2	2			15															40			59
	60% - Quantity Summary		2	1			2															5			10
	Task Subtotal Hours	***0***	***4***	***3***	***0***	***0***	***17***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***45***	***0***	***0***	***69***
	60% Subtotal Fee	***$0***	***$1,040***	***$750***	***$0***	***$0***	***$2,975***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$5,175***	***$0***	***$0***	***$9,940***
	90% Plans																								
	90% - Signing and Pavement Marking		2	2			15															40			59
	90% - Quantity Summary		2	1			2															5			10
	Task Subtotal Hours	***0***	***4***	***3***	***0***	***0***	***17***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***45***	***0***	***0***	***69***
	90% Subtotal Fee	***$0***	***$1,040***	***$750***	***$0***	***$0***	***$2,975***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$5,175***	***$0***	***$0***	***$9,940***
	100% Plans																								
	100% Final		2	1			5															10			18
	Task Subtotal Hours	***0***	***2***	***1***	***0***	***0***	***5***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***10***	***0***	***0***	***18***
	100% Subtotal Fee	***$0***	***$520***	***$250***	***$0***	***$0***	***$875***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$1,150***	***$0***	***$0***	***$2,795***
	Task Subtotal Hours	**0**	**10**	**7**	**0**	**0**	**39**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**145**	**0**	**0**	**201**
	Task Subtotal Fee	**$0**	**$2,600**	**$1,750**	**$0**	**$0**	**$6,825**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$16,675**	**$0**	**$0**	**$27,850**
E	**Traffic Calming**																								
	A. Evaluation of options and coordination w/ City		4				4															8			16
	B. Develop final plan sheet details						4															8			12
	Task Subtotal Hours	**0**	**4**	**0**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	**0**	**0**	**28**
	Task Subtotal Fee	**$0**	**$1,040**	**$0**	**$0**	**$0**	**$1,400**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,840**	**$0**	**$0**	**$4,280**
F	**Traffic Control Plans**																								
	60% Plans																								
	A. Overall Phasing Plan		2				4	4														4			14
	B. Traffic Control Narrative						4	8														4			16
	C. Traffic Control Phasing Layouts		2				16	40														24			82
	D. Standard Selection																					2			2
	Task Subtotal Hours	***0***	***4***	***0***	***0***	***0***	***24***	***52***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***34***	***0***	***0***	***114***
	60% Subtotal Fee	***$0***	***$1,040***	***$0***	***$0***	***$0***	***$4,200***	***$6,500***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$3,910***	***$0***	***$0***	***$15,650***

90% Plans																									
A. Overall Phasing Plan						2	4														2			8	
B. Traffic Control Narrative						2	8														4			14	
C. Traffic Control Phasing Layouts						8	16														16			40	
D. Standard Selection																								0	
	Task Subtotal Hours	***0***	***0***	***0***	***0***	***0***	***12***	***28***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***22***	***0***	***0***	***62***
	90% Subtotal Fee	***$0***	***$0***	***$0***	***$0***	***$0***	***$2,100***	***$3,500***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$2,530***	***$0***	***$0***	***$8,130***
100% Plans																									
A. Overall Phasing Plan																								0	
B. Traffic Control Narrative																								0	
C. Traffic Control Phasing Layouts						2	4														8			14	
D. Standard Selection																								0	
	Task Subtotal Hours	***0***	***0***	***0***	***0***	***0***	***2***	***4***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***8***	***0***	***0***	***14***
	100% Subtotal Fee	***$0***	***$0***	***$0***	***$0***	***$0***	***$350***	***$500***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$920***	***$0***	***$0***	***$1,770***
	Task Subtotal Hours	**0**	**4**	**0**	**0**	**0**	**38**	**84**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**64**	**0**	**0**	**190**
	Task Subtotal Fee	**$0**	**$1,040**	**$0**	**$0**	**$0**	**$6,650**	**$10,500**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,360**	**$0**	**$0**	**$25,550**
G Illumination																									
30% Plans																									
Perform Google Earth Site Survey and Analysis					1		2																	3	
Utility Power Company Coordination					2		8																	10	
Photometrics Analysis					1		8														2			11	
Overcurrent Protection and Voltage Drop Analysis					1		2																	3	
Electrical Service Load Analysis					1		2														2			5	
Illumination Summary & General Notes					2		2														2			6	
Illumination Removal Layouts					1		4														2			7	
Illumination Layouts					2		12														6			20	
Illumination Details					1		4														2			7	
Illumination Schematic					1		4														2			7	
City and/or TxDOT Standards & Specifications					1		4														2			7	
Cost Estimate					1		2																	3	
QAQC					2		2														1			5	
Review Comment Responses					2		2														1			5	
Attend Revirew Meetings					1		2																	3	
	Task Subtotal Hours	***0***	***0***	***0***	***20***	***0***	***60***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***22***	***0***	***0***	***102***
	30% Subtotal Fee	***$0***	***$0***	***$0***	***$5,000***	***$0***	***$10,500***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$2,530***	***$0***	***$0***	***$18,030***
60% Plans																									
Perform Google Earth Site Survey and Analysis							2																	2	
Utility Power Company Coordination					1		8																	9	
Photometrics Analysis					1		20														6			27	
Overcurrent Protection and Voltage Drop Analysis					2		4																	6	
Electrical Service Load Analysis					2		4														2			8	
Illumination Summary & General Notes					2		4														2			8	
Illumination Removal Layouts					1		8														2			11	
Illumination Layouts					2		30														16			48	
Illumination Details					1		12														2			15	
Illumination Schematic					1		12														4			17	
City and/or TxDOT Standards & Specifications					1		8														2			11	
Cost Estimate					1		2																	3	
QAQC					2		2														1			5	
Review Comment Responses					2		2														1			5	
Attend Review Meetings					1		2																	3	
	Task Subtotal Hours	***0***	***0***	***0***	***20***	***0***	***120***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***38***	***0***	***0***	***178***
	60% Subtotal Fee	***$0***	***$0***	***$0***	***$5,000***	***$0***	***$21,000***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$4,370***	***$0***	***$0***	***$30,370***
90% Plans																									
Utility Power Company Coordination					1		4																	5	
Photometrics Analysis					1		10														2			13	
Overcurrent Protection and Voltage Drop Analysis					2		2																	4	
Electrical Service Load Analysis					2		2														2			6	
Illumination Summary & General Notes					2		2														2			6	
Illumination Removal Layouts					1		2														2			5	
Illumination Layouts					2		20														8			30	
Illumination Details					1		4														2			7	
Illumination Schematic					1		4														2			7	
City and/or TxDOT Standards & Specifications					1		4														2			7	
Cost Estimate					1		2																	3	
QAQC					2		2														1			5	
Review Comment Responses					2		2														1			5	
Attend Review Meetings					1		2																	3	
	Task Subtotal Hours	***0***	***0***	***0***	***20***	***0***	***62***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***24***	***0***	***0***	***106***
	90% Subtotal Fee	***$0***	***$0***	***$0***	***$5,000***	***$0***	***$10,850***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$2,760***	***$0***	***$0***	***$18,610***

	100% Plans																									
	Utility Power Company Coordination																									0
	Photometrics Analysis				1		4															2				7
	Overcurrent Protection and Voltage Drop Analysis				1		1																			2
	Electrical Service Load Analysis				1		1															2				4
	Illumination Summary & General Notes				1		1															2				4
	Illumination Removal Layouts				1		2															2				5
	Illumination Layouts				1		8															2				11
	Illumination Details				1		2															2				5
	Illumination Schematic				1		2															2				5
	City and/or TxDOT Standards & Specifications				1		2															2				5
	Cost Estimate				1		1																			2
	QAQC				1		2															1				4
	Review Comment Responses				1		2															1				4
	Attend Review Meetings				1		2																			3
	Task Subtotal Hours	***0***	***0***	***0***	***13***	***0***	***30***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***18***	***0***	***0***	***61***
	100% Subtotal Fee	***$0***	***$0***	***$0***	***$3,250***	***$0***	***$5,250***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$2,070***	***$0***	***$0***	***$10,570***
																										0
	Task Subtotal Hours	**0**	**0**	**0**	**73**	**0**	**272**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**102**	**0**	**0**	**447**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$18,250**	**$0**	**$47,600**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$11,730**	**$0**	**$0**	**$77,580**
H	**Erosion Control and SW3P Narrative**																									
	A. SW3P Narrative Sheet						2																			2
	B. Erosion Control Sheets						8	20														40				68
	C. Quantity Summary Sheets						2	8														10				20
	D. Standards Selection																					2				2
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**12**	**28**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**52**	**0**	**0**	**92**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,100**	**$3,500**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,980**	**$0**	**$0**	**$11,580**
I	**Utility Coordination**																									
	One-Call, Determine and Document Point of Contacts										4															4
	Coordination with Project Team, Utility Status Reports										20															20
	Project Notification Letters, Host Kick-Off Mtg, Minutes								2		4															6
	Host individual Utility Coordination Meetings (max. 15 mtgs)								16		24															40
	Produce Meeting Minutes and Communication Tracking Log								4		12															16
	Coordination of Utility Conflicts, Solutions, relocation Designs							8	6		12															32
	Obtain Clearance letters and request Prior Rights documentation							2			4															8
	Utility Relocation Permitting coordination			4							18															30
	SUE QL-C/D																									0
	QL-D: Records Collection and Mapping, Verification, QC			2				18	2	4	8															34
	Utility Engineering																									0
	Verify Identified Conflicts, Identify additional conflicts			2				8	2																	12
	Develop and maintain detailed Conflict Matrix							22	2																	24
	Calculate conflict clearances, confirm or clear conflicts, QC			4				26	4																	34
	Determine need for QL-B/A SUE							2	2		2															6
	Technical support with utilities and project team to determine conflict Solutions							4	4	4	8															20
	Provide feasible utility relocation alignments							8	2	2	4															16
	Provide review and comments of Utility Relocation Designs (max. 12 reviews)			4				22	2	16	18															62
	Task Subtotal Hours	**0**	**0**	**16**	**0**	**0**	**0**	**120**	**26**	**64**	**138**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**364**
	Task Subtotal Fee	**$0**	**$0**	**$4,000**	**$0**	**$0**	**$0**	**$15,000**	**$6,500**	**$14,080**	**$22,080**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$61,660**
J	**Environmental**																									
	30% Plans																									
	Constraints Analysis														2	32	24					12			8	78
	Task Subtotal Hours	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***2***	***32***	***24***	***0***	***0***	***0***	***12***	***0***	***0***	***8***	***78***
	30% Subtotal Fee	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$400***	***$4,800***	***$2,760***	***$0***	***$0***	***$0***	***$1,560***	***$0***	***$0***	***$760***	***$10,280***
	60% Plans																									
	Categorical Exlusion WPDs 1 and 2														2	6	24					16				48
	Historic Project Coordination Request															4	6					4			32	46
	Archeological Background Study															4	6					4			32	46
	Threatened and Endangered Species and Habitat/Vegetation analysis															6	24					8				38
	Waters of the U.S. Review															6	12					4				22
	Hazardous materials Initial Site Assessment															12	24					2				38
	Section 4(f) De Minimis Coordination															12	8					8			12	40
	Quality Control														6	4										10
	Task Subtotal Hours	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***8***	***54***	***104***	***0***	***0***	***0***	***46***	***0***	***0***	***76***	***288***
	60% Subtotal Fee	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$1,600***	***$8,100***	***$11,960***	***$0***	***$0***	***$0***	***$5,980***	***$0***	***$0***	***$7,220***	***$34,860***
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	**86**	**128**	**0**	**0**	**0**	**58**	**0**	**0**	**84**	**366**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,000**	**$12,900**	**$14,720**	**$0**	**$0**	**$0**	**$7,540**	**$0**	**$0**	**$7,980**	**$45,140**
K	**Public Outreach**																									
	Develop materials, messaging and exhibits for property owner meetings (up to 6)																	24	48	40	40					152
	Summarize documentation and feedback received during property owner meetings and develop meeting summaries (up to 6).																	12	24	24						60
	Provide messaging and graphics support developing powerpoint presentations for stakeholder and board member updates (up to 3)																	12	16	12						40
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**48**	**88**	**76**	**40**	**0**	**0**	**0**	**0**	**252**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$6,240**	**$11,000**	**$7,980**	**$5,200**	**$0**	**$0**	**$0**	**$0**	**$30,420**

L	**Right-of-Way Surveying**																								
	A.Right-of-Way Mapping Survey & R.O.E.																								
	B.Storm Drain (4) and Trail (2) Easement Descriptions Survey																								0
	C.Storm Drain (4) and Trail (2) Topographic and Tree Survey & Utilities																								0
	C.Right-of-Way Supplemental Topographic and Tree Survey & Control Survey																								0
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
M	**Landscape, Streetscape Design, and Urban Design**																								
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
N	**Geotechnical Engineering and Pavement Design**																								
	Manage Subconsultant and Site Visit					8																			8
	Draft Pavement Design Memorandum					22																			22
	Final Pavement Design Memorandum					6																			6
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**36**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**36**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$8,640**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$8,640**
O	**PS&E Preparation**																								
	30% Plans																								
	Plans and Estimate:		1			1		5															5		12
	Contract Time Determination		1			2																			3
	QA/QC Reviews		2	10																					12
	Task Subtotal Hours	***0***	***4***	***10***	***0***	***3***	***0***	***5***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***5***	***0***	***0***	***27***
	30% Subtotal Fee	***$0***	***$1,040***	***$2,500***	***$0***	***$720***	***$0***	***$625***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$575***	***$0***	***$0***	***$5,460***
	60% Plans																								
	Plans and Estimate:		1			1		5															5		12
	Contract Time Determination		1			1																			2
	QA/QC Reviews		2	10																					12
	Task Subtotal Hours	***0***	***4***	***10***	***0***	***2***	***0***	***5***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***5***	***0***	***0***	***26***
	60% Subtotal Fee	***$0***	***$1,040***	***$2,500***	***$0***	***$480***	***$0***	***$625***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$575***	***$0***	***$0***	***$5,220***
	90% Plans																								
	Specifications and General Notes																								0
	Plans and Estimate:		1			1		5															5		12
	Contract Time Determination					1																			1
	QA/QC Reviews		2	10																					12
	Task Subtotal Hours	***0***	***3***	***10***	***0***	***2***	***0***	***5***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***5***	***0***	***0***	***25***
	90% Subtotal Fee	***$0***	***$780***	***$2,500***	***$0***	***$480***	***$0***	***$625***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$575***	***$0***	***$0***	***$4,960***
	100% Plans																								
	Specifications and General Notes							8																	8
	Plans and Estimate:		1			1		5															5		12
	Contract Time Determination					1																			1
	QA/QC Reviews		2	4																					6
	Task Subtotal Hours	***0***	***3***	***4***	***0***	***2***	***0***	***13***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***5***	***0***	***0***	***27***
	100% Subtotal Fee	***$0***	***$780***	***$1,000***	***$0***	***$480***	***$0***	***$1,625***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$575***	***$0***	***$0***	***$4,460***
	Task Subtotal Hours	**0**	**14**	**34**	**0**	**9**	**0**	**28**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**20**	**0**	**0**	**105**
	Task Subtotal Fee	**$0**	**$3,640**	**$8,500**	**$0**	**$2,160**	**$0**	**$3,500**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,300**	**$0**	**$0**	**$20,100**
P	**Bid Phase Services**																								
	Prepare Bid Manual		4				16																	8	28
	Prepare for and attend Pre Bid Meeting		2				2																		4
	Prepare and Distribute Addendum		2				2																6		10
	Prepare Bid Tab and Letter of Recommendation		2				6																	2	10
	Task Subtotal Hours	**0**	**10**	**0**	**0**	**0**	**26**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**	**0**	**10**	**52**
	Task Subtotal Fee	**$0**	**$2,600**	**$0**	**$0**	**$0**	**$4,550**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$690**	**$0**	**$950**	**$8,790**
Q	**Construction Phase Services**																								
	Pre-Construction Meeting		2				2																	1	5
	Review of Contractor Submittals		2				20																	1	23
	Construction Site Visits		4				16																	2	22
	Requests for Information		2				10																		12
	Final Walk-Through / Punch List		4				4																		8
	As-Built Plans		2				8																24		34
	Project Management		6																					6	12
	Task Subtotal Hours	**0**	**22**	**0**	**0**	**0**	**60**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**24**	**4**	**6**	**116**
	Task Subtotal Fee	**$0**	**$5,720**	**$0**	**$0**	**$0**	**$10,500**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,760**	**$380**	**$570**	**$19,930**
R	**Expenses**																								
	Printing																								$2,000
	Mileage																								$1,000
	TDLR Accessibility Review - Altura																								$2,175
	Task Subtotal Fee																								**$5,175**
	TOTAL HOURS	**0**	**148**	**85**	**73**	**65**	**569**	**395**	**26**	**64**	**138**	**0**	**0**	**0**	**10**	**86**	**128**	**48**	**88**	**76**	**98**	**0**	**731**	**88**	**32**	**2948**
	TOTAL FEE	**$0**	**$38,480**	**$21,250**	**$18,250**	**$15,600**	**$99,575**	**$49,375**	**$6,500**	**$14,080**	**$22,080**	**$0**	**$0**	**$0**	**$2,000**	**$12,900**	**$14,720**	**$6,240**	**$11,000**	**$7,980**	**$12,740**	**$0**	**$84,065**	**$8,360**	**$3,040**	**$453,410**

Doucet & Associates

		Principal	Sr. PM	Senior Project Engineer	Project Engineer II	Engineer Associate II	Senior Civil Technician	Civil Technician	Survey Project Manager (RPLS)	Senior Survey Technician	GIS Specialist	Two-Person Field Crew	Three-Person Field Crew	Party Chief-Time Basis	Administrative Assistant	LiDAR Scanner	TOTAL
	2022 TIRZ RATES - DRAFT w 2023 Escalation	**$273**	**$247**	**$201**	**$170**	**$139**	**$155**	**$134**	**$227**	**$139**	**$139**	**$165**	**$216**	**$118**	**$108**	**$108**	
A	**Project Management**																
	A. Coordination with City		12		8												20
	B. Invoicing and Schedule Updates		12												24		36
	C. Subconsultant Coordination, Deliverables Review and Invoices																0
	D.Quality Assurance / Quality Control																0
	Task Subtotal Hours	**0**	**24**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**24**	**0**	**56**
	Task Subtotal Fee	**$0**	**$5,933**	**$0**	**$1,360**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,596**	**$0**	**$9,888**
B	**Roadway Design**																
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
C	**Drainage Design**																
	30% Plans																
	Data Collection and field work		4	2	8												14
	Hydrologic and Hydraulic design		1	1	4												6
	Storm Drain analyses and design, including outfall		4	1	16												21
	Storm Drain Hydrologic and Hydraulic Tables		1	1	4												6
	Storm Water Detention Analysis and Design		4	1	12												17
	Water Quality and Rain garden/bioretention design		8	2	20												30
	Plan Sheets for Drainage Design	2	4	1	20		20	20									67
	Stormwater Report		2	2	8												12
	Task Subtotal Hours	**2**	**28**	**11**	**92**	**0**	**20**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	***173***
	30% Subtotal Fee	***$546***	***$6,922***	***$2,209***	***$15,635***	***$0***	***$3,090***	***$2,678***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$31,080***
	60% Plans																
	Hydrologic and Hydraulic design		1	1	2												4
	Storm Drain analyses and design, including outfall		1	1	8												10
	Storm Drain Hydrologic and Hydraulic Tables		1	1	2												4
	Storm Water Detention Analysis and Design		2	2	8												12
	Water Quality and Rain garden/bioretention design		8	2	8												18
	Plan Sheets for Drainage Design	2	8	2	24		20	40									96
	Stormwater Report		1	2	4												7
	Task Subtotal Hours	**2**	**22**	**11**	**56**	**0**	**20**	**40**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	***151***
	60% Subtotal Fee	***$546***	***$5,438***	***$2,209***	***$9,517***	***$0***	***$3,090***	***$5,356***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$26,157***
	90% Plans																
	Hydrologic and Hydraulic design		1	1	4												6
	Storm Drain analyses and design, including outfall		1	1	12												14
	Storm Drain Hydrologic and Hydraulic Tables		1	1	2												4
	Storm Water Detention Analysis and Design		2	1	12												15
	Water Quality and Rain garden/bioretention design		4	1	12												17
	Plan Sheets for Drainage Design		4	1	12		20	40									77
	Stormwater Report	2	1	1	4												8
	Task Subtotal Hours	**2**	**14**	**7**	**58**	**0**	**20**	**40**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	***141***
	90% Subtotal Fee	***$546***	***$3,461***	***$1,406***	***$9,857***	***$0***	***$3,090***	***$5,356***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$23,716***
	100% Plans, Permitting, Bid Support, Specifications																
	Hydrologic and Hydraulic design		0	1	1												2
	Storm Drain analyses and design, including outfall		0	1	4												5
	Storm Drain Hydrologic and Hydraulic Tables		0	1	1												2
	Storm Water Detention Analysis and Design		1	1	8												10
	Water Quality and Rain garden/bioretention design		2	1	8												11
	Plan Sheets for Drainage Design	1	2	1	8		16	24									52
	Stormwater Report		1	1	4												6
	City of Dripping Springs Permitting/Coordination		8		16		16	16									56
	Task Subtotal Hours	**1**	**14**	**7**	**50**	**0**	**32**	**40**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	***144***
	100% Subtotal Fee	***$273***	***$3,461***	***$1,406***	***$8,498***	***$0***	***$4,944***	***$5,356***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$23,937***
	Task Subtotal Hours	**7**	**78**	**36**	**256**	**0**	**92**	**140**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**609**
	Task Subtotal Fee	**$1,911**	**$19,282**	**$7,231**	**$43,507**	**$0**	**$14,214**	**$18,746**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$104,890**

D	**Signing and Pavement Marking**																
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
E	**Traffic Calming**																
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
F	**Traffic Control Plans**																
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
G	**Illumination**																
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
H	**Erosion Control and SW3P Narrative**																
	A. SW3P Narrative Sheet		**4**														4
	B. Erosion Control Sheets																0
	C. Quantity Summary Sheets																0
	D. Standards Selection		2														2
	Task Subtotal Hours	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**
	Task Subtotal Fee	**$0**	**$1,483**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,483**
I	**Utility Coordination**																
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
J	**Environmental**																
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
K	**Public Outreach**																
	Develop materials, messaging and exhibits for property owner meetings (up to 6)		12		6			8									26
	Summarize documentation and feedback received during property owner meetings and develop meeting summaries (up to 6).		6		6												12
	Provide messaging and graphics support developing powerpoint presentations for stakeholder and board member updates (up to 3)		6		2										8		16
	Task Subtotal Hours	**0**	**24**	**0**	**14**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**8**	**0**	**54**
	Task Subtotal Fee	**$0**	**$5,933**	**$0**	**$2,379**	**$0**	**$0**	**$1,071**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$865**	**$0**	**$10,249**
L	**Right-of-Way Surveying**																
	A.Right-of-Way Mapping Survey & R.O.E.								6	20	1	10			1.5		38.5
	B.Storm Drain (4) and Trail (2) Easement Descriptions Survey								4	21	0.5	4			1		30.5
	C.Right-of-Way Supplemental Topographic and Tree Survey & Control Survey								2	24	0.5	31			0.5		58
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12**	**65**	**2**	**45**	**0**	**0**	**3**	**0**	**127**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,719**	**$9,038**	**$278**	**$7,416**	**$0**	**$0**	**$324**	**$0**	**$19,776**
M	**Landscape, Streetscape Design, and Urban Design**																
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
N	**Geotechnical Engineering and Pavement Design**																
	Soil boring definition and geotech review for water quality basins		2		4												6
																	0
																	0
	Task Subtotal Hours	**0**	**2**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**
	Task Subtotal Fee	**$0**	**$494**	**$0**	**$680**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,174**

P	**Bid Phase Services**																
	Prepare Bid Manual		1		2												3
	Prepare for and attend Pre Bid Meeting		2		2												4
	Prepare and Distribute Addendum		1		2												3
	Prepare Bid Tab and Letter of Recommendation																0
	Task Subtotal Hours	**0**	**4**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**
	Task Subtotal Fee	**$0**	**$989**	**$0**	**$1,020**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,009**
Q	**Construction Phase Services**																
	Pre-Construction Meeting		2		2												4
	Review of Contractor Submittals		1		4												5
	Construction Site Visits		2		8												10
	Requests for Information		1		2												3
	Final Walk-Through / Punch List		2		2												4
	As-Built Plans		1		4			8									13
	Project Management		2		4										4		10
	Task Subtotal Hours	**0**	**11**	**0**	**26**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**49**
	Task Subtotal Fee	**$0**	**$2,719**	**$0**	**$4,419**	**$0**	**$0**	**$1,071**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$433**	**$0**	**$8,642**
R	**Expenses**																
	Printing																$800
	Mileage																$200
	Task Subtotal Fee																**$1,000**
	TOTAL HOURS	**7**	**149**	**36**	**314**	**0**	**92**	**156**	**12**	**65**	**2**	**45**	**0**	**0**	**39**	**0**	**917**
	TOTAL FEE	**$1,911**	**$36,833**	**$7,231**	**$53,364**	**$0**	**$14,214**	**$20,888**	**$2,719**	**$9,038**	**$278**	**$7,416**	**$0**	**$0**	**$4,218**	**$0**	**$159,110**

MCCANN ADAMS STUDIO

		PRINCIPAL	PROJ MGR	CAD	TOTAL
	2022 TIRZ RATES - DRAFT	**$200**	**$100**	**$80**	
A	**Project Management**				
	A. Coordination with City	30	15		45
	B. Invoicing and Schedule Updates				0
	C. Subconsultant Coordination, Deliverables Review and Invoices				0
	D.Quality Assurance / Quality Control				0
	Task Subtotal Hours	**30**	**15**	**0**	**45**
	Task Subtotal Fee	**$6,000**	**$1,500**	**$0**	**$7,500**
B	**Roadway Design**				
	Task Subtotal Hours	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
C	**Drainage Design**				
	Task Subtotal Hours	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
D	**Signing and Pavement Marking**				
	Task Subtotal Hours	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
E	**Traffic Calming**				
	Task Subtotal Hours	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
F	**Traffic Control Plans**				
	Task Subtotal Hours	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
G	**Illumination**				
	Task Subtotal Hours	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
J	**Environmental**				
	Task Subtotal Hours	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
K	**Public Outreach**				
	Develop materials, messaging and exhibits for property owner meetings (up to 6)	8	16	16	40
	Summarize documentation and feedback received during property owner meetings and develop meeting summaries (up to 6).				0
	Provide messaging and graphics support developing powerpoint presentations for stakeholder and board member updates (up to 3)				0
	Task Subtotal Hours	**8**	**16**	**16**	**40**
	Task Subtotal Fee	**$1,600**	**$1,600**	**$1,280**	**$4,480**

L	**Right-of-Way Surveying**					
		Task Subtotal Hours	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
M	**Landscape, Streetscape Design, and Urban Design**					
	30% Plans		40	40	80	160
		Task Subtotal Hours	***40***	***40***	***80***	***160***
		30% Subtotal Fee	***$8,000***	***$4,000***	***$6,400***	***$18,400***
	60% Plans		40	60	80	180
		Task Subtotal Hours	***40***	***60***	***80***	***180***
		60% Subtotal Fee	***$8,000***	***$6,000***	***$6,400***	***$20,400***
	90% Plans		20	60	80	160
		Task Subtotal Hours	***20***	***60***	***80***	***160***
		90% Subtotal Fee	***$4,000***	***$6,000***	***$6,400***	***$16,400***
	100% Plans		10	40	50	100
		Task Subtotal Hours	***10***	***40***	***50***	***100***
		100% Subtotal Fee	***$2,000***	***$4,000***	***$4,000***	***$10,000***
		Task Subtotal Hours	**110**	**200**	**290**	**600**
		Task Subtotal Fee	**$22,000**	**$20,000**	**$23,200**	**$65,200**
N	**Geotechnical Engineering and Pavement Design**					
		Task Subtotal Hours	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
O	**PS&E Preparation**					
		Task Subtotal Hours	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
P	**Bid Phase Services**					
	Prepare Bid Manual		1	3		4
	Prepare for and attend Pre Bid Meeting					0
	Prepare and Distribute Addendum		1	3		4
	Prepare Bid Tab and Letter of Recommendation					0
		Task Subtotal Hours	**2**	**6**	**0**	**8**
		Task Subtotal Fee	**$400**	**$600**	**$0**	**$1,000**
Q	**Construction Phase Services**					
	Pre-Construction Meeting		1	3		4
	Review of Contractor Submittals		1	3		4
	Construction Site Visits		1	3		4
	Requests for Information		1	3		4
	Final Walk-Through / Punch List		1	3		4
	As-Built Plans		1	3		4
	Project Management					0
		Task Subtotal Hours	**6**	**18**	**0**	**24**
		Task Subtotal Fee	**$1,200**	**$1,800**	**$0**	**$3,000**
R	**Expenses**					**$1,000**
	Printing					
	Mileage					
		Task Subtotal Fee				**$1,000**
		TOTAL HOURS	**156**	**255**	**306**	**717**
		TOTAL FEE	**$31,200**	**$25,500**	**$24,480**	**$82,180**

HVJ Associates

Ms. Ms. Leslie, Pollack, P.E., PTOE
AG21 10392
November 24, 2021 *(Revised December 21 and December 22, 2021)*

Geotechnical Investigation					
Old Fitzhugh Road (Revised Decemeber 22, 2021)					
HDR					
HVJ Proposal No. AG 19 10392					
TABLE I					
GEOTECHNICAL INVESTIGATION BREAKDOWN					
Field Investigation					
1.1 Rig Mobilization (maximum of one per project assignment)	1	@	$600.00	Per ea	$600.00
1.3.1 Soil Drilling 0' to 25' depth (includes back-filling)	70	@	$25.00	Per ft	$1,750.00
1.3.5 Shelby Tube (Thin Wall/3") (ASTM D 1587)	35	@	$30.90	Per ea	$1,081.50
Backfilling- Bentonite	70	@	$8.00	Per ea	$560.00
1.8 Support Truck	3	@	$150.00	Per day	$450.00
				Sub Total	**$4,441.50**
Laboratory Testing - Standard					
2.1 Moisture Content	10	@	$25.00	Per ea	$250.00
2.3 Atterberg Limits (Liquid and Plastic Limits) (ASTM D4318), each	10	@	$85.00	Per ea	$850.00
2.5 Percent Passing No. 200 Sieve (ASTM D 422; Tex-110-E)	10	@	$60.00	Per ea	$600.00
2.10 Moisture Density Relationship	1	@	$280.00	Per ea	$280.00
2.40 CBR of Laboratory-Compacted Soils (ASTM D 1883)(includes 3 points)	1	@	$500.00	Per ea	$500.00
3.1.2 Soluble Sulfate (Tex-145-E)	3	@	$65.00	Per ea	$195.00
				Sub Total	**$2,675.00**
Infiltration Testing					
Staff Engineer	16	@	$105.00	/hr	$1,680.00
Engineering Technician	10	@	$75.00	/hr	$750.00
Equipment Rental	1	@	$200.00	per day	$200.00
				Sub Total	**$2,630.00**
Geotechnical Field Work and Investigation Report					
Principal - Muhammad Mustafa	1	@	$275.00	/hr	$275.00
Geotechnical Engineering Manager - Jason Schwarz	4	@	$235.00	/hr	$940.00
Project Engineer	9	@	$150.00	/hr	$1,350.00
Staff Engineer	28	@	$105.00	/hr	$2,940.00
Engineering Technician	6	@	$60.00	/hr	$360.00
				Sub-Total	**$5,865.00**
				Grand Total	**$15,611.50**

DRIPPING SPRINGS
Texas

Contract Cover Sheet

Contract Number	HDR10182022
Contractor with Contact Information	HDR Engineering, Inc. Attn: Justin Word, P.E. 804 Lavaca, Suite 900 Austin, TX 78701
Effective Date	Upon execution. (October 2022)
Termination Date	Two years.
Renewal/ Termination Notice Date	October 2024 or upon completion of work.
Bid/Quotes/ Budgeted	RFQ in 2017. This is an extension of a current contract. Budgeted in FY2023 in the TIRZ Budget. $602,000.
Department	Administration (TIRZ)
Council Meeting Date (if applicable)	October 18, 2022

Number is first three letters of contractor with the date of approval. Ex: contract approved for HDR on Jan. 18, 2022 the number is HDR01182022. If administratively approved, use the date the contract is submitted to the city signator.