



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Keenan Smith, TIRZ Project Manager and Michelle Fischer, City Administrator

Council Meeting Date: June 17, 2025

Agenda Item Wording: **Discuss and consider approval of the Issuance of the Request for Bids Package for the Stephenson Building Rehabilitation and Downtown Parking Lot Improvement Project**

Agenda Item Requestor: Mayor Bill Foulds, Jr.

Summary/Background: The bid package for the Stephenson Building Rehabilitation and Downtown Parking Lot is ready for issuance. The two projects were combined into one bid package so that building, parking and site work will be coordinated under one Contractor, and not contracted separately, thus saving costs and avoiding conflicts.

The FY 2025 Budget line items for the Stephenson Building Project and Downtown Parking Lot Project did not include funds for the construction costs. The estimated total combined construction cost for Stephenson Building plus the Parking Lot, including two Add Alternates (Parking Lot Power and Rambo Lodge Supplemental Paving) is \$4,733,163 (including VE changes, but not adjusted to include escalation, inflation, or current market fluctuations).

The Certificates of Obligation which will fund the combined project have been issued and the funds have been received. Deputy City Administrator Shawn Cox will present a budget amendment to City Council for this project before a construction contract is approved.

Commission Recommendations: The Historic Preservation Commission and TIRZ Board continue to be supportive of the project, and a focused Stakeholder Meeting convened on 8/29/24 indicated broad support for the project, emphasizing its Historic Preservation goals, its catalyzing effect as an important civic facility investment in Downtown Dripping Springs, and its potential revitalizing effect on the Mercer Street and Old Fitzhugh Road Historic Districts.

Recommended Council Actions: Approve the issuance of the Request for Bids and authorize staff to advertise the Request for Bid Proposals for the combined project, conduct

the bidding process, evaluate bids received, and recommend a contract award to City Council at a later date.

Attachments: Draft Bid Package; Cost Estimate Summary.

Next Steps/Schedule: Issue Bid Package.
Upcoming: Approve the appropriation of funds for the project in the FY 2025 Budget.