



**DRIPPING SPRINGS TIRZ PRIORITY PROJECTS:  
TASK ORDER 3, AMENDMENT 2**

**February 24, 2026**

**SCOPE OF WORK**

**Task 1: Town Center Support**

- No additional tasks will be performed on the Town Center project.

**Task 2: Old Fitzhugh Road**

- No additional tasks will be performed on the Old Fitzhugh Road project under this contract.

**Task 3: Downtown Parking/Stephenson Lot**

The following additional tasks are required to support the Downtown Parking / Stephenson Lot project:

**3.1 Site Survey**

- No additional tasks will be performed under this contract.

**3.2 Design Package**

- HDR: Provide support services to City of Dripping Springs and Doucet for preparation of revised Plans, Specification & Estimates for Downtown Park/ Stephenson Lot. Design changes include the following:
  - Develop new electrical plans, specifications, and estimates to include electrical service power for custom parking lot food vendor outdoor plugging box pedestals. The new parking lot electrical will include multiple electrical services, multiple panelboards, multiple equipment racks, underground branch circuit ductbanks, handholes, equipment grounding, food vendor outdoor plugging box pedestals, and steel reinforced concrete pedestal foundation bases. Design tasks include the following:
    - Redevelop the parking lot illumination design for 90% and 100% design submittals that will include the following: wired parking lot illumination assembly layout, underground branch circuit ductbanks layout, Illumination assembly pole foundation base detail, illumination assembly pole grounding, installation details, diagrams, schedules, schematics, quantities, photometric analysis, and specifications.
    - Develop parking lot electrical design for 90% and 100% design submittals that will include the following: multiple metered electrical services and wired food vendor outdoor plugging box pedestals layout, underground branch circuit ductbanks layout, custom outdoor plugging box pedestals and foundation base detail, equipment

grounding, installation details, diagrams, schematics, schedules, quantities, load analysis, and specifications.

- Redevelop the electrical plans, specifications, and estimates in response to the PEC field review after project awarded. PEC has changed their design approach to the quantity of metered electrical services for the City of Dripping Springs Downtown Stephenson Lot project. PEC has directed the design team to proceed with a single metered electrical service for powering the food vendor outdoor plugging box pedestals. The redesigned parking lot electrical will include a single metered electrical service, single panelboard, single equipment rack, handhole(s), equipment grounding, underground branch circuit ductbanks, food vendor outdoor plugging box pedestals, and steel reinforced concrete pedestal foundation bases. Design tasks include the following:
  - Redevelop parking lot electrical design for 100% design – PEC design changes submittal that will include the following: single metered electrical service and wired food vendor outdoor plugging box pedestals layout, underground branch circuit ductbanks layout, custom outdoor plugging box pedestals and foundation base detail, equipment grounding, installation details, diagrams, schematics, schedules, quantities, load analysis, and specifications.
  - Contact PEC for coordinating electrical service(s) power requirements, available voltages, service drop locations, electrical service types, and electrical service loads.
  - Attend virtually the PEC field review meeting.
  - Attend virtually the PEC coordination meeting.
- Design Exclusions: Develop existing parking lot illumination removal plans, revising or adding new electrical loads to any existing electrical systems within the project limits, final selective coordination study, arc flash analysis, multiple design alternatives, site visits/ meetings, extensive illumination assembly selection alternatives and presentations, and additional construction administration services (change orders, weekly progress meetings, and estimate reviews).
- Doucet:
  - No additional tasks are required.

### 3.3 Permits & Bidding

- No tasks assumed

### 3.4 Construction Support

- HDR:
  - Review shop drawing submittals. Four (4) submittals are assumed.
  - Answer questions (RFI) related to illumination during project construction. Four (4) RFIs are assumed.
  - No Change Orders are assumed.
  - No field reviews are assumed.
- Doucet:

- No additional tasks are required.

**Task 4: Triangle Project**

- No additional tasks will be performed on the Triangle project.

**Task 5: Project Meetings, Coordination, and Team Work Sessions**

The following additional tasks are anticipated on the project.

5.1: TIRZ Board Meetings

- No tasks assumed

5.2: Stakeholder Engagement and Public Outreach

- No tasks assumed

5.3: Team Work Sessions

- No tasks assumed

5.4: Project Schedule and Invoicing

- HDR/Doucet:
  - Monthly progress reports with invoices (4 assumed)
  - Project coordination (telephone conferences) with TIRZ Project Manager (2 assumed)

DRIPPING SPRINGS TIRZ PRIORITY PROJECTS

TASK ORDER 3 - AMENDMENT 2

2/25/2026

		APPROVED			ADDITIONAL TASKS			UPDATED		
		HDR	DOUCET	TOTAL	HDR	DOUCET	TOTAL	HDR	DOUCET	TOTAL
<b>1</b>	<b>Town Center Improvements</b>									
	Hours				0	0	0			0
	Fee	\$1,578	\$0	\$1,578	\$0	\$0	\$0	\$1,578	\$0	\$1,578
<b>2</b>	<b>Old Fitzhugh</b>									
	Hours				0	0	0			0
	Fee	\$4,740	\$0	\$4,740	\$0	\$0	\$0	\$4,740	\$0	\$4,740
<b>3</b>	<b>Downtown Parking/Stephenson Lot</b>									
	Hours				144	0	144			0
	Fee	\$33,420	\$77,410	\$110,830	\$25,040	\$0	\$25,040	\$58,460	\$77,410	\$135,870
<b>4</b>	<b>Triangle</b>									
	Hours				0	0	0			0
	Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>5</b>	<b>Project Management and Project Coordination</b>									
	Hours				14	0	14			0
	Fee	\$13,040	\$7,865	\$20,905	\$3,440	\$0	\$3,440	\$16,480	\$7,865	\$24,345
<b>6</b>	<b>Expenses</b>									
	Hours						0			0
	Fee	\$749	\$700	\$1,449	\$0	\$0	\$0	\$749	\$700	\$1,449
	<b>TOTAL HOURS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>158</b>	<b>0</b>	<b>158</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>TOTAL FEE</b>	<b>\$53,527</b>	<b>\$85,975</b>	<b>\$139,502</b>	<b>\$28,480</b>	<b>\$0</b>	<b>\$28,480</b>	<b>\$82,007</b>	<b>\$85,975</b>	<b>\$167,982</b>

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**TASK ORDER 3 - AMENDMENT 2**

2/25/2026

		HDR		DOUCET		TOTAL
		Hours	Fee	Hours	Fee	
<b>1</b>	<b>Town Center Improvements</b>					
		0	\$0	0	\$0	\$0
<b>2</b>	<b>Old Fitzhugh</b>					
		0	\$0	0	\$0	\$0
<b>3</b>	<b>Downtown Parking/Stephenson Lot</b>					
3.1	Survey	0	\$0	0	0	
3.2	Design Package	118	\$20,060	0	0	
3.3	Permits and Bidding	0	\$0	0	0	
3.4	Construction Support	0	\$4,380	0	0	
	Total	144	\$25,040	0	\$0	\$25,040
<b>4</b>	<b>Triangle</b>					
		0	\$0	0	\$0	\$0
<b>5</b>	<b>Project Management and Project Coordination</b>					
5.1	TIRZ Board Meetings	2	\$600	0	0	
5.2	Stakeholder Engagement/Public Outreach	0	\$0	0	0	
5.3	Team Work Sessions and Coordination	2	\$600	0	0	
5.4	Project Schedule and Invoicing	10	\$2,240	0	0	
	Total	14	\$3,440	0	\$0	\$3,440
<b>6</b>	<b>Expenses</b>					
		-	\$0		\$0	\$0
	<b>TOTAL</b>	<b>158</b>	<b>\$28,480</b>	<b>0</b>	<b>\$0</b>	<b>\$28,480</b>

HDR Engineering, Inc.

		Proj Principal	Sr. Env Lead	Proj Manager	QC Manager	Public Involvement Manager	Sr. Real Estate Lead	Se. Utility Engr	Sr. Drain Engr	Sr. Light Engr	Sr. Env. Scientist	Sr. Engr	Proj Engr	Sr. Real Estate Spec	Real Estate Spec	EIT	Env Scientist	GIS Analyst	Graphic Designer I	Sr Tech	CADD Tech	Arch/Historian	Admin Asst	TOTAL
		\$330	\$235	\$300	\$290	\$235	\$300	\$250	\$230	\$260	\$150	\$255	\$175	\$200	\$125	\$135	\$120	\$145	\$115	\$170	\$130	\$110	\$110	
<b>1</b>	<b>Town Center Improvements</b>																							
	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
	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
<b>2</b>	<b>Old Fitzhugh</b>																							
	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
	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
<b>3</b>	<b>Downtown Parking/Stephenson Lot</b>																							
3.1	Survey																							0
3.2	Design Package																							0
3.2a	Conceptual Design																							0
3.2b	30% Design Plans																							0
3.2c	Illumination & Electrical (90% & 100% Illumination Redesign)																							0
	Illumination & Electrical (90% & 100% Electrical Design)			2																				2
	Custom Outdoor Plugging Pedestal Selection & Options									1			2				2							5
	Voltage Drop Analysis, Load Analysis, Short Circuit Analysis & Overcurrent Protection									2														2
	Electrical Summary & General Notes									1			2				2							5
	Electrical Layout Plans									1			4				2							7
	Electrical Details, Diagrams, Schedules & Schematics									1			8				4							13
	Standards, Specifications & Cost Estimate									2			2				2							6
	QAQC Reviews									1			2				2							5
	Design Review Comment Responses									2			4				8							14
	Attend Design Review Meetings (virtually)									2			2											2
	Illumination & Electrical (100% Electrical Redesign - PEC Changes)			2																				2
	Voltage Drop Analysis, Load Analysis, Short Circuit Analysis & Overcurrent Protection												2				2							4
	Electrical Layout Plans									1			8				8							17
	Electrical Details, Diagrams, Schedules & Schematics									1			16				8							25
	QAQC Reviews									1			2				2							5
	Attend PEC Field Review Meeting (virtually)												2											2
	Attend PEC Coordination Meeting (virtually)												2											2
3.2d	Landscape plan and specifications (Coordination)																							0
3.2e	Final Design Plans and specifications																							0
3.3	Permits and Bidding																							0
3.4	Construction Support																							0
	Shop Drawing Submittals												8											8
	RFIs									2			4				8			4				18
	Task Subtotal Hours	0	0	4	0	0	0	0	0	16	0	0	70	0	0	50	0	0	0	4	0	0	0	144
	Task Subtotal Fee	\$0	\$0	\$1,200	\$0	\$0	\$0	\$0	\$0	\$4,160	\$0	\$0	\$12,250	\$0	\$0	\$6,750	\$0	\$0	\$0	\$680	\$0	\$0	\$0	\$25,040
<b>4</b>	<b>Triangle</b>																							
4.1	TxDOT Project Planning Support																							0
4.2	FEMA Flood Plain Mapping Support																							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
	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
<b>5</b>	<b>Project Management and Project Coordination</b>																							
5.1	TIRZ Board Meetings			2																				2
5.2	Stakeholder Engagement/Public Outreach																							0
5.3	Team Work Sessions			2																				2
5.4	Project Schedule and Invoicing			6																			4	10
	Task Subtotal Hours	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	14
	Task Subtotal Fee	\$0	\$0	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$440	\$3,440
<b>6</b>	<b>Expenses</b>																							
	Turning Movement Counts																							\$0
	Tube Counts																							\$0
	Printing																							\$0
	Mileage																							\$0
	Task Subtotal Fee																							\$0
	TOTAL HOURS	0	0	14	0	0	0	0	0	16	0	0	70	0	0	50	0	0	0	4	0	0	4	158
	TOTAL FEE	\$0	\$0	\$4,200	\$0	\$0	\$0	\$0	\$0	\$4,160	\$0	\$0	\$12,250	\$0	\$0	\$6,750	\$0	\$0	\$0	\$680	\$0	\$0	\$440	\$28,480