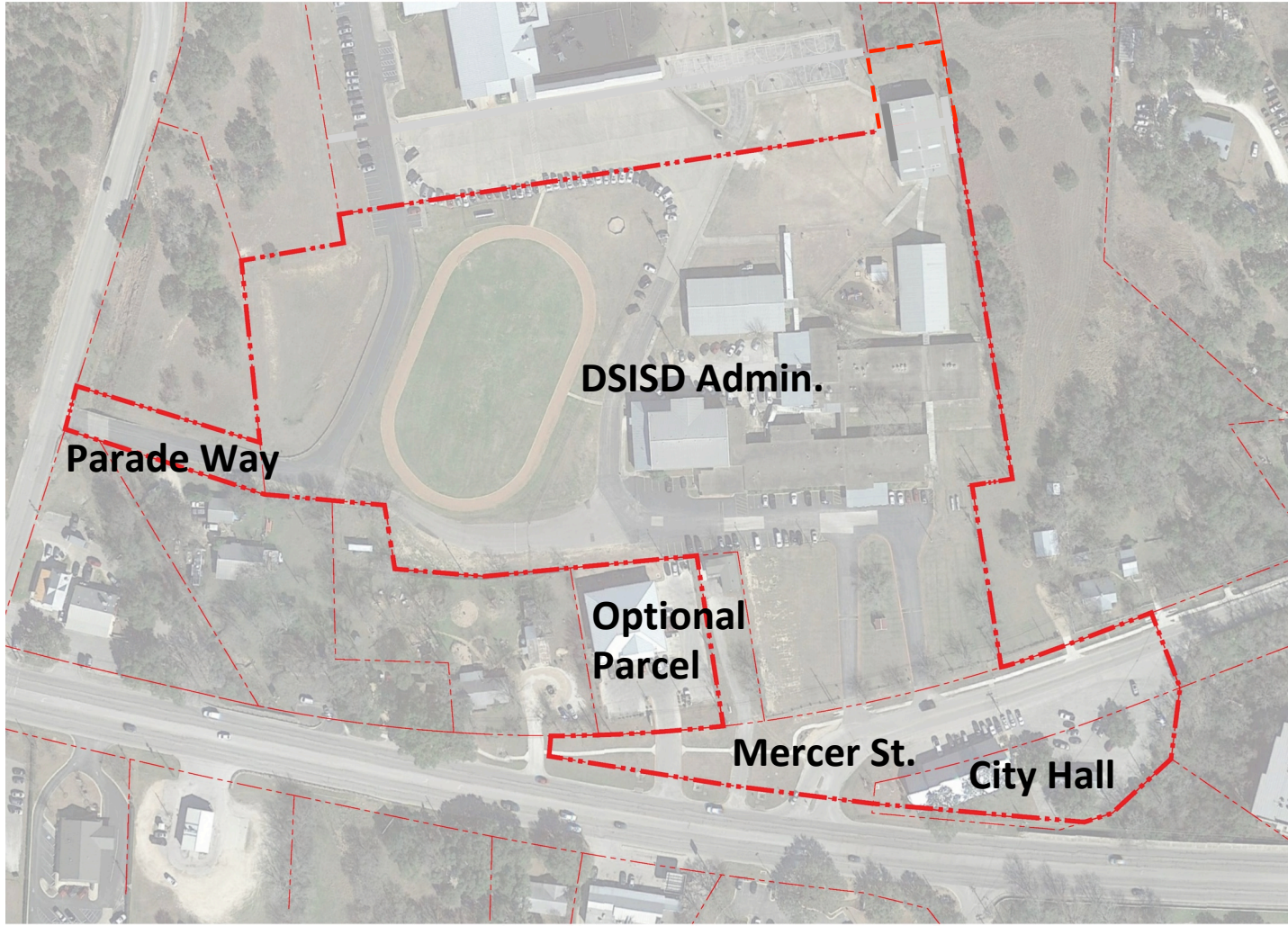


TIRZ PRIORITY PROJECTS
DRIPPING SPRINGS TOWN CENTER
Budget Estimate / Update - 08.28.20

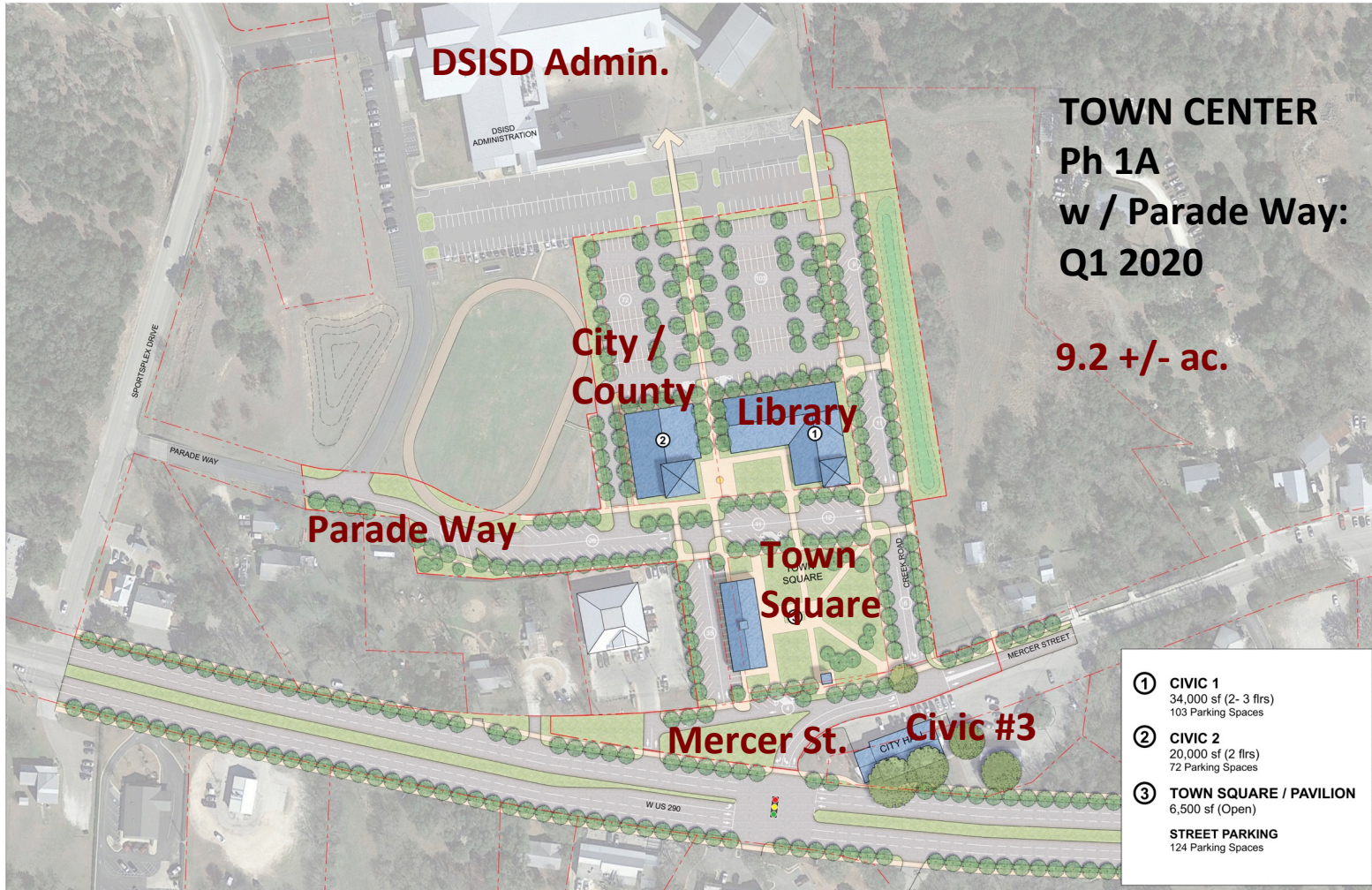
Presentation to
TIRZ Board- Regular Meeting
City of Dripping Springs
October 05, 2020



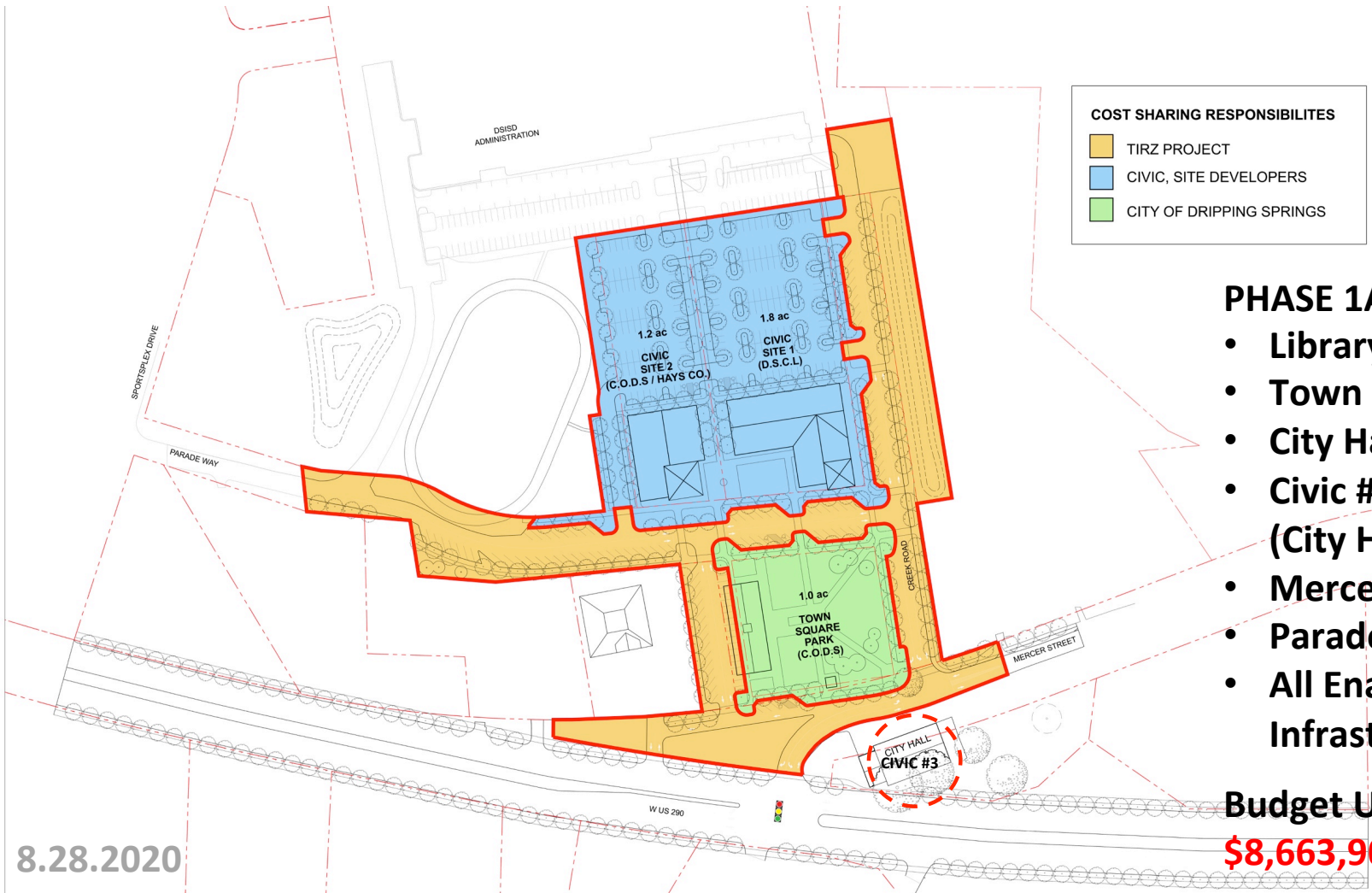
TOWN CENTER
Existing Sites:
Q1 2020

14.6 +/- ac.

8.28.2020



8.28.2020



PHASE 1A: “All Civics”

- Library Site
- Town Square Site
- City Hall Site
- Civic #3
(City Hall Re-Use)
- Mercer St. Signal
- Parade Way Ext’n
- All Enabling Infrastructure

Budget Update:

\$8,663,904 – Q3 2022

8.28.2020



**Dripping Springs Tax Increment Reinvestment Zone (TIRZ)
City Center Site Infrastructure
Budget Estimate Update - October 1, 2020**

RECAP SHEET - Phase 1, 1A & Parade Way

START DATE OF CONSTRUCTION	PHASE 1, 1A & Parade Way	TOTAL (FY2022-2025)
Total Project Cost - Q3 2022	\$8,663,904	
Total Phased Project Cost		\$8,663,904

GENERAL NOTES/ASSUMPTIONS/QUALIFICATIONS:
1. PHASE 1 - (Includes Library, Town Square and Main Infrastructure Parcels)
2. PHASE 1A - (Includes "All The Civics", City Hall, Civic #3, Main Infrastructure Parcels and Parade Way Extension)
3. PHASE 2 - (Includes DSISD Development & Main Infrastructure Parcels)
4. PHASE 3 - (Includes Round About, Commercial Parcel and Creek Road Signal)
5. Excludes Demolition of Existing Buildings.
6. Includes Escalation at an average rate of 4.4% from FY2020-2024.
7. New Traffic Signal included in Phase 1 and relocated in Phase 3.
8. Land Acquisition of Golden Nail has been excluded from Phase 1.
9. Offsite Wasteline Excluded (Shown in Phase 1; provided by Other).
10. Roadwork Modifications to HWY 290, with the exception of additional streetlight in Phase 1 & relocated streetlight in Phase 3, have been Excluded.
11. Excludes Paving, Sidewalk, Exterior Lighting, Landscaping and Site Furnishings for the Library, Town Square, DSISD Development and Commercial parcels. It is assumed the Site Developer will provide these permanent improvements and are not included in the Infrastructure Parcel costs. However, temporary sidewalks, seeding and irrigation have been included in the estimate for the Library, Town Square, DSISD Development and Commercial parcels.

Escalation:
4.4% / yr:
Q3 2022



**Dripping Springs Tax Increment Reinvestment Zone (TIRZ)
City Center Site Infrastructure
Budget Estimate Update - October 1, 2020**

**Construction Costs
FY 2020**

SUMMARY SHEET - PHASE 1, 1A & Parade Way (FY2020)

DISCIPLINE / SCOPE OF WORK	QUANTITY	UNIT	UNIT COST	PERCENT OF TOTAL	TOTAL
1. General Requirements	8.8	ACRE	\$27,414.94	3.1%	\$241,252
2. Demolition	8.8	ACRE	\$5,077.00	0.6%	\$44,678
3. Earthwork	8.8	ACRE	\$46,786.77	5.3%	\$411,724
4. Paving / Roadway	8.8	ACRE	\$158,025.23	18.0%	\$1,390,622
5. Water Distribution	8.8	ACRE	\$41,676.48	4.8%	\$366,753
6. Sanitary Sewer	8.8	ACRE	\$31,019.89	3.5%	\$272,975
7. Storm Drainage	8.8	ACRE	\$33,352.84	3.8%	\$298,505
8. Electrical Distribution & Lighting	8.8	ACRE	\$85,803.71	9.8%	\$755,073
9. Landscaping & Irrigation	8.8	ACRE	\$23,700.00	2.7%	\$208,560
10. Site Furnishings	8.8	ACRE	\$15,901.70	1.8%	\$139,935
Subtotal Construction Cost:	8.8	ACRE	\$468,758.57	53.5%	\$4,125,075
11. General Conditions	8.8	ACRE	\$70,313.79	8.0%	\$618,761
12. Estimating & Plan / Design Contingency	8.8	ACRE	\$134,768.09	15.4%	\$1,185,959
13. Bonds & Insurance	8.8	ACRE	\$33,692.02	3.8%	\$296,490
14. General Contractors Fee / Profit	8.8	ACRE	\$70,753.25	8.1%	\$622,629
Total Construction Cost:	8.8	ACRE	\$778,285.72	88.9%	\$6,848,914

15. Design/Engineering Fees - 6%	8.8	ACRE	\$0.00	0.0%	\$0
16. Testing & Surveying - 2%	8.8	ACRE	\$15,565.71	1.8%	\$136,978
17. Maintenance Equipment - 1%	8.8	ACRE	\$7,782.86	0.9%	\$68,489
18. Procurement Expenses - .5%	8.8	ACRE	\$3,891.43	0.4%	\$34,245
19. PM/Inspection Fees - 4%	8.8	ACRE	\$31,131.43	3.6%	\$273,957
20. Construction Contingency - 5%	8.8	ACRE	\$38,914.29	4.4%	\$342,446
Total Project Cost (FY2020):	8.8	ACRE	\$875,571.43	100.0%	\$7,705,029

8.28.2020



8.28.2020