

STEPHENSON HIGH SCHOOL

Dripping Springs, Texas



City of Dripping Springs
City Council Update

**100% Construction Documents
Confirmation**

June 18, 2024

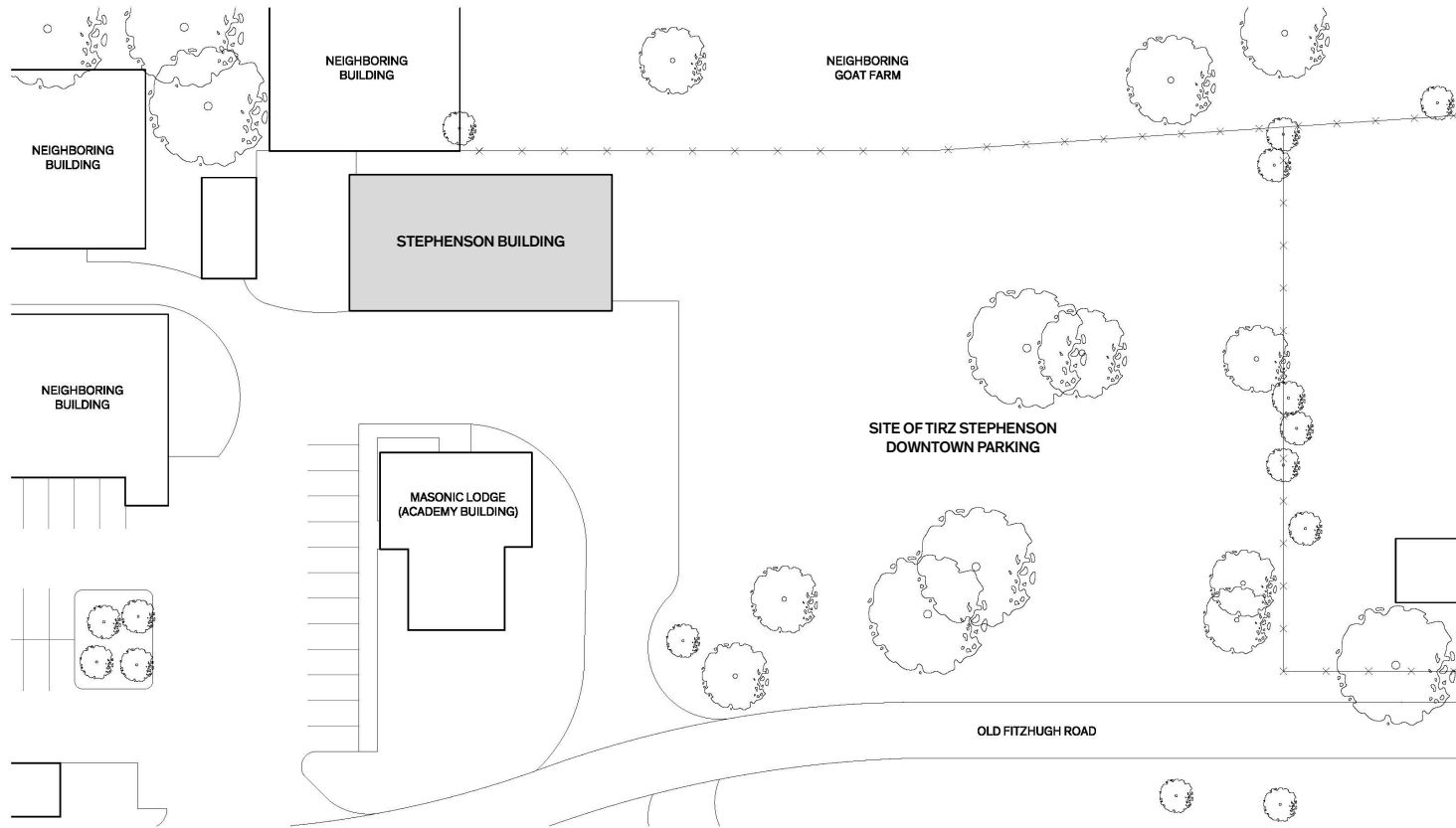
*Adaptive Re-Use and Rehabilitation of the
Historic Stephenson High School Building
and Proposed Addition*

UPDATE SUMMARY

- Construction Documents 100% Complete
- Issued for Pricing (un-stamped drawings & specs)
- Associated 100% Estimate of Probable Construction Costs
- Design Consistent with previously approved COA and Design Development
- Project meets or exceeds all City Programming & Goal Objectives
- Seeking City Council Confirmation & Approval of Permitting & Bid Phases*



*Contingent upon Construction Funding

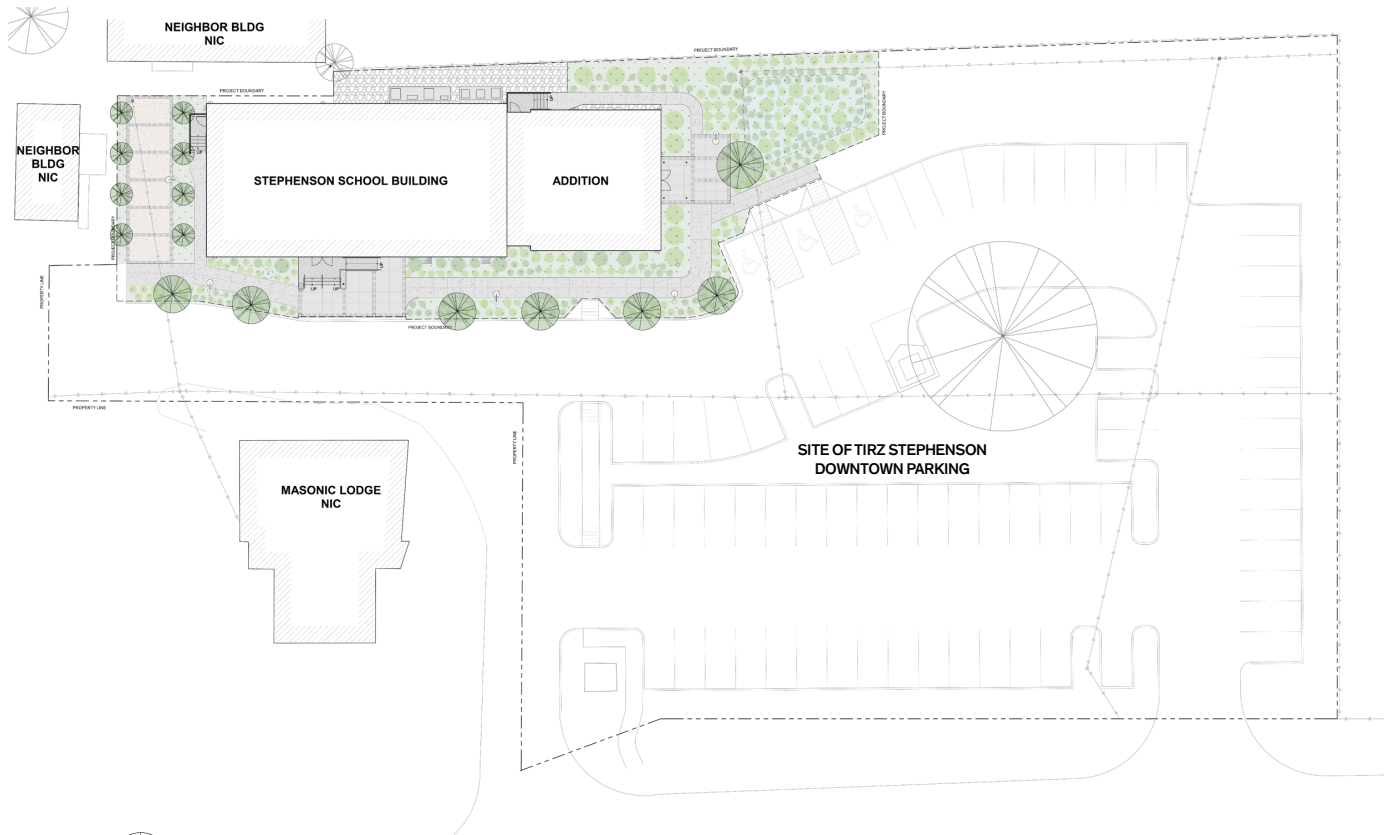



Existing Site Plan

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

04/01/2020

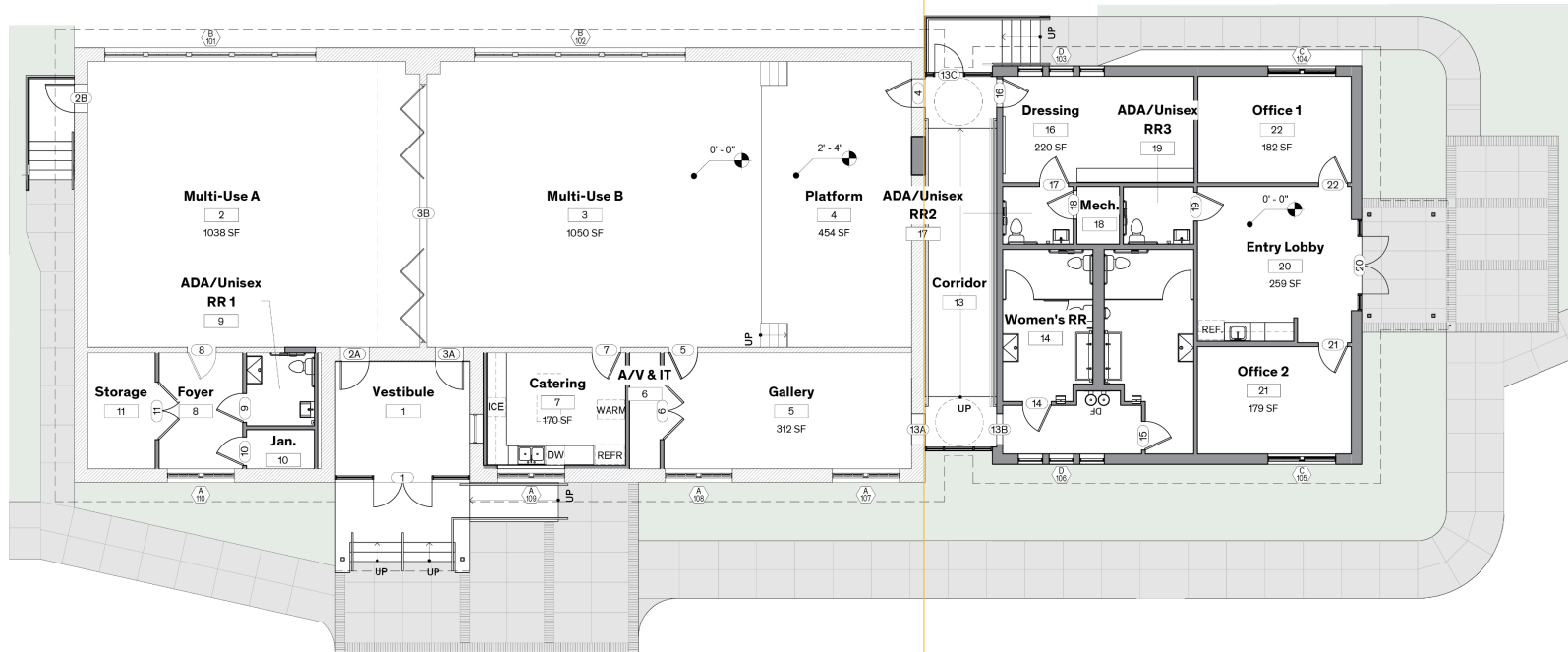




Site Plan  PLAN NORTH

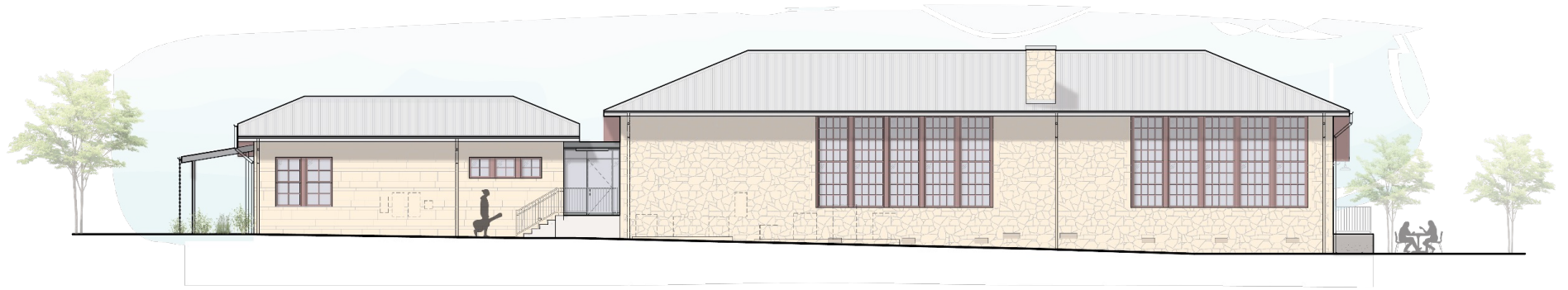
Existing Building Renovation

Addition / New Construction



Floor Plan

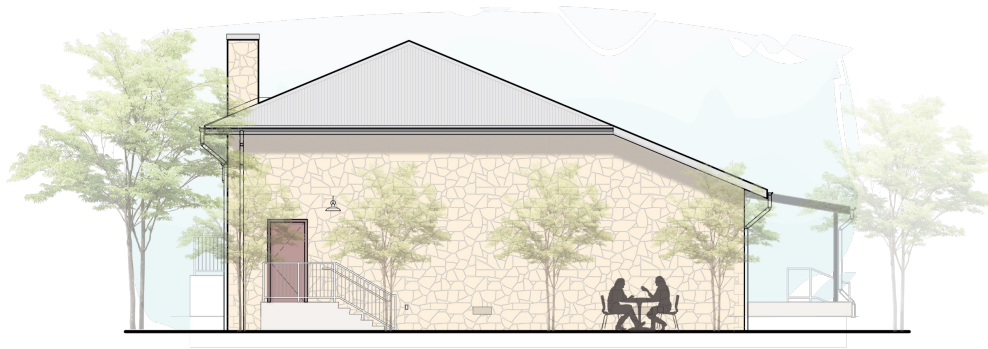




West Elevation



East Elevation



South Elevation



North Elevation

MATERIALS

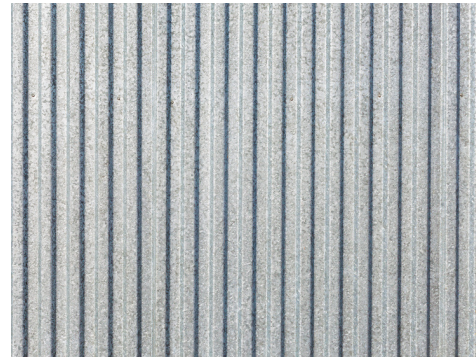
Existing Limestone



Matching Cordova cream limestone in ashlar pattern



Galvanized Corrugated Metal





Direct Construction Cost:

General Requirements:

- 12% General Conditions
- 4.5% Profit/Fee/Risk

Contingencies:

- 5% Design/Construction Contingency
- 4.0% Escalation to Jan'25 Start Date
- 7% Bidding Contingency

Estimated Total Construction Cost:

100% CD's COST ESTIMATE

\$2,966,088

\$489,405

\$474,574

\$3,930,067



STEPHENSON TRACT BASE MAP
 11.4.2020 Prepared by McCombs Adams Studio for the City of Dripping Springs

Stephenson Civic District
Illustrative Plan

Stephenson Civic District Illustrative Plan

