

# STEPHENSON HIGH SCHOOL

Dripping Springs, Texas



City of Dripping Springs  
TIRZ Board Update

**100% Construction Documents  
Confirmation**

June 10, 2024

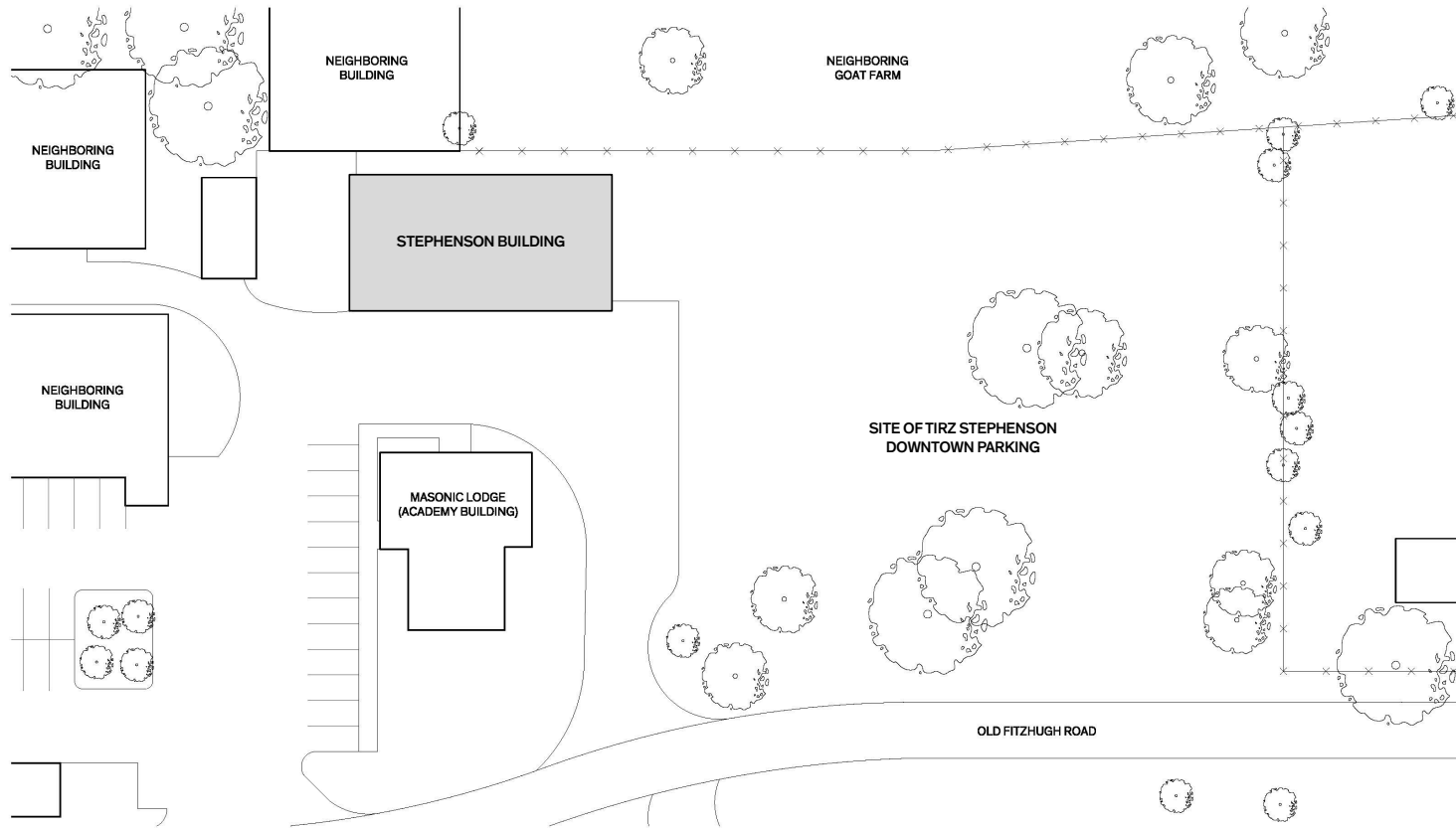
*Adaptive Re-Use and Rehabilitation of the  
Historic Stephenson High School Building  
and Proposed Addition*

## 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

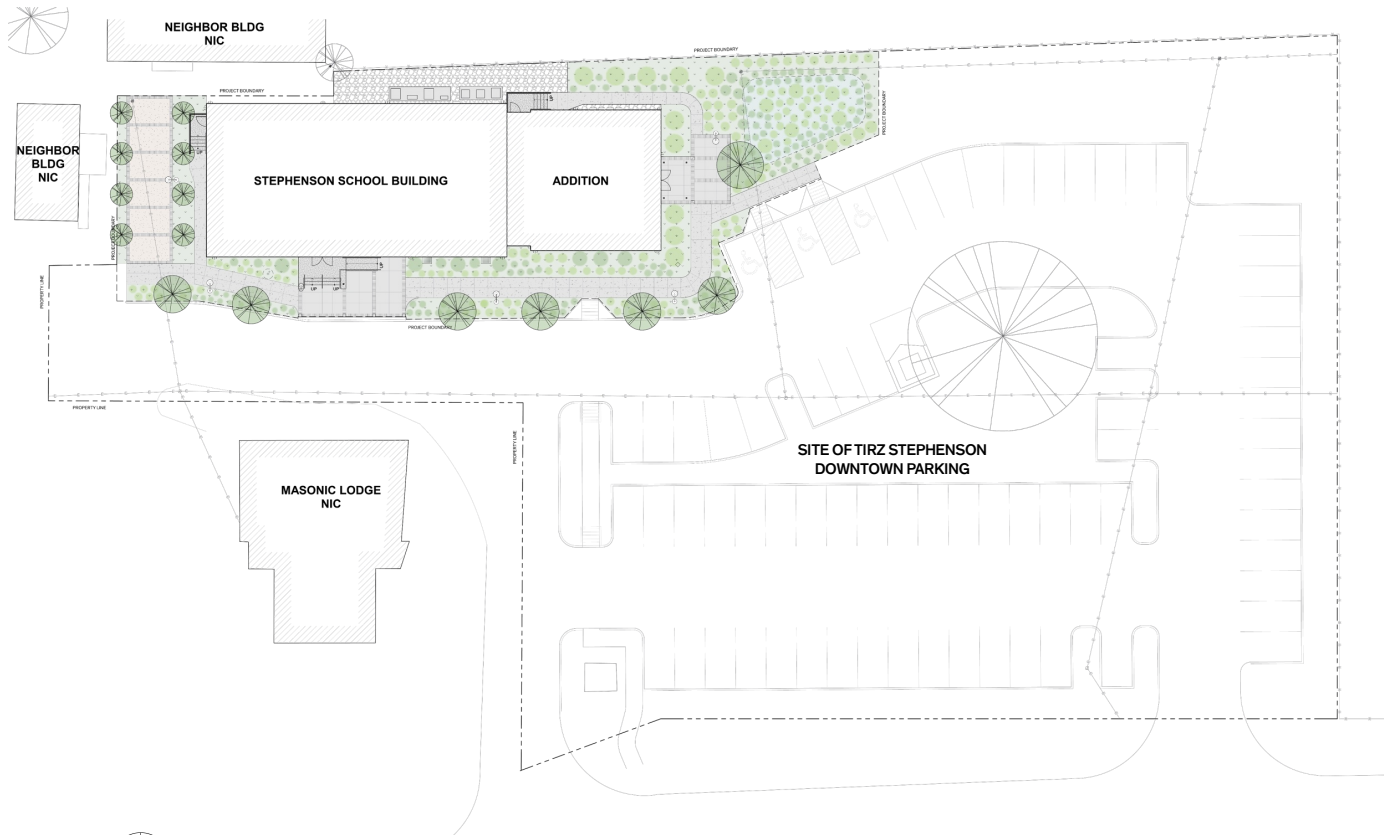



**Existing Site Plan**

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

04/01/2020



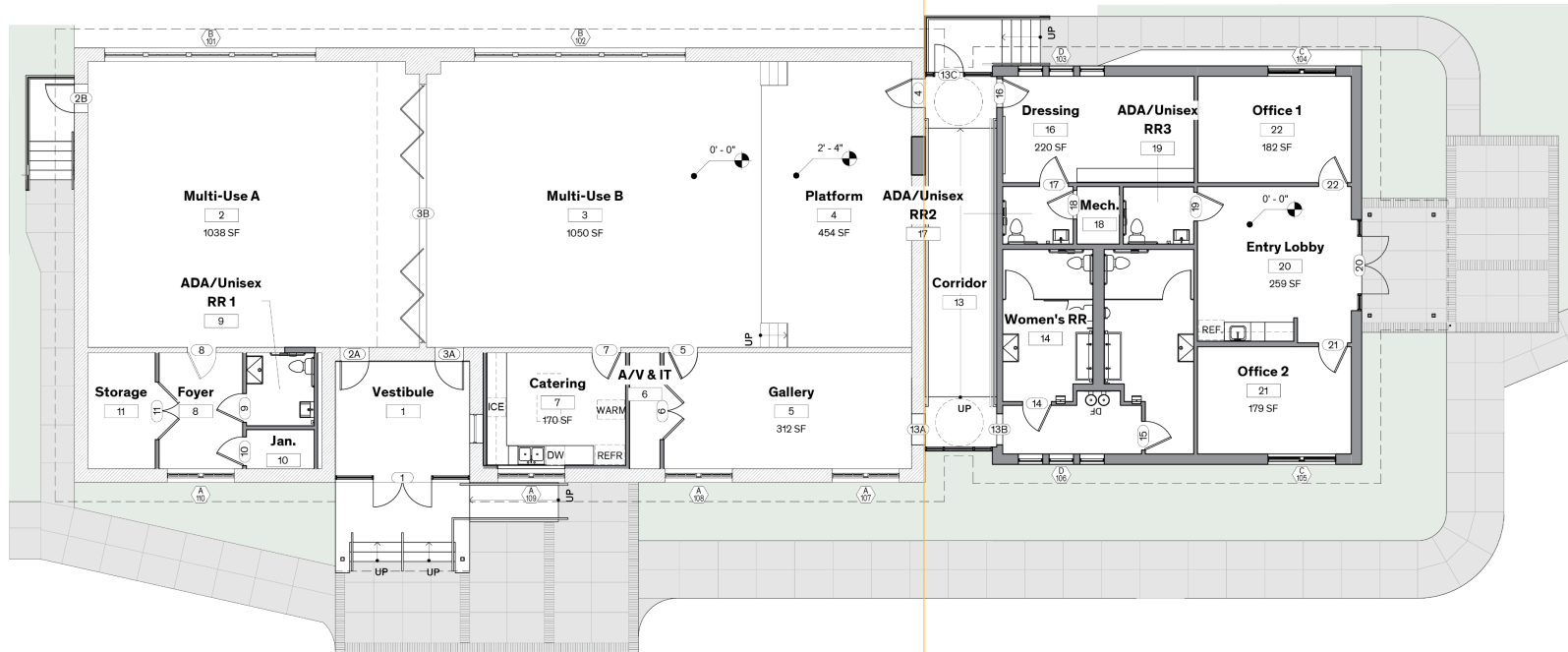


Site Plan   
PLAN NORTH



## Existing Building Renovation

## Addition / New Construction



Floor Plan

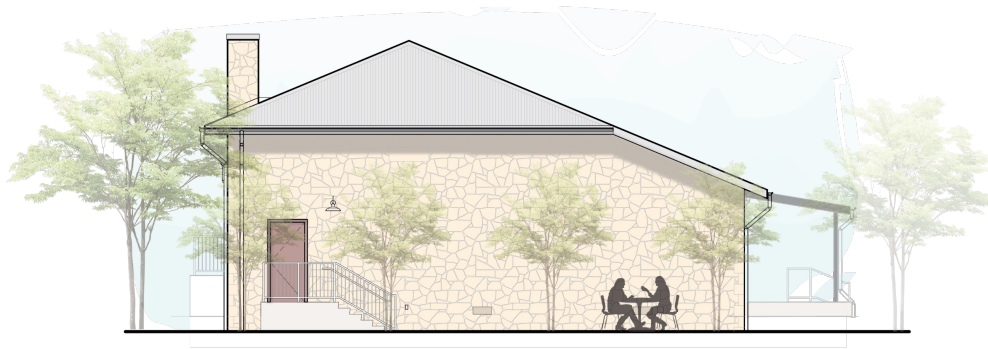




West Elevation



East Elevation



South Elevation



North Elevation

# MATERIALS

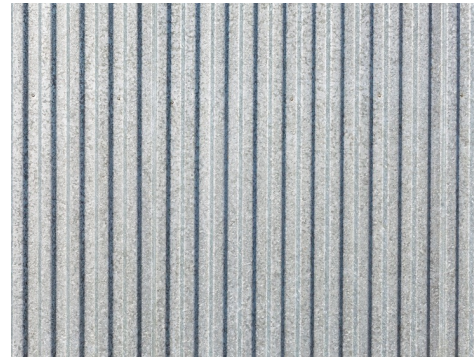
Existing Limestone



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**





**Questions?  
Thank You!!!**