



# City of Dripping Springs

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## Agenda Item Report from: [TIRZ Project Manager / Keenan Smith](#)

City Council Meeting Date:	<a href="#">November 14, 2023</a>
Agenda Item Wording:	<a href="#">Stephenson Building- Architectural Design Development Update</a>
Agenda Item Requestor:	<a href="#">Michelle Fischer- City Administrator / Historic Preservation Officer</a>
Council Member Sponsors:	<a href="#">Taline Manassian</a>
Summary/Background:	<p><b><a href="#">“Stephenson Building - Design Development Update”</a></b></p> <p>The Historic Preservation Commission approved a Certificate of Appropriateness for the adaptive re-use and addition of the Stephenson Building on 4/6/23.</p> <p>The City Council approved a PSA for Architectural Design Development (Architexas PSA- Task Order #1) on 6/6/23 and a notice to proceed with Design Development (DD’s) was issued to the architects. The PSA stipulates that design progress and cost estimate updates be given to Historic Preservation Commission, TIRZ Board and City Council at the completion of each design phase, requesting acceptance of progress and Staff authorization for Notice to Proceed with next phase Task Order. These built-in “check points” allow the City to monitor design progress, estimated costs, and control the orderly progression of each phase of the work. This Agenda Item is the Design Development Phase Update.</p> <p>Architectural Design Development Drawings (DD’s) and Draft Project Manual (outline specifications) have now been produced by the Architexas (submittal dated 10/11/23). A mark-up Draft of the DD Drawings is attached for review.</p> <p>The Design Development phase advances and refines the approved Concept Plans, defines materials, outlines anticipated construction types, building systems, engineering approaches and technical specifications, and represents an important design progress milestone and checkpoint leading towards the next phase, Construction Documents. A Design Development Estimate of Probable Construction Cost (DD Cost Estimate) is also produced at this stage.</p> <p><b>Design Development Progress Acceptance:</b> After careful review of the DD submission and discussion of comments with the architect, Staff finds that the design under development remains consistent with the City’s goals and program for adaptive re-use of the building.</p> <p><b>The Historic Preservation Commission Action:</b> The HPC reviewed the DD package and a similar update presentation on 11/2/23. They moved to accept the DD progress and found the exterior design to be consistent with the HPC approved a Certificate of Appropriateness and the applicable Historic Preservation Goals and Guidelines, and recommended City Council acceptance of same, along with Staff authorization to issue Notice To Proceed with Construction Documents.</p> <p><b>Design Development Cost Estimate:</b> (Estimate of Probable Construction Costs- EOPCC): A draft EOPCC was prepared and submitted 10/20/23 by the professional Cost Estimator engaged by ArchiTexas. The estimate was extensively reviewed with comments given by City Staff and the Project Manager. Final revisions to the estimate are in progress at</p>

this writing, to be shared during the presentation of this Agenda Item. While still being finalized, the Design Development EOPCC is in the range of \$3.3M +/- including escalation factors to a projected 2024 Date of Construction and including a 10% Bidding Contingency reflecting the level of completeness of the Design Development Phase. Staff feels that in the current construction industry climate and bidding environment, this compares reasonably to the Concept Plan EOPCC of about \$3.1M prepared and presented last Spring. A more detailed and accurate EOPCC will be developed and provided at the conclusion of the Construction Documents (Task Order #2) Phase.

Staff recommends acceptance of the Architectural Design Development (DD) progress and requests City Council authorize Staff to issue Notice to Proceed with the Construction Documents Phase (Task Oder #2).

**Respectfully Submitted:**

Keenan E. Smith, AIA  
TIRZ Project Manager

November 09, 2023 / 1220 hrs.