

# Design Progress:

- 90% > 100% PSE's Plans Progressing
  - TxDOT Comments received 05/01/25
  - 90% "Round 2"
- Remaining
  - 100% Plans to TxDOT / City
  - Bid Phase (started)
  - Construction Phase

Note that plan set is 100% completed but submitted at 90% to TxDOT

Old Fitzhugh Road

TIRZ Board  
7/14/25

**CITY OF DRIPPING SPRINGS**

**CONSTRUCTION PLANS FOR  
ROADWAY IMPROVEMENTS ON OLD FITZHUGH ROAD**

CSJ# 0914-33-107  
FEDERAL AID PROJECT NUMBER: STP 2824 (550) TP  
NET LENGTH OF PROJECT = 3,031.35 FEET = 0.669 MILES

**HAYS COUNTY  
OLD FITZHUGH ROAD**

FROM MONROE STREET  
TO RM 12

FOR THE CONSTRUCTION OF THE ROADWAY AND OPERATIONAL IMPROVEMENTS:  
CONCRETE OF GRADES, BASE, ASPHALT, DRAINAGE, PAVEMENT FACILITIES, ILLUMINATION, LANDSCAPING, LIMITED ON-STREET PARKING, PAYMENT MARKING, AND EROSION CONTROL.

**PRELIMINARY - FOR INFORMATION ONLY**  
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF DESIGN REVIEW AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.  
Reviewed by: JESSIE D. POLAKO  
P.E. Series No. 151226  
Date: 5/28/2025

Registered Accessibility Specialist (RAS) Inspection Required  
TDLR No. TABS2025011793

LOCATION MAP NOT TO SCALE  
EXCEPTIONS: NONE  
EASEMENTS: NONE  
RAILROAD CROSSINGS: NONE

NOB PROJECT: CSJ# 0914-33-107  
S. OLD FITZ  
STA 100+00.00  
TO 100+00.00  
SHEET 001 OF 001

NOB PROJECT: CSJ# 0914-33-107  
S. OLD FITZ  
STA 100+00.00  
TO 100+00.00  
SHEET 001 OF 001

**DESIGN SPEED**  
OLD FITZHUGH: 30 MPH  
A.D.T.  
2016: 1,797

**FINAL PLANS**  
DATE OF LETTING: \_\_\_\_\_  
DATE WORK BEGINS: \_\_\_\_\_  
DATE WORK COMPLETED AND ACCEPTED: \_\_\_\_\_  
FINAL CONTRACT COST: \$ \_\_\_\_\_  
CONTRACTOR: \_\_\_\_\_  
LIST OF APPROVED CHANGE ORDERS: \_\_\_\_\_

I CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE FINAL AS-BUILT PLANS AND SPECIFICATIONS.

AREA ENGINEER: \_\_\_\_\_ P.E. \_\_\_\_\_ DATE: \_\_\_\_\_

CONSULTANT: \_\_\_\_\_  
HAY ENGINEERING, INC. (TYPE FIRM REG. P-154)  
RECOMMENDED FOR LETTING: \_\_\_\_\_  
DISTRICT DESIGN ENGINEER: \_\_\_\_\_  
APPROVED FOR LETTING: \_\_\_\_\_  
DIRECTOR OF TRANSPORTATION PLANNING & DEVELOPMENT: \_\_\_\_\_

FILED: 6/10/2025 3:13:05 PM  
SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION ON SEPTEMBER 1, 2004 AND SPECIFICATION ITEMS LISTED AND DATED AS FOLLOWS, SHALL GOVERN ON THIS PROJECT: REQUIRED CONTRACT PROVISIONS FOR ALL FEDERAL-AID CONSTRUCTION CONTRACTS (FORM P-1275, OCTOBER 23, 2023).

# Project Challenges & Resolutions

- TxDOT Issues & Implications
  - Received TxDOT Funding + **\$1,533,164 – WIN**
  - TxDOT Funding requires additional processing / paperwork - **CHALLENGE**
  - “Let Date” pushed to May ‘26 (schedule) to accommodate utilities - **WIN**
  - TXDOT Plan Reviews delayed (3-month review) - **CHALLENGE**
  - TxDOT requires 2<sup>nd</sup> plan review prior to “Ready to Let” - **CHALLENGE**
- Hays County POSAC
  - Finalized Hays County Funding + **\$1,605,000 - WIN**
  - Project Funding Apportionment: POSAC vs. TXDOT TA Grants – **ADMINISTRATIVE**
    - Impact construction engineering and management (not in this contract)
- Utility Relocations
  - DSWS – Funding Agreement reached - **WIN**
  - DSWS Design plans – delivered on time - **WIN**
  - Utility Coordination / Relocations ongoing (March > August) - **CHALLENGE**

*Old Fitzhugh  
Road*



# Project Challenges & Resolutions

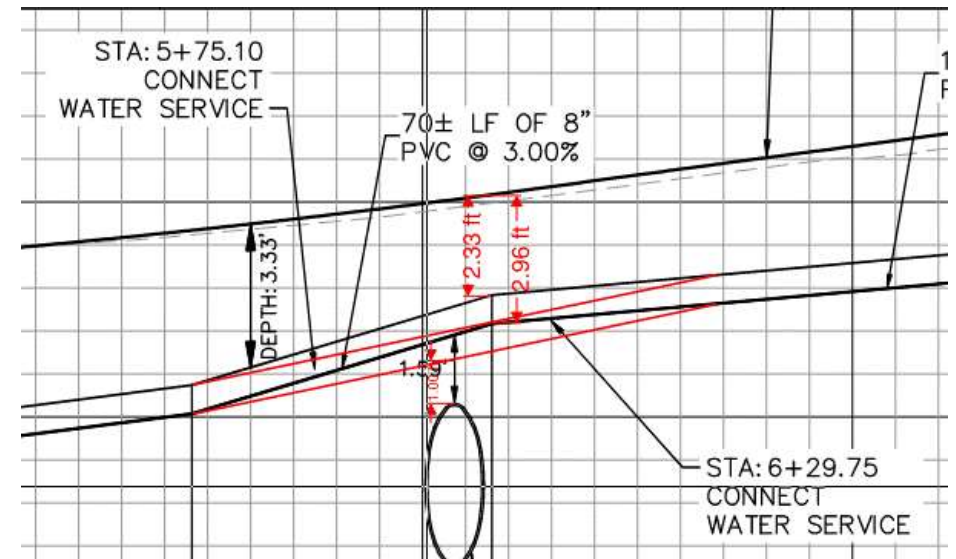
- Tree Health
  - Bartlett completed a new review of tree health on corridor - **WIN**
  - Delayed 90%/100% by 1 month - **CHALLENGE**

*Old Fitzhugh  
Road*



# Utility Relocations – *critical path*

- Dripping Springs Water Supply
  - 100% plans included in our package
  - Funding agreement between City and DSWS executed
- Pedernales Electric Corporation
  - Plans approved
  - Construction start 07/14/25 – early in week
  - Scheduled completed September 2025
- Spectrum
  - Design coordination meetings occurring
  - Plans not yet approved
  - Scheduled for August relocations
  - Overlap with Frontier if possible
- Frontier
  - Plans approved
  - Scheduled for August relocations
  - Overlap with Spectrum if possible
- Fiberlight
  - Relocation completed



Old Fitzhugh  
Road



# ROW & Easement Acquisitions – *critical path*

## Right-of-Way

*(impacts TxDOT approvals)*

- Weichert
  - Agreement reached
  - Closing Pending- Bank Paperwork
- Carter
  - Agreement reached
  - Closed

## Easements

*(impacts construction start)*

- 215 Old Fitz
  - Agreement reached
  - Closed
- Magee Holdings
  - Agreement reached
  - Closed
- Hungry Wolf
  - Owner Counteroffer Received / CC Accepted Amount
  - Metes+Bounds preparing
  - Agreement Legal work ongoing



Old Fitzhugh  
Road

# Project Schedule

- TXDOT "Let Date" >>> May 2026
- Possible to Accelerate Schedule

Submission	Current City / TIRZ Schedule	Previous TxDOT Schedule	Extended TxDOT Schedule	Planned Schedule Goals & Dates	Notes
	Schedule approved with City and presented to TIRZ Board	TxDOT 2025 Letting Schedule	TxDOT Adjusted 2026 Letting Schedule	Accelerated ahead of 2026 Letting Schedule	
90% PS&E Submission	January 2025	February 2025	N/A	January 2025	Completed. TxDOT is tracking this as a 60% submittal package.
90% PS&E Resubmission	N/A	N/A	October 2025	May 2025	TxDOT will require a second 90% submission since the 60% design plans were reviewed by TxDOT "over-the-shoulder" without TxDOT paperwork. Design plans will be at 100% design stage with this submission.
100% PS&E Submission	April 2025	April 2025	December 2025	July 2025	
Ready to Let PS&E Submission	May 2025	May 2025	February 2026	September 2025	Includes buffer for utility relocations to be completed.
Let Date	August 2025	August 2025	May 2026	December 2025	

- Critical Path Items
  - "Dry" Utilities Relocations (PEC, Frontier, Spectrum)
  - TXDOT Extra Reviews & Paperwork

*Old Fitzhugh  
Project  
Schedule*



# Project Schedule – Key Issues & Dates:

- TXDOT “Let Date” shifted – August 2025 > May 2026
- City 90% / TxDOT 60% “Official Review” – Completed May 2025
- 100% PSE’s Complete w/TXDOT & City Comments – July 2025
- “Ready to Let Date” shifted – May 2025 > September 2025 (+4) mos.
  - *Environmentally Cleared* - **WIN**
  - *Funding Established* - **WIN**
  - *ROW / Easements Acquired* - **CHALLENGE**
  - *Utilities Relocated* - **CHALLENGE**
- “Let Date” (accelerated goal) – August 2025 > December 2025
- “Construction Dates” (goal) – February 2026 through June 2027

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Schedule*





# PS&E Amendment

Description	Fee	Executed Date
Original Fee	\$710,312	01/27/2022
Amendment 1	\$0	10/18/2022
Amendment 2	\$188,147	02/29/2024
Amendment 3	\$146,625	Pending
<b>Total</b>	<b>\$1,045,084</b>	

Description	Fee	Estimated Project Cost
Original Fee	\$710,312	\$4,822,653 (14.7%)
Amendment 1	\$710,312	\$4,822,653 (14.7%)
Amendment 2	\$188,147	\$8,392,800 (10.7%)
Amendment 3	\$146,625	\$8,093,360 (12.9%)
<b>Total</b>	<b>\$1,045,084</b>	

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Project  
Amendment*





# PS&E Amendment 2 - 2024

- Water Quality Design
  - Change from Rain Gardens to Water Quality Ponds
- Illumination
  - Change from Safety (Nodal) to Continuous Pedestrian Illumination
- Electrical
  - Add Irrigation Power Supply Design
- Surveying
  - Add Surveying of Drainage Basins
- Urban Design and Landscape / Hardscape
  - Historic District Gateway Landscape / Hardscape
  - Coordination with Above Tasks and Integration with Continuous Illumination
  - Additional Renderings
  - Additional Workshop

Description	Fee	% Completed
Original Fee	\$710,312	95%
Amendment 2	\$156,742	99%

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Project  
Amendment*



# PS&E Amendment 3 - Pending

- Utility Coordination – additional time spent coordinating with DSWS and other overhead utilities
- TxDOT Funding – additional design submissions, paperwork, meetings, and reviews associated with TxDOT funding
- Drainage and Safety - design efforts associated with the alignment of utility relocations, drainage, aesthetics on the east side of Old Fitzhugh Road
- Hardscape & Landscaping - hardscape and landscaping associated with the trail, pollinator garden, tree survey
- Drainage and Easement Redesign - redesign on Wolf property to facilitate property owner requests on easement acquisitions

Description	Fee	% Completed
Original Fee	\$710,312	100%
Amendment 2	\$188,147	100%
Amendment 3	\$146,625	70%

*Old Fitzhugh  
Project  
Amendment*



# PS&E Amendment 3 - Pending

## Utility Coordination ~\$61k

- Utility Coordination Meetings
  - Original scope - 15 meetings
  - 27 meetings to date
  - 5+ more meetings anticipated
  - Agendas and meeting notes
- Dripping Springs Water Supply
  - Original scope - waterline relocation completed
  - Coordination on waterline relocation
  - Coordination / review of DSWS easements on corridor and location of line
  - Updated existing and proposed layouts, Conflict Matrix due new as-built data

- Review DSWS water supply plans for integration into package; eliminate conflicts with Old Fitzhugh design – 3 reviews
- Review / coordination with City and DSWS on waterline costs and recommend proportionate share
- Coordination with City and DSWS on asbestos line – unknown at project start
- Attend DSWS Board Meetings – 2
- Attend onsite project walkthrough with DSWS - 1

## • TxDOT Requirements

- Prepare Utility ID request forms - 5
- Utility Notice of Proposed Construction Letters - 5
- Draft Construction Management Plan

Description	Fee	% Completed	Notes
Original Fee	\$61,660	100%	Originally Submitted at \$114,690
Amendment 2	\$0	N/A	
Amendment 3	~\$61,000	70%	

Old Fitzhugh  
Project  
Amendment



# PS&E Amendment 3 - Pending

## TxDOT Funding ~\$30k

- Additional Submittals
  - 90% PS&E resubmittal
  - Ready-to-Let PS&E
- Additional Coordination
  - Monthly coordination meetings with TxDOT (November 2024 – December 2025) – 13 meetings
- Adjust Ready-to-Let date with TxDOT
  - Due to utility delays
  - Additional coordination
  - Construction management plan
- TxDOT Forms
  - Form 1002
  - Form 2229
  - Form 2699
  - Certifications
  - EEPC
  - Environmental Questionnaire
  - IDF Checklist
  - LGP Checklist
- TxDOT vs City Specifications and Standard Details
  - Comparison required by TxDOT
- Drainage
  - Modeling to address TxDOT comments

Notified by TxDOT of Additional Submittal Requirement on March 6, 2025

Description	Fee	% Completed
Original Fee	\$0	N/A
Amendment 2	\$0	N/A
Amendment 3	~\$30,000	50%

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Amendment



# PS&E Amendment 3 - Pending

## Drainage & Safety ~\$40k

- Curb Treatments on East Side
  - Shift roadway to west to accommodate utility poles relocations
  - Revisions between ribbon curb, sawtooth curb and decorative blocks for motorist safety and City aesthetics
  - Drainage assessment of above
  - Grading exhibits of above
  - Hardscape update for above
  - Multiple design iterations and multiple meetings required – 4 total
- Redesign of East Side Drainage
  - Reevaluate proposed driveway drains
  - Redesign and regrading and redirect through swale sections
- Mercer St Drainage Analysis

Description	Fee	% Completed
Original Fee	\$0	N/A
Amendment 2	\$0	N/A
Amendment 3	~\$40,000	100%

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Amendment*



# PS&E Amendment 3 - Pending

## Hardscape & Landscaping ~\$5k

- Gateway Landscaping and Hardscaping
  - Updates
  - Renderings
  - Historic Preservation Board Update
- Tree Layout Updates
  - Updated DSWS layout
  - Bartlett Tree Survey

Description	Fee	% Completed
Original Fee	\$0	N/A
Amendment 2	\$0	N/A
Amendment 3	~\$5,000	100%

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Amendment*



# PS&E Amendment 3 - Pending

## Drainage Easement Redesign ~\$5k

- Wolf Tract Drainage Easement
  - Revise the storm water conveyance and water quality treatment features to provide space for connectivity and minimize size
  - Adjust drainage easements for maintenance access
- Magee Tract Drainage Easement
  - Add two driveways
  - Relocate storm inlet for driveway
  - Relocate illumination for driveway
  - Relocate trees for driveway

Description	Fee	% Completed
Original Fee	\$0	N/A
Amendment 2	\$0	N/A
Amendment 3	~\$5,000	100%

*Old Fitzhugh  
Project  
Amendment*





# PS&E Amendment 3 - Pending

- Utility Coordination ~\$61k
- TxDOT Funding ~\$30k
- Drainage & Safety ~\$40k
- Hardscape & Landscaping ~\$5k
- Drainage and Easement Redesign ~\$5k
- Misc ~\$5k
  
- Total - \$146k (70% Completed)

*Old Fitzhugh  
Project  
Amendment*



# Contract Exclusions

- Construction Engineering & Inspection
  - Construction Phase Services Included – RFIs, Change Orders, Field Reviews as Engineer of Record
  - Not Included (7-10% of Construction Costs)
    - Inspectors
    - Materials Testing
    - Construction Surveys
    - Record Keeping
    - Contract Administration
    - Funding (City / TxDOT / Hays County / Water Supply)
    - LGPP Process / Procedures (TxDOT Paperwork)
    - Construction Phase PM
- Additional Public Communications
  - Temporary Construction easement communication for driveway tie-ins, drainage tie-ins, temporary paving

# Old Fitzhugh Project Amendment



TIRZ PM Analysis:  
250712 - KES

PS&E Amendment 3 - Pending	Tasks / Expenditures		
	% Complete	\$\$\$ Expended	\$\$\$ Projected
• Utility Coordination ~\$61k	70%	\$43K	\$18K
• TxDOT Funding ~\$30k	50%	\$15K	\$15K
• Drainage & Safety ~\$40k	100%	\$40K	--
• Hardscape & Landscaping ~\$5k	100%	\$5K	--
• Drainage and Easement Redesign ~\$5k	100%	\$5K	
• Misc ~\$5k	0%	--	\$5K
Subtotals:	74%	\$108K	\$38K
• Total - \$146k (70% Completed) + Contingency:	14% +/-	\$17K	
Total Amendment #3:		\$125K*	

\*Amendment #3: Objectives / TIRZ PM's Recommendations:

- 1) Reimburses Actual Costs @ Necessary Tasks Scope Changes
- 2) Allows a Contingency for Projected Expenses > 100% PSE's
- 3) Aligns with TIRZ Budget Subcommittee- Recommended "Cap" Allocation of \$125K, while keeping the project moving forward...

# TIRZ Master Project- Schedule 2025-27



**DRIPPING SPRINGS**  
Texas

