

**Posting Language**

Recommend approval to authorize a contract for construction services for the Guildford Cove Boosted Pressure Zone Waterline Improvements for Austin Capital Delivery Services with Packsaddle Management LLC, in the amount of \$3,554,944 plus a \$355,495 contingency for a total contract amount not to exceed \$3,910,439. Funding: \$3,910,439 is available in the Capital Budget of Austin Water.

**Lead Department**

Austin Financial Services.

**Managing Department**

Austin Capital Delivery Services.

**Fiscal Note**

Funding is available in the Capital Budget of Austin Water.

**Procurement Language:**

Austin Financial Services issued an Invitation for Bids solicitation IFB 6100 CLMC1125 for these construction services. The solicitation published on July 14, 2025, and closed on September 4, 2025. Of the nine offers received, the bids submitted by the recommended contractor was the lowest responsive bid received. A complete solicitation package, including a tabulation of the bids received, is available for viewing on the City's website. This information can currently be found at [https://financeonline.austintexas.gov/afo/account\\_services/solicitation/solicitation\\_details.cfm?sid=142744](https://financeonline.austintexas.gov/afo/account_services/solicitation/solicitation_details.cfm?sid=142744)

**MBE/WBE:**

This contract will be awarded in compliance with City Code Chapter 2-9A (Minority-Owned and Women-Owned Business Enterprise Procurement Program) by meeting the goals with 8.41% MBE and 1.03% WBE participation.

**Council Committee, Boards and Commission Action:**

November 12, 2025- To be reviewed by the Water and Wastewater Commission.

**Additional Backup Information:**

The Guildford Cove Boosted Pressure Zone Waterline Improvements project will enhance the water distribution capacity in the Long Canyon neighborhood to provide increased system capacity, reliability, and resilience improvements in the area. In 2020, the City adopted the new code for Wildland-Urban Interface (WUI) areas where structures and infrastructure are in or adjacent to areas at risk of wildfire. The Long Canyon neighborhood is within the City's WUI, putting it at an elevated risk of wildfire.

This project will install approximately 7,500 feet of waterline parallel to existing capacity constrained waterlines along Guildford Cove, Leaning Rock Circle, Bell Mountain Drive, and Cuesta Trail to increase fire flow (water supply from the fire hydrant) and capacity in the Guildford Cove Hydropneumatic Distribution System. Plans include removing existing fire hydrants and installing new fire hydrants to facilitate increased fire flow.



Item 9

Water & Wastewater Commission: November 12, 2025

Council: December 11, 2025

This item includes one allowance of \$40,000 to be used to address private landscaping impacts/repairs. An allowance is an amount that is specified and included in the construction contract or specifications for a certain item of work when details are not determined at the time of bidding.

Due to the potential for unknown subsurface conditions, a 10% contingency in funding has been included to allow for the expeditious processing of any change orders to cover any unforeseen construction costs associated with the project.

The work will occur within City right-of-way and on private property within existing public utility easements. The project will require temporary lane closures and detours. The contractor will install appropriate traffic detour signs and barricades to direct traffic. The contractor will work to ensure that residents and businesses always have access to their driveways. If access cannot be maintained, written notice of limited access will be provided to the affected property owner(s) at least 24 hours in advance.

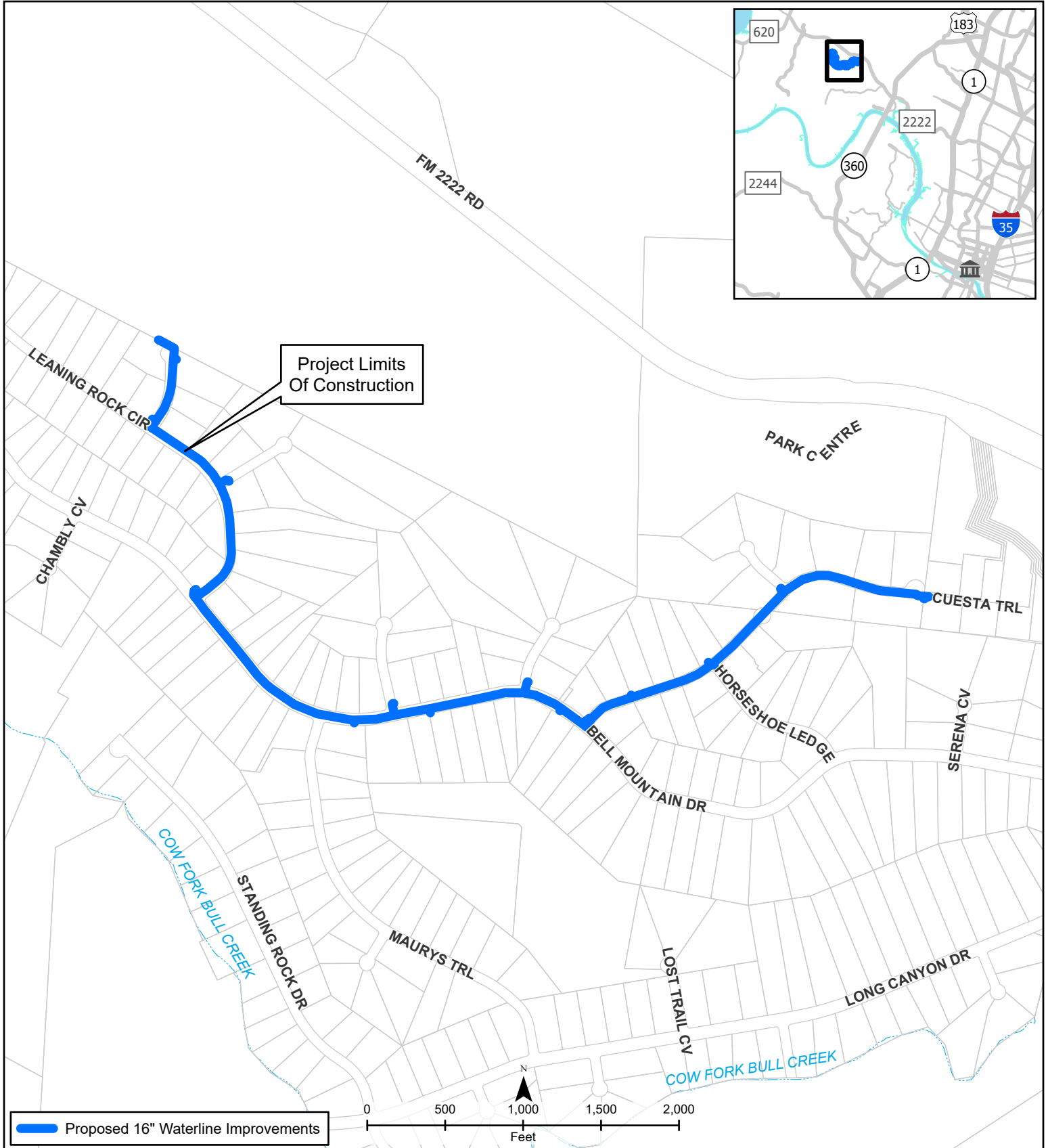
A delay in contract approval will impact Austin Water's ability to provide the increased water distribution capacity and reliability in the area that could impact public health and safety.

The contract allows 720 calendar days for completion of this project.

This project is located within zip code 78730 (District 10).



**Project Name: Guildford Cove Boosted PZ Water Line Improvements**  
**Project Location: Guildford Cove Long Canyon Neighborhood**





**MBE/WBE Summary**

Public notice was given for this solicitation CLM1125, Guildford Cove Boosted Pressure Zone Waterline Improvements, through the City’s Financial Services website, Austin Finance Online. Nine bids were received and opened on September 4, 2025. Of the nine bids received two bids were from MBE/WBE certified firms. Packsaddle Management, LLC submitted the lowest responsive bid including an allowance of \$40,000:

	<u>Base Bid</u>	<u>Base Bid + Allowance(s)</u>
Packsaddle Management, LLC, Horseshoe Bay, TX	\$3,514,944.00	\$3,554,944.00
MA Smith Contracting Co. Inc., Austin, TX	\$3,809,035.00	\$3,849,035.00
Facilities Rehabilitation, Inc., Austin, TX (MBE/H)	\$4,263,380.00	\$4,303,380.00
Santa Clara Construction LTD, Austin, TX (MBE/H)	\$4,444,723.00	\$4,484,723.00
BRCT, LLC / Black Rock Construction, Mansfield, TX	\$4,776,988.00	\$4,816,988.00
Joe Bland Construction, LLC, Austin, TX	\$5,061,430.00	\$5,101,430.00
Cash Construction, Inc., Pflugerville, TX	\$5,071,997.00	\$5,111,997.00
DeNucci Constructors LLC, Austin, TX	\$5,626,163.00	\$5,666,163.00
CC Carlton Industries, LTD, Austin, TX	\$6,971,118.65	\$7,011,118.65

The contractor’s choice of work methodology provides for nine areas of contracting opportunities which are listed below. Participation goals stated in the solicitation were 1.08% African American; 5.94% Hispanic; 0.64% Native/Asian American; 0.68% WBE. Total participation estimated on base bid amount:



		<b>Base Bid:</b>	<b>\$3,514,944.00</b>	
PRIME	NON M/WBE TOTAL		\$ 2,904,626.60	82.64%
	Packsaddle Management, LLC, Horseshoe Bay, TX			
MBE TOTALS - SUBCONTRACTORS			\$ 295,585.60	8.41%
	<i>African American Subtotal</i>			
			\$ 45,031.60	1.28%
	(MB) Avery's Lawn Care & Landscaping, LLC, Round Rock, TX (Erosion Controls)			
			\$ 45,031.60	1.28%
	<i>Hispanic Subtotal</i>			
			\$ 215,000.00	6.12%
	(MH) CGT AUS INC: DBA C Garcia Trucking, Buda, TX (Hauling Services)			
			\$ 215,000.00	6.12%
	<i>Native/Asian American Subtotal</i>			
			\$ 35,554.00	1.01%
	(FN) KLP Construction Supple, LLC, Manor, TX (Fire Hydrants)			
			\$ 35,554.00	1.01%
WBE TOTALS - SUBCONTRACTORS			\$ 36,500.00	1.03%
	(FW) Verity Civil Contracting, Inc., Taylor, TX (Aggregates)			
			\$ 30,000.00	0.85%
	(FW) Chlor-Serv, Inc., Hutto, TX (Waterline Chlorination Testing)			
			\$ 6,500.00	0.18%
NON MBE/WBE TOTALS - SUBCONTRACTORS			\$ 278,231.80	7.92%

	Bennett Paving, Inc., Leander, TX (Paving/Resurfacing)	\$ 230,502.30	6.56%
	Stripe It Up, LLC, Austin, TX (Traffic Control, Signage & Striping)	\$ 35,539.00	1.01%
	Avery's Lawn Care & Landscaping, LLC, Round Rock, TX (Sod, Grass)	\$ 12,190.50	0.35%

The Contractor submitted an MBE/WBE Compliance Plan that met the goals of the solicitation and was approved by the Small and Minority Business Resources Department. Second and third low bidder information is provided.

**SECOND BIDDER** – MA Smith Contracting Co. Inc., Austin, TX \$3,809,035.00  
 86.32% NON M/WBE prime participation; 1.10% African American; 5.96% Hispanic; 0.66% Native/Asian American; 0.71% WBE; 5.25% Non M/WBE subcontractor participation.

**THIRD BIDDER** – Facilities Rehabilitation, Inc. \$4,263,380.00  
 97.24% M/WBE prime participation; 1.10% African American; 0.00% Hispanic; 0.66% Native/Asian American; 1.00% WBE; 0.00% Non M/WBE subcontractor participation.