



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Michelle Fischer, City Administrator

Council Meeting Date: July 14, 2027

Agenda Item Wording: Discussion and possible action regarding a Change Order to the Construction Contract between the City of Dripping Springs and QA Construction Services, Inc. for the Stephenson School Building and Downtown Parking Lot Project. *Sponsor: Mayor Bill Foulds, Jr.*

Agenda Item Requestor: Chad Gilpin, City Engineer and Keenan Smith, TIRZ Project Manager

Summary/Background: QA Construction Services, Inc. (QA) is preparing a Change Order for a large portion of the paving for the Mercer Street Paseo Project (Project). The area to be paved is for parking on the south side of the Masonic Lodge and the dumpster enclosure and includes the installation of a concrete curb. They are going to include the option of using concrete instead of asphalt for the parking and dumpster enclosure areas. The rest of the Project will be bid out or another Change Order from QA could be considered for the remaining work.

QA is supposed to pave a narrow strip of the parking area south of the Masonic Lodge with asphalt as part of the Stephenson Building and Downtown Parking Lot Project. If another contractor is selected to do the Mercer Street Paseo Project, some of this asphalt will have to be removed to install the concrete curb and the rest of the asphalt will need to be removed if concrete is used for the remaining parking area.

The reason the Change Order is on the July 14th meeting agenda instead of the July 21st agenda is because QA will be demobilizing the equipment needed for the Mercer Street Paseo Project next week. If the Change Order is approved on Tuesday, the equipment will not be demobilized.

Using QA for the Mercer Street Paseo Project paving and concrete curb work should result in more efficient and coordinated construction, the elimination of mobilization costs, and less disruption for nearby property owners/businesses.

As of today, QA needs some of their subcontractors to provide information to complete the Change Order. City Staff is meeting with QA next Tuesday to review the proposed Change Order. City Staff will evaluate it in light of the Engineer's Cost Estimate and recent bids for similar work and will make

a recommendation to City Council at the July 14th meeting. City Staff will provide City Council with the Change Order as soon as possible.

**Commission
Recommendations:**

N/A

**Recommended
Council Actions:**

Approve the Change Order, decline the Change Order and direct City Staff to issue a Request for Bids for the Mercer Street Paseo Project.

Attachments:

None at this time. A drawing of the site work proposed in the Change Order and a drawing of the site work being done by QA in the Stephenson Building and Downtown Parking Lot Project near the Mercer Street Paseo Project area will be provided in the meeting slide deck presentation.

Next Steps/Schedule:

Pending City Council direction. If the Change Order is approved, it will be executed and a notice to proceed with the work will be issued.