



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

Submitted By: Shawn Cox, Deputy City Administrator

Council Meeting Date: Tuesday, September 2, 2025

Agenda Item Wording: **Discuss and consider selection of bidder for Stephenson Building and Parking Lot Project and authorize staff and the Mayor to finalize agreement with selected bidder.**

Agenda Item Sponsor: Mayor Bill Foulds, Jr.

Summary/Background:

In June, The City issued a Request for Proposal (RFP) for the Stephenson School Building & Parking Improvements. Prior to the proposal due date of July 24, 2025, a pre-proposal conference was held for those interested in submitting a proposal. Thirteen (13) contractors attended the conference.

On July 11th, the City received proposals from the following contractors:

1. ASD Consultants
2. Braun & Butler
3. Premier
4. QA Construction

The proposals were reviewed by an evaluation team consisting of:

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|--------------------------|--------------------------------------|
| - Chad Gilpin, CODS | - Ryan Thomas, TIRZ Board Chair |
| - Michelle Fischer, CODS | - Keenan Smith, TIRZ Project Manager |
| - Riley Sublett, CODS | - Alexis McKinney, Architexas |
| - Garrett Osborne, CODS | |

Based on the review of the proposals received, the evaluation team is recommending Council authorize City Administration to negotiate a contract with QA Construction, who received the highest evaluation score, and the team considered to have provided the best valued proposal.

QA Construction's base bid totals \$4,281,000.00, and is fully funded through a combination of the 2025 Debt Series, Landscaping and Hotel Occupancy Tax Funds. City Staff and Architexas will be working with QA Construction, if selected by Council, to value engineer the project, to reduce their based bid, and to include Bid Alternates A, B, 1 & 2 as recommended by the team, plus a reasonable and prudent Owner's Contingency to cover unfound conditions.

The negotiated contract will cover a fully funded project and will be considered by Council at the September 16, 2025 meeting. A complete breakdown of funding sources and totals will also be provided.

Commission Recommendations:	The TIRZ Board will make a recommendation on this at its Sept. 2 nd Special Meeting just before the City Council meeting.
Recommended Council Actions:	The evaluation team recommends awarding the contract to QA Construction and authorizing City Administration to negotiate a contract for Council consideration at the September 16, 2025 meeting.
Attachments:	<ul style="list-style-type: none">- Proposal Evaluation Score Summary- Tabular Summary of Proposals- Proposals
Next Steps/Schedule:	Approval of negotiated Contract