



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78602

Submitted By: Chad Gilpin, City Engineer

Council Meeting Date: 10/6/2026

Agenda Item Wording: **Discuss and consider selection of a bidder and authorize staff to finalize agreement related to the Mercer Street Paseo Phase 2 Project.**
Sponsor: Mayor Pro-Tem Taline Manassian

Agenda Item Requestor: Chad Gilpin, City Engineer

Summary/Background: The TIRZ Board Recommended and City of Dripping Springs City Council approved a Budget of \$ 200,000 for the Mercer Street Paseo Project. In July 2026, City Staff attempted to Change Order the entire Mercer Street Paseo Project into the Stephenson Building Project. Change Order price quotes exceeded City budget by more than double. City Staff re-evaluated the project and came up with the strategy to stay within budget by completing the project in 3 Phases. The 3 Phases and budgets are summarized below:

Phase 1 - \$49,995

Phase 1 was change ordered into the Contract for the Stephenson Building project in July 2026. Phase 1 scope includes the Dumpster Enclosure, associated paving for trash truck maneuvers and Stephenson site work tie-in of curbs and sidewalks.

Phase 2 - \$85,400 (Current Award Consideration)

Phase 2 includes the Paseo underground infrastructure & sidewalk. Underground infrastructure includes electrical conduit, light pole foundations, water service sleeving, wastewater service extension, storm drains, tree wells and storm curbs.

Phase 3 – \$ 64,605 (Remaining Budget)

It is anticipated that the City will complete Phase 3 at a later date through a combination of DIY City labor forces and direct contract with a Landscape Construction Company. Remaining Phase 3 scope includes landscape plantings, crushed granite, benches, paver step stones, light poles and electric wire pulls.

Project Total - \$ 200,000

Four (4) Contractors were invited to bid. Two (2) contractor bids for the referenced project were received.

- Si Environmental, LLC (Formerly Dig Dug Construction)
- S&D Constructors, Inc.

Bids have been evaluated and the low bid is **S&D Constructors, Inc.** with the following bid:

Total Base Bid Amount: \$ 85,400.00

Staff recommends award of the Base Bid + an Allowance for a total amount of \$100,000.00 to S&D Constructors, Inc. based on evaluation of the bid packages. The allowance amount may be used to complete certain planned Phase 3 finish out items with Phase 2.

Base Bid: \$ 85,400.00

Allowance: \$ 14,600.00

Total Award Amount: \$ 100,000.00

**Recommended
Council Actions:**

City Staff recommends authorizing staff to finalize agreement related to the Mercer Street Paseo Phase 2 Project.

Attachments:

- Bid Tabulation
- S&D Constructors, Inc. - Bid Response Package
- Si Environmental, LLC – Bid Response Package
- Project Manual
- Construction Plans

Next Steps/Schedule:

- Council Award: Tuesday October 6, 2026
- Issue Notice of Award: Wednesday October 7, 2026
- Execute Contract: Friday October 16, 2026
- Issue Notice to Proceed: Monday October 19, 2026
- Complete Construction: Early December