



City of Austin

Recommendation for Action

File #: 25-2162, **Agenda Item #:** 36.

10/23/2025

Posting Language

Authorize three contracts for flooring installation, refinishing and repair services for all City departments with 1st Construction Trades LLC, Ace Flooring Solutions LLC d/b/a Ace Floor Solutions, and Corza Construction LLC, for an initial term of two years with up to three 1-year extension options in an amount not to exceed \$10,750,000. Funding: \$1,970,833 is available in the Operating Budgets of various City departments. Funding for the remaining contract term is contingent upon available funding in future budgets.

Lead Department

Austin Financial Services.

Client Department(s)

All City Departments.

Fiscal Note

Funding in the amount of \$1,970,833 is available in the Fiscal Year 2025-2026 Operating Budgets of various City departments.

Funding for the remaining contract term is contingent upon available funding in future budgets.

Procurement:

Austin Financial Services issued a Request for Proposals solicitation RFP 5000 BYS3042 for these services. The solicitation was issued on June 9, 2025, and closed on July 8, 2025. Of the seven offers received, the recommended contractors submitted the best evaluated responsive offers. A complete solicitation package, including a log of offers 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=142305.

MBE/WBE:

This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9B (Minority-Owned and Women-Owned Business Enterprise Procurement Program). For the services required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established.

For More Information:

Direct questions regarding this Recommendation for Council Action to Austin Financial Services - Central Procurement at: FSDCentralProcurementRCAs@austintexas.gov or 512-974-2500. Respondents to the solicitation and their Agents should direct all questions to the Authorized Contact Person identified in the solicitation.

Additional Backup Information:

These contracts will provide floor installation and repairs, including labor and materials, for over 300 City-owned facilities. The flooring types covered under these contracts include carpet, linoleum, vinyl composition,

rubber, hardwood, engineered wood, ceramic, porcelain, stone tile, concrete, and terrazzo. Installation and repair services include services such as floor leveling and removal of existing flooring. Materials and adhesives used under these contracts are required to comply with the City's Carpet or Hard Surface Flooring Materials Guidelines. The contractors are required to recycle at least 80% of all flooring and carpeting removed.

These contracts replace contracts expiring December 8, 2025. Requested authorization is based on historical spending and departmental estimates of future needs. Two of the recommended contractors are the current providers for these services. All three contractors are MBE/WBE certified by the City.

An evaluation team with expertise in this area evaluated the offers and scored 1st Construction Trades LLC, Ace Flooring Solutions LLC d/b/a Ace Floor Solutions, and Corza Construction LLC as the best to provide these services based on technical program and proposed solution, price proposal, firm experience, personnel experience, and small business preference.

If the contracts are not approved, the City will not have a reliable source for repairing and installing flooring materials and will need to resort to spot buys for these services.

Contract Details:		
Contract Term	Length of Term	Contract Authorization
Initial Term	2 years	\$4,450,000
Optional Extension 1	1 year	\$2,120,000
Optional Extension 2	1 year	\$2,095,000
Optional Extension 2	1 year	\$2,085,000
Total	5 years	\$10,750,000

Note: Contract Authorization amounts are based on the City's estimated annual usage.