



City of Austin

Recommendation for Action

File #: 25-2395, **Agenda Item #:** 23.

12/11/2025

Posting Language

Authorize a contract for construction services for the Guildford Cove Boosted Pressure Zone Waterline Improvements Project for Austin Water 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 bids 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
<mailto: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 1.04% WBE participation.

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.

Council Committee, Boards and Commission Action:

November 12, 2025- Recommended by the Water and Wastewater Commission on a 9-0 vote with two absences.

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.

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. By authorizing the additional contingency funding, Council is authorizing any change orders within the contingency amount.

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).