



AGENDA ITEM SUMMARY

Agenda Date	November 18, 2025
Requested Action	RECEIVE BIDS AND APPROVE RESOLUTION NO. 2025-R87; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, AWARDING THE CONTRACT FOR PLANT STREET PARKING LOT IMPROVEMENTS TO _____ FOR AN AMOUNT NOT TO EXCEED \$_____; AND AUTHORIZING THE CITY MANAGER TO MANAGE AND EXECUTE THE RELATED CONTRACT.
Contact Person	Jeffrey Carroll – Engineering & Mobility Director
Background Information	This project involves the redevelopment of the existing public parking lot located northwest of the intersection of Plant Avenue and River Road, behind the Dodging Duck Restaurant. In July 2021, the City purchased the Lower Colorado River Authority (LCRA) portion of the property, making the City the sole owner of the entire parking lot. Prior to this purchase, ownership of the lot was shared between the City and LCRA under a lease agreement. City staff worked with Open Air Studios, LLC, a qualified landscape architecture firm, to develop the design for improvements to the parking lot. The design incorporates concepts from the City's Urban Corridor Design Guidebook and is intended to serve as a template for future City-owned public parking facilities. The design was reviewed and approved by City staff and members of the Urban Corridor Design Workgroup. Because the estimated construction cost exceeded \$100,000, the project was bid in accordance with Texas Local Government Code §252.021, which requires competitive sealed bidding. The City issued a Request for Bids (RFB) for the parking lot improvements, publicly advertised on October 1 and 8, 2025, in The Boerne Star, and posted on both the City's procurement portal and CivCast. Bid submissions were due on October 16, 2025.

	On October 16, 2025, sealed bids were publicly opened and read aloud at City Hall. The City received four (4) bids, with base bid amounts ranging from \$490,751.50 to \$949,000.00. The lowest responsible bid was submitted by ML Contracting, Inc. in the amount of \$490,751.50. City staff reviewed the bid for completeness and accuracy and recommends that the City Council accept the bid. In accordance with the Texas Administrative Code, change orders may be approved for up to 25% of the original contract amount without rebidding. To accommodate unforeseen conditions or necessary modifications during construction, staff recommends that the City Council authorize an additional 10% contingency, resulting in a total project authorization not to exceed \$539,826.65. If no changes are required, the total expenditure will remain at the base bid amount. Staff recommends that the City Council accept the bid and authorize the City Manager to execute a contract with ML Contracting, Inc. for the Plant Avenue Parking Lot Improvements in an amount not to exceed \$539,826.65, subject to legal review and compliance with State procurement law.
Strategic Alignment	F2 – Investing in and maintaining high-quality infrastructure systems and public assets.
Financial Considerations	\$400,000 was included in the capital improvement budget.
Citizen Input/Board Review	The design was reviewed by members in the City’s Urban Corridor Design workgroup.
Legal Review	N/A
Alternative Options	N/A
Supporting Documents	Resolution No. 2025-R87 Bid Tabulation Summary