



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
www.cityofdenton.com

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Procurement  
**ACM:** Christine Taylor  
**DATE:** May 18, 2026

### **SUBJECT**

Consider recommending adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with BRCT LLC, dba Black Rock Construction, for the construction of the Baker Offsite Sewer Project with the geographical limits as follows: Masch Branch Road from Hampton Road to Jim Crystal Road for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (IFB 8833 – awarded to BRCT LLC, dba Black Rock Construction, in the not-to-exceed amount of \$2,719,616.55).

### **STRATEGIC ALIGNMENT**

This action supports Key Focus Area: Enhance Infrastructure and Mobility.

### **INFORMATION/BACKGROUND**

The Baker Offsite Sewer Project is a component of the 2024 Wastewater Master Plan. The project includes the installation of approximately 9,114 linear feet of sewer line along Masch Branch Road, extending from Hampton Road to Jim Crystal Road. This improvement supports efficient and sustainable wastewater management, protects public health and safety, and strengthens the City's wastewater treatment and conveyance infrastructure to accommodate projected population growth over the next 25 years.

On December 16, 2025, City Council approved a development agreement for cost-sharing between the City of Denton and RM Squared Denton LLC and Baker 35 LLC for the Baker Offsite Sewer Project. To expedite the delivery of the city sewer line, the developer engaged Kimley-Horn & Associates to complete design and engineering services for the project. The Developer has also funded the associated design and engineering costs for the City sewer line in advance of construction.

The Baker Offsite Sewer Project has a total project construction cost of \$2,719,616.55. This estimate includes a \$2,590,111 total base proposal amount and a 5% contingency of \$129,505.55. A contingency allowance, if any, is for the sole use of the City and will be subject to written authorization by the City's Project Manager and Program Manager.

Invitation for Bids was sent to 1,275 prospective suppliers, including 75 Denton firms. In addition, specifications were placed on the Procurement website for prospective suppliers to download, and advertised in the local newspaper. Ten (10) bids were received, with nine (9) bids meeting specifications. The lowest bid was received by BRCT LLC, dba Black Rock Construction.

NIGP Code Used for Solicitation:	911, 912, 913
Notifications sent for Solicitation sent in IonWave:	1,275
Number of Suppliers that viewed Solicitation in IonWave:	41
HUB-Historically Underutilized Business Invitations sent out:	156
SBE-Small Business Enterprise Invitations sent out:	398
Responses from Solicitation:	10
Responses Meeting Specifications:	9

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On December 16, 2025, City Council approved a development agreement between the City of Denton and RM Squared Denton LLC and Baker 35 LLC (Ordinance 25-2155).

**RECOMMENDATION**

Award a contract with BRCT LLC, dba Black Rock Construction, for the construction of the Baker Offsite Sewer Project with the geographical limits as follows: Masch Branch Road from Hampton Road to Jim Crystal Road for the Capital Projects Department, in a not-to-exceed amount of \$2,719,616.55.

**PRINCIPAL PLACE OF BUSINESS**

BRCT LLC, dba Black Rock Construction  
Mansfield, TX

**ESTIMATED SCHEDULE OF PROJECT**

This project will be started upon approval, with a completion date of Q3 2027

**FISCAL INFORMATION**

These services will be funded from a combination of the accounts listed below.

Other WW Project Funding	640527541.1360.40100	\$550,000.00
Masch Sewer Line Replacement	640549545.1360.40100	\$2,040,111.00

Requisition #175262 has been entered into the Purchasing software system in the amount of \$2,590,111. The budgeted amount for this item is \$ 2,719,616.55.

**EXHIBITS**

- Exhibit 1: Agenda Information Sheet
- Exhibit 2: Bid Tabulation
- Exhibit 3: Ordinance and Contract

Respectfully submitted:  
Lori Hewell, 940-349-7100  
Purchasing Manager

For information concerning this acquisition, contact: Sheldon Gatewood, 940-349-7423.

Legal point of contact: Leah Bush at 940-349-8333.