



Agenda Item Report

Legislative Board:	Buda Economic Development Corporation
Date:	May 11, 2026
Contact:	Shannon Cameron, Office Manager
Agenda Item ID / Number:	2026-429- / 7.4

ITEM TITLE: Discussion and possible action to authorize the Board President to amend the agreement with Logic Builders for additional site improvements and building renovation, not to exceed additional expenditures of \$1,250,000.00, related to Project Caboose/Train Depot.
--

1. EXECUTIVE SUMMARY

The Depot on Main (Project Caboose) is a signature legacy initiative of the Buda EDC. On February 27, 2025, the Board approved an initial budget of \$350,000 to initiate the building relocation. On July 14, 2025, the Board approved a budget amendment increasing the total project budget to \$1,850,000, established prior to full design completion and before the full scope of work was known. On April 13, 2026, the Board approved an additional \$1,250,000 budget amendment to account for expanded scope added through the design process, FF&E, additions requested at the Joint Commission meeting, and material cost increases driven by federal tariff actions. The total BEDC budget is \$3,100,000, with an additional confirmed \$400,000 City of Buda contribution, bringing total authorized funding to \$3,500,000. Logic Builders Group has served as the general contractor since October 2025. The current contract of \$1,395,251.57 covers the building relocation from New Braunfels, architectural and civil engineering design, roofing, and pre-ordered windows and doors, and is approximately 85% complete. The amendment being requested covers building renovation and interior construction and site improvements. The current estimated project total is \$3,335,340, which reflects actual bids for building renovation and estimated figures for site work. Site work costs will be refined when actual bids are received and may fluctuate. The project has up to \$381,722 in combined protection against cost increases, consisting of \$253,660 in effective budget headroom, which includes the City's verbal indication to cover approximately \$89,000 in Joint Commission items, plus \$128,062 in built-in site phase contingency. The City's \$89,000 commitment has not yet been formalized in writing. Based on the recommendation of legal counsel, Board authorization is required for the Board President to execute an amendment to the existing Logic Builders agreement for additional site improvements and building renovation, not to exceed \$1,250,000.

2. BACKGROUND/HISTORY

The Depot on Main originated in late 2023 and early 2024 when the Bryant family, owners of a property in New Braunfels where a historic train depot was located, contacted the City of Buda. The family expressed a desire to gift the depot structure to the City if it could be relocated in a timely manner. Buda EDC staff worked with the City's Senior Planner to pursue the opportunity, but the City's procurement process could not meet the timeline required by the owner. As a result, the property received a purchase offer that included the depot, and the opportunity appeared to be lost.

Buda EDC staff maintained communication with the Bryant family over the following year. When subsequent purchase contracts fell through, the owner contacted the EDC in December 2024 and

renewed the offer to gift the depot to the City under the same conditions. Given the EDC's more nimble procurement process, the EDC agreed to take the lead on the project.

Because the cost of relocating a historic structure of this size is substantial and the building can only be moved once, the site had to be confirmed and the concept fully developed before the move could be authorized. EDC staff developed an initial concept for the site at 310 North Main Street, working with the Texas Historical Commission to refine it into a presentation-ready concept. Pape Dawson Engineers was then engaged to prepare a high-level site plan confirming that the proposed improvements, including drive aisles, parking, and site amenities, could fit within the constraints of the site. With the site confirmed and the concept validated, the project was brought forward for Board and City Council approval, with the City Council casting the final vote on the selected location.

Logic Builders Group was contracted in October 2025 to manage the relocation and serve as general contractor. The building was successfully relocated from New Braunfels to Buda and set on a new pier and beam foundation. As design and construction progressed, additional scope was identified including roof replacement, structural upgrades, expedited procurement of custom windows and doors, and full architectural and civil engineering services. The project is now approximately 85% complete on the current contract scope, with building renovation and site improvements remaining. Legal counsel has recommended that an amendment of this size requires Board authorization for the Board President to execute.

3. ANALYSIS

4. FINANCIAL IMPACT

This action authorizes the Board President to execute an amendment to the existing Logic Builders agreement, not to exceed \$1,250,000, within the budget previously approved by the Board on April 13, 2026. No new appropriation is required. The total BEDC budget for this project is \$3,100,000, with an additional confirmed \$400,000 City of Buda contribution bringing total authorized funding to \$3,500,000. The current estimated project total of \$3,335,340 leaves \$164,660 in budget headroom, supplemented by \$128,062 in built-in site phase contingency. The City of Buda has also verbally indicated a willingness to cover approximately \$89,000 in costs associated with Joint Commission items, though that commitment has not yet been formalized in writing. Combined, these three sources of protection provide up to \$381,722 in total financial cushion against potential cost increases as the project moves into the site work phase.

5. STRATEGIC PLAN/GOALS

6. STRATEGIC PLAN OBJECTIVES

7. PROS AND CONS

8. ALTERNATIVES

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Attachments:

[Depot_on_Main_Budget_Summary_v3.xlsx](#)