



# Agenda Item Report

**Legislative Board:** City Council  
**Date:** June 16, 2026  
**Contact:** Austin Messerli  
**Agenda Item ID / Number:** 2026-390- / J.5

**ITEM TITLE:** Deliberation and possible action to authorize the City Manager to execute the proposed Master Services Agreement (MSA) Amendment No. 2 to Ten Eyck Landscape Architects, Inc. for the Garison Memorial Park Development project to increase the Master Services Agreement by \$309,060.63 from \$1,445,009.00 to \$1,754,069.63 to account for construction phase services (Capital Improvements Program Manager Austin Messerli, P.E. and Angellia Points, WSB Engineering) [PUBLIC TESTIMONY]

## 1. EXECUTIVE SUMMARY

City Council approved a Master Services Agreement (MSA) with Ten Eyck Landscape Architects (TELA) on November 30, 2022, for \$1,445,009.00, with Amendment No.1 on December 11, 2025, for a time extension. The City has worked with TELA from the start on the Garison Park Project. The proposed MSA extension focuses on incorporating additional services, including the design of overflow parking, interpretive signage, including narratives and artistry work for signage throughout the park, environmental studies permitting and assessments required for the awarded Texas Parks and Wildlife Grant, Garison Park plat review, and additional design and construction oversight for the additional 4.5 acres added to the overall park site.

## 2. BACKGROUND/HISTORY

City Council approved a Master Services Agreement (MSA) with Ten Eyck Landscape Architects (TELA) on November 30, 2022, for \$1,445,009.00, with Amendment No.1 on December 11, 2025, for a time extension.

Ten Eyck finalized the preliminary/schematic design in December 2023. The consultant began the 60% design in March 2024 and completed the design development plans in July 2024. The Buda Bond Oversight Committee reviewed the design at a joint meeting with the Parks Commission on July 15, 2024. Council reviewed the updated design with the Parks Commission on August 6, 2024. Final construction plans began in the Fall 2024. The Buda Bond Oversight Committee reviewed the updated design at a joint meeting with the Parks Commission on January 15, 2025. The Team organized and prepared the project for bid, with advertisements running from February 25, 2026, through April 23, 2026. The City solicited a request for proposals and received two (2) submissions at the Bid Opening on April 23, 2026. After receiving the two proposals, Ten Eyck prepared the bid tabulation and letter of recommendation. The Staff requested that both contractors present their best and final offers. The City has worked with TELA from the start on the Garison Park Project through 100% plans, permitting, and bidding. The next step is for TELA to assist in the administration of construction-phase services.

## 3. ANALYSIS

The additional services include the design of overflow parking, interpretive signage, including narratives and artistry work for signage throughout the park, environmental studies permitting and assessments required for the awarded Texas Parks and Wildlife Grant, Garison Park plat review, and additional design and construction oversight for the additional 4.5 acres added to the overall

park site. This additional work was performed under the original MSA but ate into the funds needed for construction oversight. Construction phase services by the design team will include a smooth transition and integration of design plans. Staff have been aware of the additional services requested and performed to date by the design team. This MSA amendment and the subsequent task order were anticipated and timed to coincide with the start of construction activities.

Construction Phase services are defined in the Scope of Work for TO#6.

#### **4. FINANCIAL IMPACT**

An increase to the Master Services Agreement amount from \$1,445,009.00 to \$1,754,069.36, a \$309,060.63 increase. This increase matches the negotiated construction phase services Task Order of \$390,529.54. The difference is due to minor cost avoidances in prior task orders. The cost of this addition was factored into the previous item.

#### **5. STRATEGIC PLAN/GOALS**

FUN EXPERIENCES FOR ALL

#### **6. STRATEGIC PLAN OBJECTIVES**

Expand and develop Garison Park with a variety of outdoor amenities

#### **7. PROS AND CONS**

Pros: The increased MSA amendment and execution of subsequent Task Order allow Ten Eyck Landscape Architects to continue forward with additional services including the design of overflow parking, interpretive signage included narratives and artistry work for signage throughout the park, environmental studies permitting and assessments required for the awarded Texas Parks and Wildlife Grant, Garison Park plat review, and additional design and construction oversight for the additional 4.5 acres added to the overall park site.

Cons: Increasing MSA allocates additional City funds that could be used for construction.

#### **8. ALTERNATIVES**

If the amendment is denied, the City would investigate how to manage construction in-house, which would lead to delays and unknown cost impacts and quality of work not only to Garison Park but to other bond projects.

#### **9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION**

Staff seeks Council's directive to increase the amount of the Master Services Agreement (MSA) with Amendment No. 2 Ten Eyck Landscape Architects for the Garison Park project to increase the amount of the Master Services Agreement from \$1,445,009.00 to \$1,754,069.36 and to authorize the City Manager to negotiate and execute a subsequent Task Order for the Garison Park project to an amount of \$390,529.54.

#### **Attachments:**

[Presentation - Garison Park - Ten Eyck MSA 2 - 20260616.pdf](#)

[Ten Eyck MSA Amendment 2 - Garison Park - 20260616.pdf](#)

[Ten Eyck TO#6 - Garison Park - 20260616.pdf](#)