



Agenda Item Report

Legislative Board: City Council
Date: November 5, 2025
Contact: Austin Messerli
Agenda Item ID / Number: 2025-965- / J.4

ITEM TITLE: Deliberation and possible action to authorize the City Manager to execute Amendment No. 2 to the Bond Program Management Services Agreement with WSB LLC (Capital Improvements Program Manager Austin Messerli, P.E.) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

The original Bond Program Management Services Agreement with WSB was approved by City Council on April 19th, 2022 for \$1,991,139.00. It was anticipated to support and supplement Staff through a portion of the six-year bond program. On November 6, 2024, Amendment No. 1 was approved in an amount not-to-exceed \$448,175.00 for additional bond program management support. This Amendment No. 2 is specifically for land acquisition services for Old Black Colony Road. WSB's administrative services are below the 5% administrative cap for the second tranche of bonds issued under the 2021 Bond Program - a \$9,245,000 issuance through the GO Bonds, Series 2024. Because this amendment is project-specific, the amendment amount is considered non-administrative and are direct project costs. Funds are allocated within the Old Black Colony Road Project for this specific land acquisition service. WSB is also pre-qualified under the general engineering consultation (GEC) services (Resolution 2024-R-48) to perform land acquisition services.

2. BACKGROUND/HISTORY

In April 2022, Council approved the original agreement for \$1,991,139.00, and it was anticipated to support Staff through a portion of the bond program. On November 6, 2024, Amendment No. 1 was approved in an amount not-to-exceed \$448,175.00 for additional bond program management support. Administrative costs are limited to 5% of each bond issuance. WSB's administrative services are below the 5% administrative cap for the second tranche of bonds issued under the 2021 Bond Program - a \$9,245,000 issuance through the GO Bonds, Series 2024.

3. ANALYSIS

As the Old Black Colony Road Project has progressed to the 60% design level, land acquisition services are required to keep the project moving forward in a timely manner. Funds are allocated within the Old Black Colony Road Project for this specific service. WSB is pre-qualified under the general engineering consultation (GEC) services (Resolution 2024-R-48) to perform land acquisition services and is familiar with the project corridor based on their current experience with bond program management and prior land acquisition services for other City and TxDOT projects.

4. FINANCIAL IMPACT

Old Black Colony Road Project, Land Acquisition Services will be a Lump sum fee of \$5,000 per parcel, for 37 parcels. Total lump sum fee is \$185,000. Funding for this service is available and will be allocated from the CIP project, Old Black Colony Road.

5. STRATEGIC PLAN/GOALS
IMPROVED MOBILITY

6. STRATEGIC PLAN OBJECTIVES
Expand the road network in Buda

7. PROS AND CONS

Pros: The amendment covers a required service to keep Old Black Colony Road moving and on track for construction. WSB has provided this service for the City in the past (Eastside Park, Garison Park) and is familiar with the project, works well with the design team (Lochner), and is on the pre-qualified list for acquisition services. Hiring a consultant to perform this service ensures State Law for acquisition requirements are met and the acquisition of right-of-way and easements are acquired in a timely manner.

Cons: Services such as ROW acquisition and negotiations do cost the City funds that could be used for construction. If not performed by a consultant, staff would be to negotiate and coordinate with property owners. This service is beyond City Staff's experience, capacity, and legal assistance would be required.

8. ALTERNATIVES

If the amendment is denied, the City would choose another firm from the GEC pre-qualified list or separate solicitation and present to City Council for consideration at a future meeting. Another alternative would be to attempt to perform this service in-house, which the City staff may not be able to offer, leading to delays in bond project.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff recommends City Council to authorize the City Manager to execute Amendment No. 2 to the Bond Program Management Services Agreement with WSB LLC, in an amount up to \$185,000.

Attachments: