



Agenda Item Report

Legislative Board: City Council
Date: June 16, 2026
Contact: Austin Messerli
Agenda Item ID / Number: 2026-524- / J.3

ITEM TITLE: Deliberation and possible action to authorize the City Manager to execute the proposed Master Services Agreement (MSA) Amendment No. 2 to Halff Associates, Inc., for the Austin Street Project to increase the amount of the Master Services Agreement by \$176,763.60, from \$819,718.27 to \$996,481.87 to account for surveying and design fees for the FM2770 and Main Street Project and the 90% and 100% design phases and bid phase services for the Austin Street project (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 Halff Associates on January 9, 2024, for \$654,096, with Amendment No.1 on April 14, 2024, to increase by \$165,622.27 to \$819,718.27 to include the design, bid, and construction phase services for the FM2770 and Main Street project. The City has worked with Halff from the start on these projects. The proposed MSA extension focuses on incorporating additional services, including surveying and design fees for the FM2770 and Main Street project and the 90% and 100% design phases and bid phase services for the Austin Street project. Austin St received public and stakeholder input, requiring additional services to accommodate and complete the design and bidding.

2. BACKGROUND/HISTORY

City Council approved a Master Services Agreement (MSA) with Halff Associates on January 9, 2024, for \$654,096, with Amendment No.1 on April 14, 2024, to include the FM2770 and Main Street project. The City has worked with Halff since the start of these projects, from schematic through 60% plans to final design.

During the easement negotiations with property owners for the FM2770 and Main Street project, the property owners' requests have resulted in additional survey and design services, which Staff supports. Also, the design team identified the most cost effective and feasible drainage design after reviewing the survey data, which resulted in the incorporation of additional drainage features west of Austin Street, along Elm Street and San Marcos Street, and at City Park. Staff also supports the changes in the drainage design. Between schematic design and 60% design, multiple meetings with property owners regarding dumpsters and driveways were held. Additional design modifications have occurred and continue to be requested by the City to accommodate the unique nature of this project and its existing businesses and property owners.

3. ANALYSIS

An increase to the Master Services Agreement amount from \$819,718.27 to \$996,481.87, a \$176,763.30 increase. This increase covers the negotiated 90% and 100% design phases and bid phase services Task Order and keeps the design team moving to continue both projects moving forward.

4. FINANCIAL IMPACT

An increase to the Master Services Agreement amount from \$819,718.27 to \$996,481.87, a \$176,763.30 increase. This increase covers the negotiated 90% and 100% design phases and bid phase services in the proposed Task Order.

5. STRATEGIC PLAN/GOALS

HISTORIC AND VIBRANT DOWNTOWN

6. STRATEGIC PLAN OBJECTIVES

Create a more walkable, pedestrian-friendly Buda downtown

7. PROS AND CONS

Pros: The increased MSA amendment and execution of subsequent Task Order allows Halff Associates to continue forward with both projects, advancing the design while adjusting for property owner and business owner accommodations for the Austin Street and FM2770 and Main Street projects.

Cons: Increasing MSA allocates additional City funds that could be used for construction. Without the additional effort and due diligence, the City will likely receive negative feedback from the public and stakeholders, causing more delays and costs in overall timeline.

8. ALTERNATIVES

If the amendment is denied, the City would investigate how to reduce the design and value engineer the projects, which would lead to delays and unknown cost impacts to the 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 Halff Associates for the Austin Street and 2770 and Main projects to increase the amount of the Master Services Agreement from \$819,718.27 to \$996,481.87 and authorize the City Manager to negotiate and execute a subsequent Task Order for the Austin Street project to an amount of \$300,432.26.

Attachments:

[Presentation - 20260616 - AustinSt Halff Amendment.pdf](#)

[MSA Amendment 2 - Halff - Austin St and Main/FM 2770 Ped Crossing 20260616.pdf](#)

[Halff TO5 - Austin St and Main/FM 2770 Ped Crossing 20260616.pdf](#)