



Agenda Item Report

Legislative Board:	Buda Economic Development Corporation
Date:	April 13, 2026
Contact:	Shannon Cameron, Office Manager
Agenda Item ID / Number:	2026-326- / 8.3

ITEM TITLE: Discussion and possible action to approve additional expenditures and a budget amendment in an amount not to exceed One Million Two-Hundred Fifty Thousand and No/100 Dollars (\$1,250,000.00) for Project Caboose/Train Depot construction, renovation, and site plan.
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1. EXECUTIVE SUMMARY

Staff requests Board approval of a \$1,250,000 budget amendment to the FY 2025-26 BEDC budget for Project Caboose/Train Depot construction, renovation, and site plan. The original FY26 budget of \$1,850,000 was established prior to full design completion and does not 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 estimated project cost is \$3,292,920, with BEDC's share at \$2,892,920 after a confirmed \$400,000 City of Buda design contribution, against a current authorized budget of \$1,850,000.

2. BACKGROUND/HISTORY

In FY 2024-25, BEDC budgeted \$350,000 for the relocation of the historic Buda Train Depot. The project did not begin until FY 2025-26, at which point the budget was updated to \$1,850,000 to reflect a full design-build scope.

It is worth noting that two prior funding actions totaling \$850,000 did not carry forward into the current project budget as anticipated. The FY 2024-25 budget of \$350,000 was expected to roll over into FY 2025-26 when the project was deferred; however, those funds did not carry forward. Additionally, the BEDC Board approved \$500,000 in FY 2025-26 for FF&E; however, this amount was not officially approved as a budget amendment with City Council and is therefore not reflected in the current authorized budget of \$1,850,000. Together these two items represent \$850,000 in funding that was anticipated at various points in the project's history but is not available in the current budget, which substantially accounts for the gap between the authorized budget and total project cost.

In October 2025, BEDC executed a design-build agreement with Logic Builders Group, LLC (Chris Davis, President) with an original contract sum of \$567,896 covering relocation, foundation, and making the structure weather tight at 301 Main Street, Buda. Through nine approved change orders, the contract has grown to \$1,395,252 to include full architectural and civil design services through Lawrence Group, structural engineering, roofing replacement, and expedited procurement of windows and doors. Construction documents are now 90% complete and the project is entering the Phase 2 construction and bidding phase.

Three factors have driven costs beyond the original budget: (1) expanded scope added through the design process, including FF&E (\$200,000); (2) additions requested at the Joint Commission meeting including fire suppression, site electrical, fencing, handrails, and well enclosure

improvements totaling \$215,326 after GC markup; and (3) ongoing material cost increases driven by federal tariff actions affecting steel, aluminum, and imported building components. The City of Buda has agreed to contribute \$400,000 toward design costs, offsetting a portion of the total.

3. ANALYSIS

4. FINANCIAL IMPACT

The total estimated project cost is \$3,292,920, of which the City of Buda has agreed to contribute \$400,000 toward design costs, leaving a BEDC share of \$2,892,920. Against the current authorized budget of \$1,850,000, the calculated shortfall is \$1,042,920. Staff is requesting a budget amendment of \$1,250,000. The amendment is structured to cover the calculated shortfall, the Joint Commission additions of \$215,326 in the event the City of Buda does not confirm cost-sharing for those items, and a remaining contingency buffer for ongoing material cost increases driven by federal tariff actions. If approved, the total authorized budget for this project would be \$3,100,000. A detailed project budget summary is attached. Funding will be drawn from Project Downtown reserves as authorized in the FY 2025-26 budget. This budget amendment, if approved by the BEDC Board, will be forwarded to Buda City Council for approval on the consent agenda per standard budget amendment procedures.

5. STRATEGIC PLAN/GOALS

6. STRATEGIC PLAN OBJECTIVES

7. PROS AND CONS

8. ALTERNATIVES

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Attachments:

[The Depot on Main - Project Budget Summary.pdf](#)