



# Agenda Item Report

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| <b>Legislative Board:</b>       | City Council      |
| <b>Date:</b>                    | December 16, 2025 |
| <b>Contact:</b>                 | Anthony Host      |
| <b>Agenda Item ID / Number:</b> | 2025-1121- / H.7  |

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| <b>ITEM TITLE:</b> Deliberation and possible action on Construction Change Order #1 with G Hyatt Construction (#25-255) for the Sportsplex construction (Parks Director Tony Host and Darren Strozewski P.E, of DCS Principal) [PUBLIC TESTIMONY] |
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## 1. EXECUTIVE SUMMARY

Change Order No. 1 incorporates several modifications identified during ongoing construction of the Buda Sportsplex – Phase I project. These adjustments include field-found conditions encountered during construction, incorporation of City review comments, continued value engineering efforts, and clarification of previously approved value-engineering items. The proposed change order results in a cost increase of \$96,401.53 and extends the contract duration by 45 calendar days. With this adjustment, the revised contract total for G. Hyatt Construction is \$15,079,398.78, representing a 0.64 percent increase over the original contract amount of \$14,982,997.25. This increase remains below the 3 percent contingency threshold authorized by the City Council at the time the construction contract was awarded on August 19, 2025.

Please note that this Change Order was received on December 9 with the deadline to post the December 16th Council Meeting Agenda on December 10. Staff is continuing to review the proposed change order at the time of the agenda posting.

## 2. BACKGROUND/HISTORY

The Buda Sportsplex Improvement Project is a multi-phase capital initiative intended to enhance and expand the City's regional athletic facilities, improve field conditions, and strengthen Buda's position as a growing sports tourism destination. Phase I serves as the foundational step in transforming the Sportsplex into a premier athletic complex that can support increased community use and regional tournament activity.

As construction has advanced, several additional requirements have been identified. These items include field-found conditions, incorporation of City review comments, continued value-engineering refinements, and clarification of previously approved value-engineering elements.

These adjustments are necessary to maintain project continuity, address conditions encountered in the field, and ensure that all completed improvements comply with City regulations and project standards.

## 3. ANALYSIS

The requested change order reflects essential and value-added scope adjustments required to address field-found conditions, ensure compliance with City regulations, and support the successful completion of the project. G. Hyatt Construction and DCS Engineering have worked diligently over the past two to three months to minimize both cost and schedule impacts associated with these items as they were identified.

The additional days of contract time included in this change order is intended to provide reasonable assurance to the contractor that the City will not pursue liquidated damages for this period should

the schedule prove difficult to fully recover. This approach is consistent with the value-engineering negotiations completed prior to contract award regarding liquidated damages and contract completion dates.

G. Hyatt, DCS, and City staff continue to collaborate closely to recover the project schedule and maintain the targeted substantial completion date of July 7, 2026, ensuring that all eight softball fields are ready for play in advance of the World Series Tournament.

#### 4. FINANCIAL IMPACT

The change order represents a \$96,401.53 increase to the contract. This is a 0.64% increase over the original contract price of \$14,982,997.25. This cost increase is below the 3% change order amount that was approved by council at the August 19, 2025, meeting date when the contract was awarded. Ch. 252 of the Local Government Code requires City Council approval for change orders larger than \$50,000.

| Item # | Description Of Changes                                                                                      | Change in Contract Price |
|--------|-------------------------------------------------------------------------------------------------------------|--------------------------|
| 1      | Silt fence revisions associated with Field Order No. 1 per CPR No. 1.                                       | \$4,861.07               |
| 2      | Utility changes per CPR No. 3.                                                                              | \$144,570.25             |
| 3      | Concrete scope changes from original bid set to issued construction set per CPR No. 5.                      | \$50,330.76              |
| 4      | Re-route of the storm drainage around Musco lighting per RFI No. 14 and CPR No. 6.                          | \$19,758.48              |
| 5      | Concession building – CMU exterior walls shown in Field Order No. 3 per CPR No. 8.                          | \$36,093.62              |
| 6      | Revised structural drawings issued with Field Order No. 3 – welded vs. bolted connections per CPR No. 9.    | \$14,586.00              |
| 7      | Replacement of the domestic water line serving the existing bathroom building per CPR No. 11.               | \$4,391.26               |
| 8      | Changes to irrigation system per RFI No. 15 response and CPR No. 12.                                        | \$6,171.00               |
| 9      | Credit for pavement revisions per CPR No. 13.                                                               | (\$134,587.00)           |
| 10     | Changes requested to the storefront system in response to Submittal No. 3 per CPR No. 14.                   | \$4,645.38               |
| 11     | Credit for removal of maintenance building insulation, rollup doors, and masonry insulation per CPR No. 15. | (\$54,419.29)            |
| 12     | Additional Days CPR No. 16.                                                                                 | \$0.00                   |
|        | <b>Difference Net =</b>                                                                                     | <b>\$96,401.53</b>       |

#### 5. STRATEGIC PLAN/GOALS

FUN EXPERIENCES FOR ALL

#### 6. STRATEGIC PLAN OBJECTIVES

Activate and expand Sportsplex, including sports field for recreation and tournament.

## **7. PROS AND CONS**

Pro: Continues to move this project forward to achieve the eight softball fields being ready by July 7, 2026, for the World Series Tournament.

Con: Adds increased cost to project

## **8. ALTERNATIVES**

N/A

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

Staff recommends that the City Council approve Change Order No. 1 for the Buda Sportsplex Phase I project, authorizing the inclusion of field-found conditions, incorporation of City review comments, continued value-engineering refinements, and clarification of previously approved value-engineering items. Approval of this change order will maintain project momentum, ensure compliance with applicable regulations, and support continued progress toward successful completion of the facility improvements.

## **Attachments:**