



PARKS AND RECREATION DEPARTMENT

To: Mayor and Town Council

From: Dan Baker, Parks and Recreation Director

Through: Mario Canizares, Town Manager
Chuck Ewings – Assistant Town Manager

Re: Raymond Community Park CMAR Change Order No. 5
and Funding for Well Infrastructure

Town Council Meeting – February 10, 2026

**Strategic Visioning Priority: 1. Acceleration of Infrastructure
4. Provide Excellent Municipal Services**

Agenda Item:

Consider and act upon authorizing the Town Manager to execute Change Order No. 5 for installation of a well and electrical service to Dean Construction in the amount not to exceed \$1,757,450 for Raymond Community Park.

Description of Agenda Item:

The proposed Change Order will provide an irrigation well, submersible pump system, and required electrical service to operate the well and pumps in Raymond Community Park.

The CIP Subcommittee has recommended moving forward with this irrigation well and submersible pump system and previously authorized a budget in excess of \$2 million for this asset. This expenditure has also been approved by the Parks and Recreation Board. Staff are pleased to report that a vigorous procurement process has delivered savings with the estimated total project cost now projected to be below the original budget. The total estimated project cost is now \$25,962,573 which is \$522,427 less than the anticipated cost of \$26,485,000 presented to Town Council on October 28, 2025.

The substantial completion date is now April 23, 2026, based on the completion of the well. The park will be open prior to this with the exception of the playing fields awaiting the establishment of the sod.

Budget Impact:

The total funding authorization approval requested is \$1,757,450, as itemized below.

Funds for these requested approvals are available in account PK202122 – Raymond Community Park. The additional funding sources were approved by the Capital Improvement Projects Subcommittee.

Owner's Budget for Change Order #05 - New Well		
	Description	Owner's Budget
1.0	DCI CO # 05 Amount (w/o Owner Contingency)	1,247,682
2.0	Owner Contingency <u>Inside</u> GMP with CO # 05	124,768
	Subtotal Change Order # 05 Amount	1,372,450
3.0	New Electrical Service for the Well (Allowance) (Outside the GMP)	300,000
3.0	New Additional Professional Fees for Well (Outside the GMP)(Materials Testing Only)	10,000
1.0	Owner Contingency <u>Outside</u> GMP for New Well	75,000
Total Funding Authorization Requested for New Well		1,757,450

All change order totals are as follows:

Item	Approval Date	Scope	Cost
GMP #1	12/12/2023	Site Work	\$ 8,543,776
GMP #2	5/28/2024	Baseball Complex, Multipurpose Fields (no lighting, hydromulch), Pickleball Courts, Playground, Restroom, Parking	\$ 9,363,174
Change Order #1	12/10/2024	Trail (partially grant funded - \$400k), Multipurpose Field Irrigation	\$ 1,350,756
Change Order #2	1/14/2025	Tennis Courts	\$ 536,146
Change Order #3	7/22/2025	Multipurpose Field Lighting (\$950k funded by PASO)	\$ 1,932,621
Change Order #4	9/23/2025	Sod in lieu of hydromulch in common areas, irrigation work for future well	\$ 504,200
Design	3/21/22 - Present	Dunaway Associates - original contract through Amendment #5	\$ 1,461,850

Project Management	2/27/2024	Peak Program Value - original contract through Amendment #2	\$ 287,600
Water to Establish Park		Required charge to project budget	\$ 225,000
Change Order #5 (proposed)	2/10/2026	Water Well, Submersible Pumps, and related electrical service	\$ 1,757,450
Estimated Total Project Cost			\$ 25,962,573

The second table provided above was presented in October 2025 when change order number 4 was approved by council and reflected the previous estimated total of \$26,485,000. This change order completes all tasks under the contract with Dean Construction. Any future improvements to RCP will be contracted separately.

Legal Obligations and Review:

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality.

Attached Documents:

1. Change Order No. 5 for DCI
2. Owner's Budget for New Well

Town Staff Recommendation:

Town Staff recommend that the Town Council authorize the Town Manager to execute Change Order No. 5 to Dean Construction for installation of a well and electrical service in the amount not to exceed \$1,757,450 for Raymond Community Park.

Proposed Motion:

I move to authorize the Town Manager to execute Change Order No. 5 to Dean Construction for installation of a well and electrical service in the amount not to exceed \$1,757,450 for Raymond Community Park.