



PARKS AND RECREATION DEPARTMENT

To: Mayor and Town Council

From: Dan Baker, Director of Parks and Recreation

Through: Mario Canizares, Town Manager
Robyn Battle, Executive Director

Re: Raymond Community Park Change Order No. 3

Town Council Meeting – July 22, 2025

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

Agenda Item:

Consider and act upon authorizing the Town Manager to execute Change Order No. 3 to Dean Construction to include field lighting for the multipurpose fields and all required appurtenances, new electrical service, labor, and materials required to construct and install the multipurpose lighting at Raymond Community Park in the amount of \$1,932,621.

Description of Agenda Item:

The proposed Change Order No. 3 will provide field lighting for the multipurpose fields in Raymond Community Park. Town staff proposed the installation of the lighting system allowing use of the fields once it becomes dark during typical field use times.

Multipurpose field lighting was not included in the original GMP; however, a PASO request for the lighting and subsequent donation offer of \$950,000 was presented to the CIP Subcommittee and Parks and Recreation Board. Staff were directed to move forward and identify funding during the CIP Subcommittee Meeting on May 6, 2025. The Parks and Recreation Board members have also approved the acceptance of PASO's donation. PASO is not asking for any preferential treatment related to field use, and no special accommodation is being offered by the Town in exchange for the donation.

Information on this agenda item was presented to the CIP Subcommittee at their meeting on Tuesday, July 15, 2025, and they also approved moving forward with Change Order #3. Another Change Order will be brought forward at a future Council meeting to include the water well and pump, playground pavilion and additional hydromulch and/or sod for the common areas of the park.

Budget Impact:

Change Order No. 3 is for \$1,932,621. Additional funds for Change Order No. 3 have been identified through other project savings, bond interest, park improvement fees, project contingency dollars, and the PASO donation, if approved.

Below is a summary of the all-in project costs to date:

All-In Project Costs:	
Design, Testing, & Project Mgmt.	\$2,080,911
CMAR's Original GMP Contract Amount	\$17,906,950
Change Order #1 - MP Field Irrigation, Trail (approved 12/10/2024)	\$1,350,756
Change Order #2 - Tennis Courts (approved 1/14/2025)	\$536,146
Change Order #3 – Multipurpose Field Lighting	\$1,932,621
CMAR's GMP Contract Amount after Change Order #3	\$21,726,473
Total:	\$23,807,384

The total Project Budget is now **\$26,257,000**.

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 #3
2. PASO Agreement
3. CIP Subcommittee Presentation

Town Staff Recommendation

Town Staff recommends that the Town Council authorize the Town Manager to execute Change Order No. 3 to Dean Construction to include field lighting for the multipurpose fields and all required appurtenances, new electrical service, labor, and materials required to construct and install the multipurpose lighting at Raymond Community Park in the amount of \$1,932,621.

Proposed Motion

I move to authorize the Town Manager to execute Change Order No. 3 to Dean Construction to include field lighting for the multipurpose fields and all required appurtenances, new electrical service, labor, and materials required to construct and install the multipurpose lighting at Raymond Community Park in the amount of \$1,932,621.