



## 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  
Robyn Battle, Executive Director

**Re:** Raymond Community Park CMAR Change Order No. 4 & Professional Services Agreements

**Town Council Meeting – September 23, 2025**

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

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**Agenda Item:**

Consider and act upon authorizing the Town Manager to execute Change Order No. 4 to Dean Construction, and Professional Services Agreement amendments for Dunaway Associates, LLC, and Peak Program Value, LLC, for Raymond Community Park, in the amount of \$613,160.

**Description of Agenda Item:**

The proposed Change Order will provide new sod in areas previously earmarked for hydromulch grass and protect that sod from future disruption when an irrigation well and submersible pump are installed. The contract amendments are necessary for the design and “best value” procurement for that future irrigation well and submersible pump system and the associated improvements in Raymond Community Park. The total expenditures are detailed below:

1. Dean Construction (DCI) for additional sod in the amount of \$353,129; irrigation system preparation for installation of a future well and submersible pump system in the amount of \$81,752; and a contingency amount of \$69,319 for a total increase to the Guaranteed Maximum Price (GMP) for Raymond Community Park in the amount of \$504,200.
2. Professional Services Amendment #2 to Peak Program Value, LLC, (PPV) for the additional services required for the approved scope of Work added to the Raymond Community Park in the amount of \$81,460.
3. Professional Services Amendments #4 and 5 to Dunaway Associates, LLC, (DWY) for the additional services required for the approved Scope of Work added to the Raymond Community Park in the amount of \$27,500.

The CIP Subcommittee and Parks and Recreation Board have recommended moving forward with the full sod in lieu of hydromulch, multipurpose field lighting, as well as the irrigation well and submersible pump system.

**Budget Impact:**

These costs total \$613,160 as itemized above.

The total Project Budget is \$26,485,000. 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.

See the Sources Table below for a summary of these sources and uses to date:

| <b>Raymond Community Park Sources vs. Uses Accounting</b> |                     |
|---|---------------------|
| Total Project Funding Sources per CIP on 15 JUL 2025      | <b>26,485,000</b>   |
| Current Uses Approved by the Town Council after CO #3     | <u>(23,973,797)</u> |
| <b>Total Unencumbered Sources After CO #03</b>            | <b>2,511,203</b>    |
| Pending Uses Budget for DCI Change Order # 04             | (504,200)           |
| Pending Uses for Professional Fees (DWY + PPV)            | (108,960)           |
| <b>Total Sources Budget After CO #4 + Fees</b>            | <b>1,898,044</b>    |

The past and projected future change orders are as follows:

| <b>Item</b>                         | <b>Approval Date</b>        | <b>Scope</b>  | <b>Cost</b>         |
|-------------------------------------|-----------------------------|---|---------------------|
| GMP #1                              | December 12, 2023           | Site Work   | \$8,543,776         |
| GMP #2                              | May 28, 2024                | Baseball Complex, Multipurpose fields (no lights, hydromulch), 8 Pickleball Courts, Playground, Restroom, Parking | \$9,363,174         |
| Change Order #1                     | December 10, 2024           | Trail (partially grant funded), Multipurpose Field Irrigation   | \$1,350,756         |
| Change Order #2                     | January 14, 2025            | Tennis Courts   | \$536,146           |
| Change Order #3                     | July 22, 2025               | Multipurpose Field Lighting (\$950,000 funded by PASO)  | \$1,932,621         |
| Change Oder #4 (Proposed)           | September 23, 2025          | Sod in lieu of hydromulch in common areas, irrigation work for future well  | \$504,200           |
| Change Order #5 (Future)            | TBD                         | Water Well and Submersible Pumps  | \$2,270,877         |
| Design                              | March 21, 2022 - Present    | Dunaway Associates, original contract through Amendment #5  | \$1,470,850         |
| Project Management                  | February 22, 2024 - Present | Peak Program Value, original contract through Amendment #2  | \$287,600           |
| Water to Establish Park             |                             | Required charge to project budget   | \$225,000           |
| <b>Estimated Total Project Cost</b> |                             |   | <b>\$26,485,000</b> |

**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. 4 for DCI
2. PSA Amendment # 2 for PPV
3. PSA Amendment #s 4 and 5 for DWY

**Town Staff Recommendation:**

Town Staff recommend that the Town Council authorize the Town Manager to execute Change Order No. 4 to Dean Construction, and Professional Services Agreement amendments for Dunaway Associates, LLC, and Peak Program Value, LLC, for Raymond Community Park, in the amount of \$613,160.

**Proposed Motion:**

I move to authorize the Town Manager to execute Change Order No. 4 to Dean Construction, and Professional Services amendments for Dunaway Associates, LLC, and Peak Program Value, LLC, for Raymond Community Park, in the amount of \$613,160.