



Request for City Manager Signature

(\$50,000 and higher. Council approval not needed up to \$100,000)

Project Name/Contract Number:	Sessom Drainage & Street Improvements	221-183
Department Contact / Department Name:	Rohit Vij	Engineering & CIP
Date of City Council Approval: (Past or Recent)	September 16, 2025	
Return Signed Document to:	Rohit Vij	Ext: 8133

Background/Purpose:

A change order is required to construct two Gateway Monuments within the Texas Department of Transportation (TxDOT) right of way, located approximately 1100' north of Yarrington Road and IH35 Southbound Frontage Road Overpass, and approximately 4100' south of Van Horne Trace and IH35 Northbound Frontage Road Intersection.

Original Contract Amount: \$5,746,040.25
 Previous Increase/Decrease: \$642,466.82
 This Increase/Decrease: \$458,111.00
 Revised Contract Amount: \$6,846,618.07

Funding: *This memo will be updated after City Council approval on September 16th, 2025 and GL account will be provided after this date*

Project Number	Fund	Phase	GL Account	Amount
C419 Sessom Drainage & Street Improvements	General	Construction		\$458,111.00

Reviewed / Approved:

User Department Director:	Marcus J. Naiser	for Shaun Condor	Date:	
Purchasing / Contracting POC:			Date:	
Finance Director: (CDBG-DR)			Date:	
Purchasing Manager:			Date:	
Other Depts. as needed				

Digitally signed by Marcus J. Naiser
 DN: cn=Marcus J. Naiser, o=City of San Marcos,
 email=mnaiser@sanmarcostx.gov, Date: 2025.08.25 11:21:47 -05'00'



CITY OF SAN MARCOS

CONSTRUCTION CHANGE ORDER

PROJECT: Sessom Drainage and Street Improvements
CONTRACT NO.: 221-183

Date Prepared: 8/14/2025
Change Order #: 8

CONTRACTOR: Austin Underground, Inc.
ADDRESS: P.O. Box 5650
CITY/STATE/ZIP: Lago Vista, TX 78645

We are submitting this Change Order to the referenced contract. In consideration of the Change Order agreed to herein as complete equitable adjustments and full and final payment for the Contractor's additional work, the Contractor hereby releases the Owner from any and all liability under this contract for further equitable adjustments, including additional time for performance, attributable to such facts or circumstances giving rise to the proposal for adjustment.

This authorization provides for the following modifications or additions: Construction of two Gateway Monuments within the Texas Department of Transportation (TxDOT) right of way. Contract time has been extended by 118 working days to a total of 938 working days. The final completion and contract closing date is April 10, 2026.

I.								
Explanation of Items								
ITEM NUMBER	ITEM SPEC REF.	DESCRIPTION	PREVIOUS QUANTITY	REVISED QUANTITY	CHANGE IN QUANTITY	UNIT	UNIT PRICE	TOTAL
274	100-7002	PREPARING ROW	0.0	1.0	1.0	STA	\$ 12,000.00	\$ 12,000.00
275	500-7001	MOBILIZATION	0.0	1.0	1.0	LS	\$ 40,000.00	\$ 40,000.00
276	502-7001	BARRICADES, SIGNS, AND TRAFFIC HANDLING	0.0	2.0	2.0	MO	\$ 8,000.00	\$ 16,000.00
277	NA	MONUMENT SIGNS (INCLUDING STEEL SUPPORT)	0.0	2.0	2.0	EA	\$ 76,800.00	\$ 153,600.00
278	110-7001	EXCAVATION (ROADWAY)	0.0	29.0	29.0	CY	\$ 220.00	\$ 6,380.00
279	164-7004	BROADCAST SEED (PERM)(URBAN)(CLAY)	0.0	1936.0	1936.0	SY	\$ 13.00	\$ 25,168.00
280	420-7044	CL C CONC (FOOTING)	0.0	15.0	15.0	CY	\$ 2,100.00	\$ 31,500.00
281	506-7044	BIODEG EROSN CONT LOGS (INSTL)(12")	0.0	166.0	166.0	LF	\$ 14.00	\$ 2,324.00
282	506-7046	BIODEG EROSN CONT LOGS (REMOVE)	0.0	166.0	166.0	LF	\$ 4.00	\$ 664.00
283	540-7002	MTL W-BEAM GD FEN (STEEL POST)	0.0	653.0	653.0	LF	\$ 75.00	\$ 48,975.00
284	544-7001	GUARDRAIL END TREATMENT (INSTALL)	0.0	8.0	8.0	EA	\$ 5,500.00	\$ 44,000.00
285	628-7003	ELECTRICAL SERVICES FOR TWO MONUMENT SIGNS	0.0	2.0	2.0	EA	\$ 25,000.00	\$ 50,000.00
286	420-7045	STRUCTURAL SERVICES FOR TWO MONUMENT SIGNS	0.0	2.0	2.0	EA	\$ 2,500.00	\$ 5,000.00
287	SS5017	STONE MASONARY (ROCK WALL)	0.0	125.0	125.0	SF	\$ 180.00	\$ 22,500.00
TOTAL FOR BID CATEGORY						SUB TOTAL I:		\$458,111.00

II.								
Explanation of Items								
ITEM NUMBER	ITEM SPEC REF.	DESCRIPTION	PREVIOUS QUANTITY	REVISED QUANTITY	CHANGE IN QUANTITY	UNIT	UNIT PRICE	TOTAL
TOTAL FOR BID CATEGORY						SUB TOTAL II:		\$0.00

TOTAL CHANGE ORDER TOTAL I+II: \$458,111.00

CHANGE IN DAYS REQUESTED FOR CHANGE ORDER 118

Date	Contract Document	Amount	Days	Running Sum	% Change \$
	ORIGINAL CONTRACT AMOUNT:	\$5,746,040.25	580	\$5,746,040.25	0.0%
	CHANGE ORDER 1:	\$38,995.19	0	\$5,785,035.44	0.7%
	CHANGE ORDER 2:	\$65,567.28	0	\$5,850,602.72	1.8%
	CHANGE ORDER 3:	\$41,505.90	0	\$5,892,108.62	2.5%
	CHANGE ORDER 4:	\$23,627.45	0	\$5,915,736.07	3.0%
	CHANGE ORDER 5:	\$472,771.00	0	\$6,388,507.07	11.2%
	CHANGE ORDER 6:	\$0.00	240	\$6,388,507.07	11.2%
	CHANGE ORDER 7:	\$0.00	0	\$6,388,507.07	11.2%
	CHANGE ORDER 8:	\$458,111.00	118	\$6,846,618.07	19.2%
	REVISED CONTRACT AMOUNT/DAYS:	\$6,846,618.07	938		

Your signature below will constitute your acceptance of this Change Order:

1. Prepared By Project Manager: Rohit Vij Digitally signed by Rohit Vij DN: cn=Rohit Vij, c=US, o=City of San Marcos, ou=Engineering & CIP, email=rvi@sanmarcostx.gov Date: 2025.08.14 13:50:24 -05'00'	2. Contractor: Valentin J Gomez, Jr. Digitally signed by Valentin J Gomez, Jr. Date: 2025.08.20 16:29:34 -05'00'
3. Recommended by Design Consultant: David Cazares, RLA, Project Manager Date: 20 August 2025	4. Recommended by Department Director: Shaun Condor Digitally signed by Shaun Condor DN: cn=Shaun Condor, c=US, o=City of San Marcos, ou=Engineering and Capital Improvements, email=scondor@sanmarcostx.gov Date: 2025.08.19 10:30:04 -05'00'
5. Reviewed by Finance: Rachel Shelton, Contract Administrator Date: Veronica Bradshaw, Purchasing Manager Date:	6. Approved By: Stephanie Reyes, City Manager Date:

Distribution List: Rohit Vij, P.E., Project manager - rvij@sanmarcostx.gov
David Cazares RLA, Project Manager - david.cazares@mwmdg.com
Rachel Shelton, Contract Administrator - rshelton@sanmarcostx.gov
Valentin J. Gomez, Project Manager - valentin@austin-underground.com
Mike Cardwell, Engineering Inspection Manager - mcardwell@sanmarcostx.gov
Shaun Condor, P.E., Director Engineering & CIP - scondor@sanmarcostx.gov

PROJECT SCHEDULE

Sessom Drainage and Street Improvements IFB 221-183

The quantities in the bid are approximate. The quantities of work and materials may be increased or decreased as considered necessary to complete the work as planned and contemplated.

The Contractor must achieve:

- **Substantial Completion** within **520 Working Days** after the Project Start Date
- **Final Completion** within **820 Working Days** after the Project Start Date

Change Order # 6, adding contract time for Buffered Bike Lane Pavement Markings

- a. Completion of **Change Order #6, Bike Lane Striping**, 320 working days after the substantial completion date of **June 11, 2024**
- b. The city accepted Substantial Completion for all work, except **Change Order #6 on June 11, 2024**. Upon the Substantial Completion date of June 11, 2024:
 - a. The City will release all retainage on all work upon the final completion date of September 5, 2024.
 - b. No retainage will be held for the remaining work, including bike lane striping.
 - c. The Contractor must maintain the required bonds as mentioned in the contract till July 11, 2025.

The Above section will be replaced by the following:

The Contractor must achieve:

- **Substantial Completion** within **520 Working Days** after the Project Start Date
- **Final Completion** within **938 Working Days** after the Project Start Date

Change Order # 8, adding contract time for Gateway Monument Signs Construction

- a. Completion of **Change Order #8, Gateway Monument Signs Construction**, 438 working days after the substantial completion date of June 11, 2024. The final complete date is **April 10, 2026**
- b. Upon the Substantial Completion date of June 11, 2024:
 - a. The City has released all retainage on all work upon the final completion date of September 5, 2024.
 - b. No retainage was held for the bike lane striping.
 - c. No retainage will be held for the remaining work, including the Gateway Monument Signs Reconstruction
 - d. The Contractor must maintain the required bonds as mentioned in the contract till May 10, 2026.

Time charges will be made in accordance with Section 2.08 of the General Conditions (*as amended in the Supplementary Conditions*) as shown below:

- **2.07. A. 4. Standard Work Week**

The Project will be accepted when fully completed and finished to the satisfaction of the Owner.

In the event that the Contractor fails to complete all work within the number of working days specified above, working days will continue to be charged. Failure to complete the Contract within the number of days specified, along with any approved additional working days, will result in the assessment of liquidated damages per the Supplementary Conditions.

SUBSTANTIAL COMPLETION

The project is considered substantially complete when the following conditions are met:

- Gateway Monuments are 100% installed.
- Electrical Services for both Monuments are 100% installed and operational.
- Metal Beam Guardrail and End Treatment is 100% installed
- The temporary traffic control is 100% removed.

FINAL COMPLETION

A project is considered for final completion when the following conditions are met.

- The permanent erosion controls are 100% installed, and the seeding is 70% established.

End