

Memorandum

To: Mayor and City Council Members
Steve Parker, City Manager

From: Melissa Reynolds, P.E., MPA, CFM, City Engineer

Through: Rick Cortes, Deputy City Manager

Subject: Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to execute Change Order No. 1 with Texas Sterling Construction in the amount of \$2,379,015.16 for the Rudeloff Road Roadway Phase I Improvement Project CSJ 0915-46-045; and declaring an effective date.

Date: August 5, 2025

Historical Background

On December 1, 2015, City Council authorized staff to submit for potential state and federal funding for this project. Following the submittal application of proposed improvements on Rudeloff Road, the City was notified in January 2017, by the Alamo Area Metropolitan Planning Organization (AAMPO), of funding awarded through the Texas Department of Transportation (TxDOT). An original Advanced Funding Agreement was approved by City Council September 26, 2017. This agreement has been revised to reflect changes in funding due to project cost escalation that was approved by the AAMPO Policy Board.

In December of 2017, City Council awarded Brown & Gay Engineering (BGE) the design project for the Rudeloff Phase I project. The project consists of the following in the design and bid: widening the roadway section from State Highway 46 to just east of the Fields of Huber Ranch, roadway expansion from 2 to 4 lanes with center turn lane, bicycle and pedestrian facilities for a distance of just over one mile and a half (8,131 feet), and additive alternate design of upgraded water mains within the Rudeloff Road Phase I from SH 46 to Huber Road South. The City has been and will be responsible for all engineering, right-of-way/easement acquisition, environmental and any construction costs above the Federal participation amount stated in the Local Project Advanced Funding Agreement. When the project is complete, the City will accept it for maintenance.

On March 13, 2024 City Council awarded Texas Sterling Construction the construction contract for the Rudeloff Phase I project for an amount of \$15,394,288.26 including the bid alternate. All DBE, Federal, and State Requirements were met during the procurement process.

Action Requested

A change order has been coordinated with the design team (BGE, Inc.), the construction engineering and inspection team (Freese and Nichols), the construction contractor (Texas Sterling Contractors), City, and TxDOT officials. Changes include waterline adjustments to avoid potential Springs Hill Water Supply conflicts, demolition of a portion of the Berridge Manufacturing property within City right-of-way, the addition of center medians, correction of lime slurry quantity, improved asphalt structure, and adjustments to the storm drain system to accommodate for future construction.

It's real.

1. Waterline adjustments
 - a. In order to avoid potential Springs Hill Water Supply conflicts, some quantities increased from contract quantities. The change order requested reduces the contract price by \$19,287.00.
2. Demolition of a portion of existing right-of-way
 - a. The Berridge Manufacturing property dedicated right-of-way through the platting process during recent expansion. The construction plans did not include removal of existing concrete and fencing. The change order requested increases the contract price by \$79,816.00.
3. Quantity discrepancy from construction plans to field conditions, pavement upgrade to match Rudeloff Road Phase 2 Roadway Improvements, medians for safety
 - a. A discrepancy was identified in the lime slurry quantity as well as a few other pavement elements after the contract was awarded.
 - b. Due to changes in the pavement quantities, the design team and contractor provided an alternate pavement design section. The proposed pavement section is expected to perform better in terms of pavement structure than the original pavement design and will be consistent with Rudeloff Road Phase 2.
 - c. Concrete medians were incorporated after the contract was awarded. Due to TxDOT bidding timeline constraints, the center medians were not included in the construction bid set. Medians provide for controlled access and better safety and will provide for a consistent section with Rudeloff Phase II.
 - d. The change order requested increases the contract price by \$2,318,486.06.

Procurement Methodology & Funding Source

This project originally went through the formal bidding process under bid number AF-2024-07. Funding for the change order is secured through bonds with prior year budget approval, Federal Project Authorization and Agreements (FPAA) with the TxDOT and the Alamo Area Metropolitan Planning Organization (AAMPO) funding.

	Total Cost Increase	TxDOT Participation	City Participation
Change Order No. 1	\$2,379,015.16	\$1,115,709.09	\$1,263,306.07

Staff Recommendation

Staff recommends the approval of this change order in the amount of \$2,379,015.16.

ATTACHMENTS

1. 2025.08.05 Rudeloff Road CO Resolution
2. Change Order No. 1