



CHANGE ORDER #1

Contract No: C-25-0064-04-15

Lopezville Park Improvement Project



July 22, 2025

Contractor: NM Contracting, LLC
2022 Orchid Ave
McAllen, TX 78504

Owner: Hidalgo County Precinct No. 2

Construction Manager: GDJ Engineering, LLC

Engineer: GDJ Engineering, LLC

Project: Lopezville Park Improvement Project

Contract No.: C-25-0064-04-15

Location: 507 W. Minnesota Rd., San Juan, TX 78589

Change Order Purpose and Description:

The purpose of Change Order #1 is to reduce the overall scope of the project in order to be within the available county funds. The change order includes removing or reducing proposed park elements and updating quantities and unit prices based on the reduction of scope.

Change Order Summary of Revisions:

Item 1 and 3: Item #1 unit cost was separated into Item #1 (Site Prep and Grading) and Item #3 (Fishing Pond with Feeder). Item #3 unit cost was then reduced by \$54,000 to account for the pond excavated material being hauled by County forces and delivering it to a designated stockpiling site, subject to prior approval by the County. This is being done in the public interest to promote operational efficiency, with no cost or liability to the County beyond transport. The property owner assumes all responsibility upon delivery.

Item 5: Construction of Basketball Court was removed from the project scope.

Item 7: The restroom updated to VE Design Plans inclusive of a metal rood in lieu of 30 year shingles, single width masonry, block vents in lieu of glass block, wood trusses, impact resistant ceiling drywall, paint all walls, no ceramic tile, no entrance doors, installation of a lockable gated entrance, no phenolic partitions, porcelain sinks in lieu of stainless steel, VE lighting package and panels to code, and standard plumbing fixtures, etc.

Item 8 and 9: Scope and unit cost of these items were reduced to account for max allowance.

Item 11: Fishing Pier size reduced to a 20' x 20'

Item 13 thru 17: Purchase and installation of prefabricated items are removed from the project scope and to be handled by county forces. Contractor to install concrete pads under Item 47.

Item 18 thru 23: Quantities revised accordingly with reducing the shared use path from 10' to 8' and also reducing the proposed new parking area.

Item 25 thru 27: Quantities revised accordingly with reducing the proposed new parking area.

Item 47 and 48: Quantities revised accordingly with reducing the proposed new parking area and sidewalk areas outlined in the scoping reduction layout.

Item 64: New item added to account for Precast Inlet with a Slab Lib to account for proposed manholes.

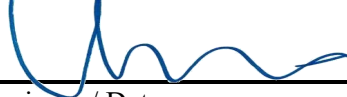


CHANGE ORDER #1
Contract No: C-25-0064-04-15
Lopezville Park Improvement Project



CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIME
Original Contract Price: \$3,540,777.82	Original Contract Time: 365 Calendar Days
Amount of Previous Change Orders: \$0.00	Previous Change Orders: None
Contract Price Prior to Change Order #1: \$3,540,777.82	Contract Time Prior to Change Order #1: 365 Calendar Days
Net Increase/Decrease of Change Order #1: - \$719,903.13	Net Increase / Decrease of Change Order #1: No Change
Contract Price with all Approved Change Orders: \$2,820,874.69	Contract Time with all Approved Changed Orders: No Change

RECOMMENDED BY:



07/22/2025

Engineer / Date
 GDJ Engineering

APPROVED BY:



Andrew Munoz, Project Estimator

7/25/25

Contractor / Date
 NM Contracting, LLC

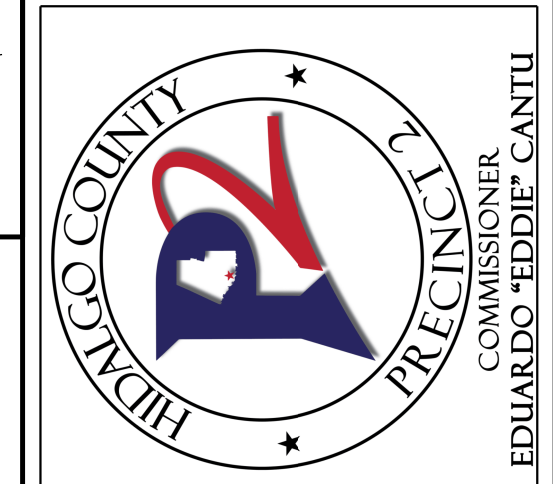
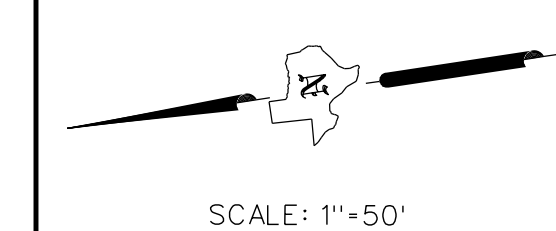
APPROVED BY:

Owner / Date
 Hidalgo County Precinct No. 2

LOPEZVILLE PARK BASE BID WITH CHANGE ORDER NO. 1 SUMMARY

BASE BID					CHANGE ORDER NO. 1				
ITEM	ITEM DESCRIPTION	UNIT	BASE BID QUANTITIES	BASE BID UNIT PRICE	CO 1 QUANTITIES	CO 1 UNIT PRICES	CO 1 COST CHANGE	CO 1 TOTAL COST	CHANGE ORDER NO. 1 ADJUSTMENT DESCRIPTION
1	SITE PREPARATION AND GRADING (INCLUSIVE OF EXCAVATION AND FILL)	LS	1.0	\$246,636.07	1.0	\$58,233.52	-\$188,402.55	\$58,233.52	POND EXCAVATION UNIT COST SEPERATED FROM REMAINDER OF SITE PREPARATION AND GRADING. POND EXCAVATION COST ADDED TO ITEM 3.
2	BARRICADES, SIGNS, AND TRAFFIC HANDLING	MO	12.0	\$5,994.63	12.0	\$5,994.63	\$0.00	\$71,935.56	N/A
3	FISHING POND (1 ACRE) WITH FEEDER	LS	1.0	\$1,974.23	1.0	\$136,376.78	\$134,402.55	\$136,376.78	POND EXCAVATION UNIT COST SEPERATED FROM ITEM 1 AND ADDED TO ITEM 3. POND EXCAVATED MATERIALS SHALL BE HAULED BY COUNTY FORCES AND DELIVERED TO A DESIGNATED STOCKPILING SITE, SUBJECT TO PRIOR APPROVAL BY THE COUNTY. THIS IS BEING DONE IN THE PUBLIC INTEREST TO PROMOTE OPERATIONAL EFFICIENCY, WITH NO COST OR LIABILITY TO THE COUNTY BEYOND TRANSPORT. THE PROPERTY OWNER ASSUMES ALL RESPONSIBILITY UPON DELIVERY.
4	SOCCER FIELDS (195' X 135')(ARTIFICIAL TURF)	EA	2.0	\$368,535.38	2.0	\$368,535.38	\$0.00	\$737,070.76	N/A
5	BASKETBALL COURT	LS	1.0	\$251,408.93	0.0	\$251,408.93	-\$251,408.93	\$0.00	SCOPE REDUCTION
6	TENNIS COURT	LS	1.0	\$251,408.93	1.0	\$251,408.93	\$0.00	\$251,408.93	N/A
7	RESTROOM FACILITY	LS	1.0	\$258,484.82	1.0	\$204,886.06	-\$53,598.76	\$204,886.06	THE VE RESTROOM DESIGN PLANS INCLUSIVE OF A METAL ROOF IN LIEU OF 30 YEAR SHINGLES, SINGLE WIDTH MASONRY, BLOCK VENTS IN LIEU OF GLASS BLOCK, WOOD TRUSSES, IMPACT RESISTANT CEILING DRYWALL, PAINT ALL WALLS, NO CERAMIC TILE, NO RESTROOM DOORS, INSTALLATION OF A LOCKABLE GATED ENTRANCE, NO PHENOLIC PARTITIONS, PORCELAIN SINKS IN LIEU OF STAINLESS STEEL, VE LIGHTING PACKAGE AND PANELS TO CODE, AND STANDARD PLUMBING FIXTURES, ETC.
8	PARK ELECTRICAL AND LIGHTING	LS	1.0	\$233,219.52	1.0	\$200,000.00	-\$33,219.52	\$200,000.00	SCOPE REDUCTION
9	LANDSCAPING AND IRRIGATION SYSTEM	LS	1.0	\$180,409.71	1.0	\$90,000.00	-\$90,409.71	\$90,000.00	SCOPE REDUCTION
10	POND AERATOR FOUNTAIN	LS	1.0	\$13,688.30	1.0	\$13,688.30	\$0.00	\$13,688.30	N/A
11	FISHING PIER	LS	1.0	\$51,382.51	1.0	\$41,382.51	-\$10,000.00	\$41,382.51	FISHING PIER SIZE REDUCED DOWN TO 20' X 20'
12	PREFAB METAL PAVILION	LS	1.0	\$90,298.49	1.0	\$90,298.49	\$0.00	\$90,298.49	N/A
13	PREFAB BENCH	EA	5.0	\$3,168.59	0.0	\$3,168.59	-\$15,842.95	\$0.00	COUNTY TO DIRECTLY PURCHASE AND INSTALL PREFAB ITEMS (CONTRACTOR TO INSTALL CONC. SLABS UNDER ITEM 47)
14	PREFAB PICNIC TABLE (6')	EA	9.0	\$3,254.23	0.0	\$3,254.23	-\$29,288.07	\$0.00	COUNTY TO DIRECTLY PURCHASE AND INSTALL PREFAB ITEMS (CONTRACTOR TO INSTALL CONC. SLABS UNDER ITEM 47)
15	PREFAB PICNIC TABLE (8')	EA	5.0	\$3,710.96	0.0	\$3,710.96	-\$18,554.80	\$0.00	COUNTY TO DIRECTLY PURCHASE AND INSTALL PREFAB ITEMS (CONTRACTOR TO INSTALL CONC. SLABS UNDER ITEM 47)
16	PREFAB TRASH RECEPTACLE	EA	12.0	\$685.10	0.0	\$685.10	-\$8,221.20	\$0.00	COUNTY TO DIRECTLY PURCHASE AND INSTALL PREFAB ITEMS (CONTRACTOR TO INSTALL CONC. SLABS UNDER ITEM 47)
17	PREFAB ALUMINUM BLEACHERS (4 ROW)	EA	2.0	\$5,994.63	0.0	\$5,994.63	-\$11,989.26	\$0.00	COUNTY TO DIRECTLY PURCHASE AND INSTALL PREFAB ITEMS (CONTRACTOR TO INSTALL CONC. SLABS UNDER ITEM 47)
18	FL BS (RDWY DEL)(TY E GR 4)(FNAL POS)	CY	765.0	\$50.24	148.0	\$50.24	-\$30,998.08	\$7,435.52	QUANTITY ADJUSTED FOR SCOPE REDUCTION
19	MOISTURE CONDITIONED SUBGRADE (6")	CY	606.0	\$6.45	424.0	\$6.45	-\$1,173.90	\$2,734.80	QUANTITY ADJUSTED FOR SCOPE REDUCTION
20	LIME TRT (NEW BASE)(8")	SY	1672.5	\$4.11	788.0	\$4.11	-\$3,635.30	\$3,238.68	QUANTITY ADJUSTED FOR SCOPE REDUCTION
21	LIME TRT (NEW BASE)(4")	SY	3633.0	\$3.93	0.0	\$3.93	-\$14,277.69	\$0.00	QUANTITY ADJUSTED FOR SCOPE REDUCTION
22	LIME TRT SUBGRADE (8")	SY	1747.4	\$3.43	823.0	\$3.43	-\$3,170.69	\$2,822.89	QUANTITY ADJUSTED FOR SCOPE REDUCTION
23	LIME (HYD. COM OR QK)(SLURRY)	TON	61.0	\$444.45	21.0	\$444.45	-\$17,778.00	\$9,333.45	QUANTITY ADJUSTED FOR SCOPE REDUCTION
24	SALV.HAUL & STKPL RCL APH PV (2")	SY	3151.0	\$8.27	3151.0	\$8.27	\$0.00	\$26,058.77	N/A
25	PRIME COAT (MC-30)	GAL	1656.0	\$9.41	750.0	\$9.41	-\$8,525.46	\$7,057.50	QUANTITY ADJUSTED FOR SCOPE REDUCTION
26	D-GR HMA TY-D SAC-A PG76-22	TON	530.0	\$174.14	423.0	\$174.14	-\$18,632.98	\$73,661.22	QUANTITY ADJUSTED FOR SCOPE REDUCTION
27	CONC PVMT (JOINTED-CPCD) (4")	SY	3294.0	\$68.51	2259.0	\$68.51	-\$70,907.85	\$154,764.09	QUANTITY ADJUSTED FOR SCOPE REDUCTION
28	RIPRAP (CONC)(4 IN)	CY	25.0	\$713.65	25.0	\$713.65	\$0.00	\$17,841.25	N/A
29	RC PIPE (CL III)(18 IN)(SPL)	LF	1550.0	\$80.79	1550.0	\$80.79	\$0.00	\$125,224.50	N/A
30	RC PIPE (CL III)(24 IN)(SPL)	LF	123.0	\$101.28	123.0	\$101.28	\$0.00	\$12,457.44	N/A
31	RC PIPE (CL III)(30 IN)(SPL)	LF	40.0	\$148.45	40.0	\$148.45	\$0.00	\$5,938.00	N/A
32	INLET (COMPL)(PSL)(FG)(3FTX3FT-3FTX3FT)	EA	10.0	\$6,120.23	10.0	\$6,120.23	\$0.00	\$61,202.30	N/A
33	INLET (COMPL)(PSL)(FG)(3FTX3FT-4FTX4FT)	EA	1.0	\$6,557.00	1.0	\$6,557.00	\$0.00	\$6,557.00	N/A
34	INLET (COMPL)(PCU)(3 FT)(2 EXT)	EA	2.0	\$7,663.42	2.0	\$7,663.42	\$0.00	\$15,326.84	N/A
35	CUT AND RESTORE PAV	SY	10.0	\$411.06	10.0	\$411.06	\$0.00	\$4,110.60	N/A
36	STRUCT EXCAV (SPL) (GRAVEL BEDDING)	CY	70.0	\$79.37	70.0	\$79.37	\$0.00	\$5,555.90	N/A
37	HEADWALL (CH - FW - 0) (DIA= 12 IN)	EA	1.0	\$7,547.52	1.0	\$7,547.52	\$0.00	\$7,547.52	N/A
38	REMOV STR (INLET / MANHOLE)	EA	11.0	\$1,113.29	11.0	\$1,113.29	\$0.00	\$12,246.19	N/A
39	REMOV STR (PIPE)	LF	1308.0	\$14.84	1308.0	\$14.84	\$0.00	\$19,410.72	N/A
40	BIODEG EROSN CONT LOGS (INSTL) (12")	LF	552.0	\$13.48	552.0	\$13.48	\$0.00	\$7,440.96	N/A
41	BIODEG EROSN CONT LOGS (REMOVE)	LF	552.0	\$3.03	552.0	\$3.03	\$0.00	\$1,672.56	N/A
42	TEMP SEDMT CONT FENCE (INSTALL)	LF	2550.0	\$4.46	2550.0	\$4.46	\$0.00	\$11,373.00	N/A
43	TEMP SEDMT CONT FENCE (REMOVE)	LF	2550.0	\$2.06	2550.0	\$2.06	\$0.00	\$5,253.00	N/A
44	CONSTRUCTION EXIT (INSTALL) (TY 2)	SY	78.0	\$29.35	78.0	\$29.35	\$0.00	\$2,289.30	N/A
45	CONSTRUCTION EXIT (REMOVE)	SY	78.0	\$17.48	78.0	\$17.48	\$0.00	\$1,363.44	N/A
46	CONC CURB & GUTTER (TY A BARRIER)	LF	760.0	\$23.97	410.0	\$23.97	-\$8,389.50	\$9,827.70	QUANTITY ADJUSTED FOR SCOPE REDUCTION
47	CONC SIDEWALKS (4")	SY	1585.0	\$65.08	1404.0	\$65.08	-\$11,779.48	\$91,372.32	QUANTITY ADJUSTED FOR SCOPE REDUCTION
48	CONC FLUME	CY	3.0	\$1,084.75	3.0	\$1,084.75	\$0.00	\$3,254.25	N/A
49	CURB RAMPS (TY 7)	EA	9.0	\$856.38	9.0	\$856.38	\$0.00	\$7,707.42	N/A
50	CHAIN LINK FENCE (REMOVE)	LF	500.0	\$5.59	500.0	\$5.59	\$0.00	\$2,795.00	N/A
51	CHAIN LINK FENCE (PVC CTD) (INSTALL) (6')	LF	1907.0	\$30.72	1907.0	\$30.72	\$0.00	\$58,583.04	N/A
52	IN SM RD SN SUP&AM TYS80(1)SA(P)	EA	16.0	\$1.88	16.0	\$1.88	\$0.00	\$30.08	N/A
53	REFL PAV MRK TY I (W)4"(SLD)(100MIL)	LF	2108.0	\$3.65	2108.0	\$3.65	\$0.00	\$7,694.20	N/A
54	REFL PAV MRK TY I (Y)6"(BRK)(100MIL)	LF	588.0	\$3.65	588.0	\$3.65	\$0.00	\$2,146.20	N/A
55	REFL PAV MRK TY I (Y)6"(SLD)(100MIL)	LF	591.0	\$2.29	591.0	\$2.29	\$0.00	\$1,353.39	N/A
56	PRE PM TY B(ACC PRK)(BL&WH)(W/BORDR)LG	EA	9.0	\$125.61	9.0	\$125.61	\$0.00	\$1,130.49	N/A
57	PREFAB PAV MRK TY B (W) (WORD) (NO PARKING)	EA	2.0	\$114.19	2.0	\$114.19	\$0.00	\$228.38	N/A
58	PRECAST CONC. WHEEL STOPS (FURN & INSTL)	EA	19.0	\$85.64	19.0	\$85.64	\$0.00	\$1,627.16	N/A
59	IRRIGATION WELL (30")	EA	1.0	\$16,271.13	1.0	\$16,271.13	\$0.00	\$16,271.13	N/A
60	IRRIGATION WELL GATE (12")	EA	2.0	\$6,965.19	2.0	\$6,965.19	\$0.00	\$13,930.38	N/A
61	PRESS IRRIG PVC PIPE (12")	LF	804.0	\$52.19	804.0	\$52.19	\$0.00	\$41,960.76	N/A
62	IRRIGATION FLOW SADDLE METER (12")	EA	1.0	\$7,735.92	1.0	\$7,735.92	\$0.00	\$7,735.92	N/A
63	CONC SIDEWALK DRAIN	EA	1.0	\$2,129.52	1.0	\$2,129.52	\$0.00	\$2,129.52	N/A
64	INLET (COMPL)(PSL)(SL)(4FTX4FT)	EA			7.0	\$6,557.00	\$45,899.00	\$45,899.00	NEW ITEM ADDED AT UNIT BID PRICE OF \$6,557.00 PER UNIT QUANTITY
CO 1 GRAND TOTALS:							-\$719,903.13	\$2,820,874.69	

BASE BID QUANTITIES AND UNIT PRICES
 CHANGE ORDER NO. 1 SCOPING ITEMS, QUANTITIES, AND PRICE UPDATES
 CHANGE ORDER NO. 1 ITEM TOTALS, PROJECT COST, AND DESCRIPTIONS



HIDALGO COUNTY
PRECINCT 2
PROPOSED
LOPEZVILLE PARK



Revision No.	Date	Description



100%
CONSTRUCTION
DOCUMENTS

Project No.:	
Issued:	
Drawn By:	
Checked By:	CR
Scale:	
Sheet Title	LOPEZVILLE PARK PROJECT LAYOUT
Sheet Number	3

10/2/2024 P:\Clients\Countries\Hidalgo\PC1 2\Lopezville Park\01 GENERAL\03 Proj\Layout\Lopezville_Park_Project\Layout.dgn

MAYA DR

MINNESOTA RD

AZTECA BLVD

INCA DR

CONTRACTOR TO EXCAVATE THE POND. THE POND EXCAVATED MATERIAL SHALL BE HAULED BY COUNTY FORCES AND DELIVERED TO A DESIGNATED STOCKPILING SITE, SUBJECT TO PRIOR APPROVAL BY THE COUNTY. THIS IS BEING DONE IN THE PUBLIC INTEREST TO PROMOTE OPERATIONAL EFFICIENCY, WITH NO COST OR LIABILITY TO THE COUNTY BEYOND TRANSPORT. THE PROPERTY OWNER ASSUMES ALL RESPONSIBILITY UPON DELIVERY.

THE PROPOSED CONCRETE AND ASPHALT FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO NOT EXCEED NATURAL GROUND ELEVATIONS.

ADD 6' SIDEWALK TO 8' PICNIC AREA

REDUCE SUP WIDTH TO 8'

LEG 2 TO BE REMOVED

CHANGE TO 8' PICNIC AREA

CHANGE TO 8' PICNIC AREA

REDUCE SUP WIDTH TO 8'

PREFAB ITEMS 13 THRU 17 ARE TO BE PURCHASED BY THE COUNTY AND INSTALLED BY OWNER. CONTRACTOR TO ONLY PROVIDE CONCRETE FLATWORK

REDUCE SUP WIDTH TO 8'

FISHING PIER REDUCED TO 20' X 20'

REDUCE SUP WIDTH TO 8'

RESTROOM UPDATE BASED ON VE DESIGN. SEE ITEM NO. 7 DESCRIPTION FOR MORE INFORMATION

Parking Area Reduced

ITEM NO. 7 DESCRIPTION: THE VE RESTROOM DESIGN PLANS INCLUSIVE OF A METAL ROOF IN LIEU OF 30 YEAR SHINGLES, SINGLE WIDTH MASONRY, BLOCK VENTS IN LIEU OF GLASS BLOCK, WOOD TRUSSES, IMPACT RESISTANT CEILING DRYWALL, PAINT ALL WALLS, NO CERAMIC TILE, NO RESTROOM DOORS, INSTALLATION OF A LOCKABLE GATED ENTRANCE, NO PHENOLIC PARTITIONS, PORCELAIN SINKS IN LIEU OF STAINLESS STEEL, VE LIGHTING PACKAGE AND PANELS TO CODE, AND STANDARD PLUMBING FIXTURES, ETC.

CHANGE ORDER NO. 1: LOPEZVILLE PARK SCOPING REDUCTION LAYOUT

