



**City Council Regular Meeting**

**DEPARTMENT:** Capital Engineering  
**FROM:** Eric Oscarson, Deputy City Manager  
**MEETING:** May 4, 2026

**SUBJECT:**

Consider and take possible action on an amendment to a Guaranteed Maximum Price (GMP) contract (CSO#5871-08-2025) with Byrne Construction Services for the Police Headquarters Expansion and Remodel in the amount of \$1,490,166. (FA2301) (*Staff Contact: Eric Oscarson, Deputy City Manager*)

**STRATEGIC PRIORITY AND GOAL(S):**

Strategic Priority	Strategic Goal
 <p><b>Dynamic &amp; Preferred City</b> Through Managed Growth</p>	<p>2.4 Implement the city's Capital Improvement Program</p> <p>2.5 Develop and maintain facilities and utility services</p>
 <p><b>Beautiful, Safe, &amp; Vibrant Community</b></p>	<p>3.3 Enhance emergency response services</p> <p>3.4 Ensure public safety equipment and personnel needs are being met</p> <p>3.5 Continue community policing and risk reduction programs</p>

**SUMMARY:**

On May 7, 2022, Burleson voters approved Proposition B for public safety facility improvements, including the Police Headquarters Expansion project. In January 2023, City Council approved the selection of Brinkley Sargent Wiginton (BSW) as the architect. In June 2023, Byrne Construction Services was selected as the Construction Manager at Risk (CMAR).

Since that time, the project has progressed through schematic design, design development, and completion of construction documents. In August and October 2025, City Council approved the

initial Guaranteed Maximum Price (GMP) contract totaling \$39,769,129 and increased the total project budget to \$46,216,232 to accommodate design services, testing, permits, and other project-related costs.

As the project advances, additional funding is required to address identified needs and changes, including furniture, fixtures, and equipment (FFE), moving and relocation costs, IT infrastructure relocation, roof and HVAC replacement, and construction change orders.

Current unfunded project needs total \$2,435,826. Additionally, approved and anticipated change orders total \$1,490,166, bringing the total additional funding required to \$3,925,992.

The GMP contract amendment with Byrne Construction Services in the amount of \$1,490,166 reflects a portion of these necessary adjustments, including security enhancements, mechanical/electrical/plumbing updates, and owner contingency allocations.

**RECOMMENDATION:**

Approve an amendment to a Guaranteed Maximum Price (GMP) contract (CSO#5871-08-2025) with Byrne Construction Services for the Police Headquarters Expansion and Remodel in the amount of \$1,490,166.

**PRIOR ACTION/INPUT (Council, Boards, Citizens):**

- May 7, 2022 – Voters approved Proposition B
- January 2023 – Council approved architect selection
- June 2023 – CMAR selection (Byrne Construction Services)
- August & October 2025 – Council approved initial GMP and project budget increase

**REFERENCE:**

CSO#571-08-2025

**FISCAL IMPACT:**

Proposed Expenditure/Revenue: \$1,490,166  
Project Number: FA2301  
Account Description: Police Expansion  
Procurement Method: CMAR

**STAFF CONTACT:**

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