
City Council Regular Meeting

DEPARTMENT: Capital Engineering
FROM: Eric Oscarson, Deputy City Manager
MEETING: August 4, 2025

SUBJECT:

Consider and take possible action on a Guaranteed Maximum Price (GMP) contract with Byrne Construction Services for Phase 1 of the Police Headquarters Expansion and Remodel in the amount of \$9,007,947. (FA2301) (*Staff Contact: Eric Oscarson, Deputy City Manager*)

SUMMARY:

On May 7, 2022, the Burleson voters approved Proposition B for the public safety facility improvements and construction which included the Police Headquarters Expansion. In January 2023, City Council approved Brinkley Sargent Wiginton as the architect for the design. In June 2023, staff completed an evaluation of Construction Manager at Risk (CMAR) proposals and selected Byrne Construction. Since June 2023, BSW, Byrne, and staff have been working through schematic design, design development, and finally completing construction documents.

CMAR is a project delivery method in the construction industry where the construction manager provides pre-construction services and then acts as the general contractor, delivering the project with a Guaranteed Maximum Price (GMP). GMP is a construction contract that sets a ceiling on the total cost a project owner will pay, regardless of the actual cost incurred by the contractor. This allows us to shift risk off the city and on to the contractor. A construction manager-at-risk shall publicly advertise for bids or proposals and receive bids or proposals from trade contractors or subcontractors for the performance of all major elements of the work.

Byrne Construction has been in business since 1923 and headquartered in Fort Worth. They have an annual contract volume of \$431M with 105 employees.

The GMP Early Release Package will include:

Site Enabling – Stormwater pollution protection (SWPPP), tree protection, supplemental layout/survey, SWPPP maintenance for duration of the project

Earthwork – Site demolition, mass grading, paving subgrade preparation, building pad preparation

Site Utilities – Site storm drain piping, domestic & fire water service, public water line, sanitary sewer service

Selective Demolition – Demolition of the canopy at the Municipal Courts Building

Concrete – Site Parking Paving

Structural Steel – Steel Package for entire project

Plumbing – Site natural gas line & temporary water to the construction office trailer
Electrical

- Purchase only of generator & automatic transfer switch
- Site underground work to install raceways under paving for site power, lighting, data & security systems

The total cost of the first GMP is \$9,007,947

RECOMMENDATION:

Approve a Guaranteed Maximum Price (GMP) contract with Byrne Construction Services for Phase 1 of the Police Headquarters Expansion and Remodel in the amount of \$9,007,947.

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

May 7, 2022 – Voters Approved Proposition B

January 2023 – Council Approved Architect to design facility

REFERENCE:

N/A

FISCAL IMPACT:

Proposed Expenditure/Revenue: \$9,007,947

Project Number: FA2301

Account Description: Police Expansion

STAFF CONTACT:

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