



Burleson Police Headquarters Expansion Project

City Council

August 4, 2025

Background

- May 7, 2022 – Burleson voters approved Proposition B for the public safety facility improvements and construction which included the Police Headquarters Expansion.
- January 2023 – Council approved the selection of Brinkley Sargent Wiginton (BSW) as the architecture firm for the design of the Police Expansion project.
- June 2023 – Staff completed an evaluation of Construction Manager at Risk (CMAR) proposals, completed interviews, and selected Byrne Construction as the CMAR for the project.

Background

- June 2023 – May 2024 – BSW completed comprehensive reviews of previous studies and schematic design.
- May 2024 – October 2024– BSW completed the design development phase.
- October 2024 – July 2025 – BSW completed construction documents.



Construction Manager at Risk (CMAR)

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).

During pre-construction services, the CMAR acts as a check to ensure what the architect is designing can be built and within the project budget.

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.

If the project comes in under budget, the city receives the savings.

This allows us to shift risk off the city and on to the contractor.

Byrne Construction

Founded in 1923

- 102 years of commercial building experience in North Texas

Headquartered in Fort Worth

- Byrne also has a full-service office in San Antonio

\$431 Million in Annual Contract Volume

105 Employees

Veteran-Owned

- Largest Hispanic-Owned contractor in Texas

Project Mix:

- 89% Negotiated (CMAR / DB)
- 11% Competitive Bid



Byrne Construction

Recent Experience

Sherman Police Headquarters

- Budget - \$15,497,320
- Final - \$15,497,320

Bob Bolen Public Safety Complex (Fort Worth)

- Budget - \$80,402,771
- Final - \$83,687,997*

Waxahachie Police Headquarters

- Budget - \$13,524,389
- Final - \$13,524,389

Azle Town Hall and Police Facility

- Budget - \$12,601,947
- Final - \$12,601,947



*Owner Initiated Change Orders after GMP

Bidding Process and Requirements

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.

Multiple GMPs

In certain cases, a project can be divided into multiple GMP packages based on the scope of the work. This is often due to phasing of the project, long lead time items, project scope and multiple other factors.

The Police Headquarters Project is being split into two GMP packages.

GMP Early Release Package

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

GMP Main Package (Fall 2025)

Landscaping and Irrigation

Perimeter Fencing

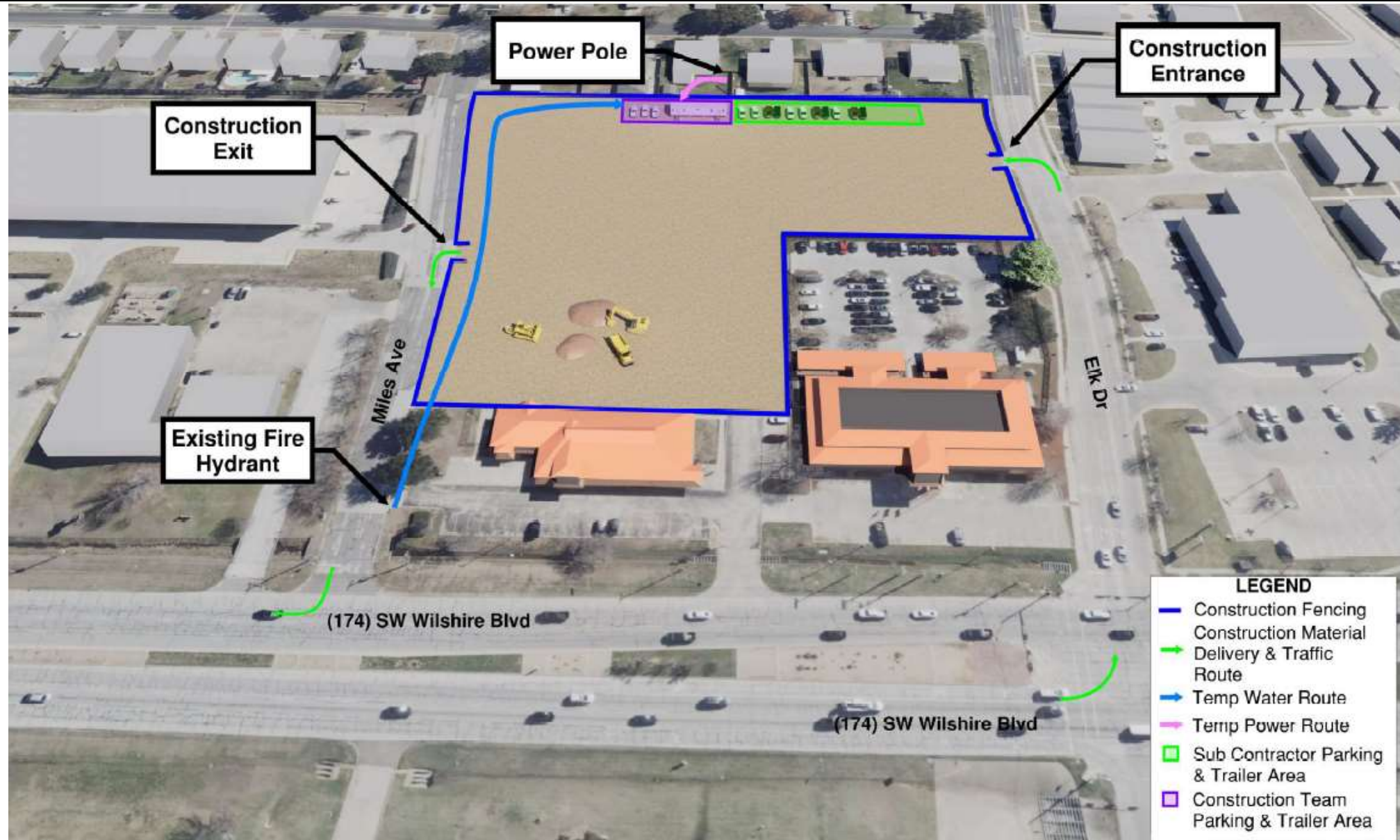
Concrete Sidewalks

Site Masonry

Pavement Markings

IT Cabling and Security

All Remaining Scope for Construction of Buildings B, C, D and renovation of Building A





Budget

Total Project Budget

\$44,038,947

Estimated Construction Cost

\$39,312,195

GMP Early Release Estimate

\$8,994,091

GMP Actual Cost

\$9,036,361

Future Considerations

Volatile Pricing Market

- Technology
- Electrical Components

Existing Roof and HVAC

- Not included in original scope
- Included as an Add. Alt in Main GMP

Owners Representative

- Not currently budgeted
- City has benefitted previously from these services at City Hall and FS#1

Next Steps

August 11, 2025 – Mobilize and Close off Site

September 2025 – Ground Breaking Ceremony

October 2025 – Main GMP Package to Council

Anticipate Total Construction Time – 24 Months

Recommendation

Approval of a Guaranteed Maximum Price (GMP) contract with Byrne Construction Services for Phase 1 of the Police Headquarters Expansion and Remodel in the amount of \$9,036,361.



Questions / Discussion