



Burleson Police Headquarters Expansion Project

City Council

October 20, 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.
- August 2025 – Council approved the initial Guaranteed Maximum Price (GMP) Contract
 - \$9,036,361
 - Site Enabling, Earthwork, Site Utilities, Selective Demolition, Concrete, Structural Steel, Plumbing, and Electrical





Available Funding

Bond Issuance Year	Amount
FY22	\$1,200,000
FY23	\$2,400,000
FY24	\$4,000,000
FY25	\$7,606,145
FY26	\$13,607,500
FY27	\$16,409,500
Total	\$45,233,145



GMP #2

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 that 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 onto 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



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 has been split into two GMP packages.

GMP 1 Early Release Package - \$9,036,361

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 2 Main Package

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



Construction Budget

Estimated Construction Cost

\$39,115,634

GMP #1

\$9,036,361

GMP #2 Early Release Estimate

\$30,107,687

GMP #2 Actual Cost

\$30,156,881

Total GMP

\$39,193,242

Project Expenses



Budget Item	Costs
Testing Services	\$37,018
Construction (GMP1&2)	\$39,193,242
FFE	\$993,467
Professional Services	\$3,827,927
Pipe Relocation	\$1,200,000
Survey	\$15,200
CMAR Pre-Construction Serv.	\$15,000
Total	\$45,281,854
Overage	\$48,709

Current Funding:
\$45,233,145

Total Need:
\$45,281,854

Overage:
\$48,709

Additional Expenses

Testing Services

- UES – \$211,975

Construction

- Alt 1 – Outdoor Cooking - \$26,262
- Alt 2 – Site Canopies - \$189,611
- Alt 3 – Replace RTU/Roof - \$754,741
- Alt 4 – Clean Duct Work - \$127,618
- Earthwork - \$360,014

FFE

- FFE - \$500,000

Prof. Services

- BSW Inspection/Design - \$146,500

Pipe Relocation

- Design Fees - \$57,000

Moving/Relocation

- \$60,000

Misc. Expenses

- \$65,196

EDP

- 40,800

Owners Representative

- VMG - \$433,672

Permit Fees

- \$314,457

Base Project Overage - \$48,709
Additional Expenses - \$3,287,846
Total Funding Needs - \$3,336,555

Available Funding Option

Projects Savings

City Hall - \$174,000

Street Projects - \$260,125

Traffic Projects - \$230,350

Total - \$664,475

Unallocated Funds

CIP Cash - \$20,000

CIP Bond - \$190,000

Total - \$210,000

Impact Fee Transfers

Hulen St. Project - \$118,612

Currently Available - \$993,087

Additional Funding Options

- Existing funding is available in the Gas Royalty Fund in the amount of \$396,340
- Additionally, staff anticipates earning \$1.5M-\$2M in interest income annually on bond proceeds over the next two years
- Staff recommends utilizing both these funding sources to address funding shortfalls in this project.
- Utilization of these funds will require appropriations by the City Council.

Future Council Considerations

- Appropriation of annual interest income and gas royalty funds
- Purchase of FFE
 - \$1,493,467
- Construction Amendment
 - New Roof/HVAC – \$756,679
 - Cleaning of Existing Duct Work - \$127,618

October 20th Action Items

- Byrne Construction – GMP #2 with Alt 1 & 2 and Earthwork
- Brinkley Sargent Wiginton (BSW) Design Amendment
- United Environmental Services (UES) Material Testing Amendment
- Vidaurri Management Group (VMG) Contract

Byrne Construction GMP



Estimated Construction Cost

\$39,115,634

GMP #1

\$9,036,361

GMP #2 Early Release Estimate

\$30,107,687

GMP #2 Actual Cost

\$30,156,881

Total GMP

\$39,193,242

Add Alt 1 and 2 Costs

\$215,873

Additional Soil Work

\$360,014

Recommended GMP #2

\$30,732,768

Total Construction Cost

\$39,769,129

BSW Amendment

Amendment approved in March 2025

Design contract is based on 8% of the cost of the project for architectural and engineering services plus supplemental costs such as civil engineering, landscape design, technology consulting, MEP, furniture design, interior design, etc.

Construction Cost	Design Services	Supplemental	Total Contract	Change
\$23,232,103	\$1,858,568	\$722,927	\$2,581,495	-
\$38,494,306	\$3,079,544	\$748,383	\$3,827,927	\$1,246,432

Additional Services Required

- There is a need for a new roof and HVAC units on the existing Police Headquarters building.
- Roof and HVAC replacement were not included in the original scope of the project.
- Additional investigation and design required to verify the structural capacity of the existing roof to support larger HVAC units.
 - Structural Engineer - \$96,500
 - Mechanical Engineer - \$25,000
 - Architectural Services - \$25,000
- Total Amendment - \$146,500
- Total Contract - \$3,974,427

UES Amendment

United Environmental Services

UES provides specialized engineering, environmental, testing, and inspection services to clients across the United States. They are experts in the areas of environmental and earth sciences, sustainable infrastructure solutions, and geophysical technologies.

The city has utilized UES for environmental and material testing for multiple projects across the city.

United Environmental Services

Scope

Earthwork/Stabilization

Concrete Testing

Pier Inspection

Structural Steel

Storm Shelter

Penetration Testing

UES Amendment

City staff initiated a contract for Phase 1 of the project administratively in the amount of \$20,825.

This amendment is for services for the entire project.

Contract Amendment - \$191,149.50

Total Contract - \$211,974.50

VMG Contract

Vidaurri Management Group

- Founded in 2016
- Experience in managing public sector projects from design to close out.
- Company experience includes over \$2B in construction spanning millions of square feet.
- Recent public project areas include Burleson, Waxahachie, Midlothian, Fort Worth, and Ellis County.
- Assisted in cost savings for the city and recommended changes in both the City Hall and FS1 projects.



CMAR vs Owner's Rep.

CMAR

- Contractor responsible for managing construction and delivering the project at GMP
- Deliver the project on time and within budget
- Reviews and executes change orders within the GMP
- Manages the field work, subcontractors, safety, quality and schedule.

OWNER'S REP

- Consultant who represents the owner's interest throughout the process
- Ensure the owner's goals are met by managing CMAR and other consultants
- Evaluates change orders for fairness and necessity before owner approval
- Monitors progress, reviews pay apps, ensures compliance, and reports to owner

VMG

Staff is recommending executing a professional services contract with VMG to represent the city for construction management and coordination services for this project

Contract Cost - \$433,672

Questions / Discussion

Recommendation

Approval of a Guaranteed Maximum Price (GMP) contract with Byrne Construction Services for Phase 2 of the Police Headquarters Expansion and Remodel in the amount of \$30,732,768.



Recommendation

Approval of an amendment to BSW Design Contract for additional design services in the amount of \$146,500 for a total contract of \$3,974,427.



Recommendation

Approval of an amendment to UES contract for material testing in the amount of \$191,149.50 for a total contract of \$211,974.50.



Recommendation

Approval of a professional services contract with VMG in the amount of \$433,672.

