



PUBLIC WORKS

To: Mayor and Town Council

From: Carrie Jones, Director of Public Works

Through: Mario Canizares, Town Manager
Chuck Ewings, Assistant Town Manager

Re: Change Order #1 – Public Works and Parks Service Center

Town Council Meeting – July 14, 2026

Strategic Visioning Priority: Provide Excellent Municipal Services

Agenda Item:

Consider and act upon authorizing the Town Manager to execute Change Order #1 to Byrne Construction for the construction of a shop facility for the Public Works and Parks Service Center, in the amount of \$3,596,690.

Description of Agenda Item:

On May 28, 2024, Town Council approved a professional services agreement with Quorum Architects to design the Public Works and Parks Service Center as part of the 2024 Capital Improvements Plan. Over the past 18 months, Staff has worked with Quorum to complete the design of a new Administration Building and Shop Facility. On December 6, 2025, Town Council approved a Guaranteed Maximum Price (GMP) for the Base Bid to construct the Administration Building in the amount of \$22,998,613. Subsequently, on January 13, 2026, Town Council approved an amendment to the design contract with Quorum Architects to complete a re-design of the proposed shop facility to lower the estimated cost of construction.

Quorum Architects has completed the redesign of the proposed shop facility. The updated concept transitions the structure from a conventional CMU structure to a pre-engineered metal building (PEMB), providing a more cost-effective and efficient solution while maintaining operational functionality. During the GMP process for the facility, several elements were removed or reduced through value engineering efforts to align with budget constraints. These included the removal of the mezzanines, door canopies, a wash bay and other supporting items. These have been included as alternates in the event funding becomes available if there are any project savings. The breakdown of those items is below.

- Alternate 1 – PEMB Canopies - \$137,260
- Alternate 2 – Mezzanines and Wire Partitions - \$409,670
- Alternate 3 – Residential Appliances - \$42,666
- Alternate 4 – Shop Equipment - \$64,382
- Alternate 5 – Wash Bay - \$36,709

The construction manager at risk, Byrne Construction, has developed updated cost estimates for the shop facility based on the revised design. When combined with already realized savings associated with the administration building, the total estimated project cost for the shop facility is \$3,596,690. This brings the total cost of construction to \$26,595,303.

The original estimate for the shop with the previous design was over \$7 million, this cost was reduced at the time by removing square footage. The new design includes the original square footage and saves several million dollars.

The CIP Council Subcommittee reviewed this item and the funding sources at their June 16 meeting and recommended approval.

Budget Impact:

Staff have identified several sources of funding to cover the \$3,596,690. The funding sources include project savings from other capital projects and FY2027 Capital Dedicated funds. A complete list of funding sources is provided as an attachment.

Legal Obligations and Review:

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality.

Attached Documents:

1. Funding Sources
2. Change Order Proposal

Town Staff Recommendation:

Town Staff recommend the Town Council authorizes the Town Manager to execute Change Order #1 to Byrne Construction for the base cost of the shop facility for the Public Works and Parks Service Center, in the amount of \$3,596,690.

Proposed Motion:

I move to authorize the Town Manager to execute Change Order #1 to Byrne Construction for the base cost of the shop facility for the Public Works and Parks Service Center, in the amount of \$3,596,690.