



## 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: Public Works and Parks Service Center GMP**

**Town Council Meeting – December 9, 2025**

**Strategic Visioning Priority: 4. Provide Excellent Municipal Services**

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**Agenda Item:**

Consider and act upon approving a Guaranteed Maximum Price (GMP) of \$22,998,613 between Byrne Construction and the Town of Prosper, for the construction of the Public Works and Parks Service Center and authorize the Town Manager to execute documents for the same.

**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 included in the 2024 Capital Improvements Plan. Over the past 18 months, Staff has collaborated with Quorum to finalize the design of a new administration building and shop facility. During design, the Town elected to use the Construction Manager-at-Risk (CMAR) delivery method, and on November 7, 2024, Council awarded the CMAR contract to Byrne Construction Group.

Byrne Construction Group provided updated cost estimates throughout the process, beginning at Design Development and continuing through receiving of bids on November 4, 2025. The administration building was identified as the base bid, with four alternate bids included. The prices received are listed below:

- Base Bid (Administration Building) – \$22,998,613
- Alternate #1 (Shop Building) – \$4,756,403
- Alternate #2 (Covered Storage Public Works) – \$770,504
- Alternate #3 (Covered Storage Parks) – \$564,191
- Alternate #4 (Aggregate Bins) – \$221,592
- Alternate #5 (Employee Plaza) - \$411,403

Following the results of the 2025 Bond Election, Staff worked with Byrne and Quorum to reduce the scope to fit within available cash on hand. Adjustments to the administration building included shelling portions of the structure, removing concrete Town vehicle parking areas, and implementing various architectural changes. These revisions reduced the administration building cost to \$22,998,613.

For Alternate #1, the Shop Facility, Staff reduced the square footage by eliminating one bay, removing second-floor mezzanines, removing bay door canopies, shelling two bays, and reducing miscellaneous shop equipment. These changes brought the shop cost to \$4,756,403. However, even with these reductions, funding remains insufficient.

Staff have requested that Quorum redesign the shop as a pre-engineered metal building to further lower the cost. The redesign is estimated at \$80,000 and will maintain similar functional capabilities. After the redesign is completed, Staff intends to bring forward a change order for Council consideration to add construction of the shop.

Staff recommends approval of the Base Bid for a total GMP of \$22,998,613, and recommends rejecting Alternates #1, #2, #3, #4 and #5.

**Budget Impact:**

The original project budget totaled \$15,000,000 as part of the Capital Improvement Plan. Additional funding has been identified from project savings in water/sewer projects and capital dedicated funds for a total funding availability of \$25,350,000. Remaining funds are proposed to be programmed for the shop building once redesign is complete.

**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. AIA Document – Guaranteed Maximum Price Agreement

**Town Staff Recommendation:**

Town Staff recommend the Town Council approve a Guaranteed Maximum Price (GMP) Agreement between Byrne Construction Group and the Town of Prosper to construct the Public Works and Parks Service Center for \$22,998,613 and authorize the Town Manager to execute documents for the same.

**Proposed Motion:**

I move to approve a Guaranteed Maximum Price (GMP) Agreement between Byrne Construction Group and the Town of Prosper to construct the Public Works and Parks Service Center for \$22,998,613 and authorize the Town Manager to execute documents for the same.