



## MEMORANDUM

**To:** Mayor and City Council

**From:** Mark Daniels, Interim Fire Chief  
Jamie Brierton, CIP Administrator  
Mike Garza, P.E., Director of Public Works

**Date:** April 14, 2026

**Reference:** Consider approval of a Guaranteed Max Price Amendment to the Agreement between the City of Coppell (Owner) and Byrne Construction Services (Construction Manager) for the construction of Fire Station No. 3, in the amount of \$7,323,108.00, to be funded from the Facilities Infrastructure Maintenance Fund, assigned fund balance; and authorizing the City Manager to sign any necessary documents.

**2040: Sustainable Government**

---

**Introduction:**

This item is presented to consider approval of a Guaranteed Max Price Amendment to the Agreement between the City of Coppell (Owner) and Byrne Construction Services (Construction Manager) for the construction of Fire Station No. 3, in the amount of \$7,323,108.00 to be funded from the Facilities Infrastructure Maintenance Fund, assigned fund balance; and authorizing the City Manager to sign any necessary documents.

**Background:**

During the September 9, 2025, Council Meeting, the award for the architectural design of Fire Station 3 was approved with PGAL. Station 3 was determined to have the most need to undergo reconstruction first, with the intent of then reconstructing Station 1 followed by Station 2 next. The three stations will be completed in sequence over the course of several years with personnel distributed across the City during construction.

All three stations were built in the 1990's and are single story brick wood-framed residential-grade structures. As discussed previously, these stations were built with open bunk space, gang style restrooms, are not ADA compliant, and do not have the required space to accommodate modern requirements for fire stations (airlocks, decontamination space, storm shelter, etc.).

During the early design phase, it was determined that to meet the needs of the Fire Department, an interior remodel would not accomplish any of the goals due to the structural restrictions of the wood

frame construction. It was determined that a commercial grade structure would last longer, be more durable and meet the health and safety requirements.

After completion of the early analysis, it was determined to be less expensive to reconstruct the living quarters of Station 3, rather than remodel it. To minimize the overall project cost, the existing bays and attached training room will remain intact. In addition, there will be very minor site work and paving that is needed for the project.

As a point of reference Fire Station 5's living quarters are 8,100 SF and the proposed Fire Station 3 is 6,670 SF. Although costs from 2024 to 2026 have escalated, the design team, contractor and staff have worked diligently to get the cost per square footage impact as low as possible.

The Guaranteed Maximum Price (GMP) for the construction of Fire Station 3 is the next step in the construction of Fire Station 3. In March 2026, Byrne Construction Services, the Construction Manager for this project, opened subcontractor bids. The following attachments to the GMP are provided:

- A.1 Cost Summary
- A.2 Alternates
- A.3 Unit Costs
- A.4 Project Schedule
- A.5 Contract Documents
- A.6 Allowances
- A.7 Qualifications and Clarifications
- A.8 Site Logistics Plan

Construction should start within six weeks of approval, with an anticipated completion mid-2027.

**Benefit to the Community:**

By approving the Guaranteed Max Price (GMP) for Byrne Construction Services, it will allow the construction of Fire Station 3 to remain on schedule.

**Legal Review:**

The City Attorney has reviewed the contract.

**Fiscal Impact:**

The fiscal impact of this package is \$7,323,108.00 and will be funded from the Facilities Infrastructure Maintenance Fund assigned fund balance prior to the issuance of bonds.

**Recommendation:**

The Fire & Public Works Departments are recommending approval of this contract.