



**City-Consultant Professional Services Agreement
Amendment # 03 – Exhibit 1**

Attachment C – Scope of Services, Compensation & Schedule

Schedule

Scope of Services

Original PSA + Amendment # 01 (Previously Approved)

01 DEC 2021 to 31 JAN 2023	Ongoing Preconstruction Services
Concurrent w/Construction Services Below	Set Up Project Controls & Info Mgnmt
01 FEB 2023 to 31 JAN 2025	Ongoing Construction Services
01 MAR 2023 to 28 FEB 2025	City Stakeholder Management
01 MAR 2023 to 28 FEB 2025	Quality Management

Added Services per Amendment # 02 (Previously Approved)

01 FEB 2025 to 30 SEP 2025	Project Controls: Cost, Schedule & Information Management
01 MAR 2025 to 30 SEP 2025	Stakeholder & Quality Management
01 JUN 2025 to 30 SEP 2025	Schedule and Cost Issue Negotiation & Resolution
	Financial & Information Management Closeout

Added Services per this Amendment # 03

01 OCT 2025 to 31 JAN 2026	Project Controls: Cost, Schedule & Information Management
01 OCT 2025 to 31 JAN 2026	Stakeholder & Quality Management
01 OCT 2025 to 31 JAN 2026	Schedule and Cost Issue Negotiation & Resolution
	Financial & Information Management Closeout



Date: March 6, 2026

PO # 2022-00000784

PSA Amendment # 03 - Exhibit 1 - Attachment C - Scope of Services, Compensation & Schedule (continued)

Client: City of Lewisville, Texas

Project: LPSC – Lewisville Public Safety Campus - Project Control Services

Description	Total Contract
1.0 Preconstruction Services	
1.A Goal Setting, Scheduling & Information Management	w/Below
1.B Cost Management	w/Below
1.C Best Value Procurement Process	122,570.00
1.D Ongoing Preconstruction Services (01 DEC 2021 to 31 JAN 2023 = 14 MO x 32,110/MO)	449,540.00
2.1 Construction Services - Original PSA + Amendment #01	
2.A Set Up Project Controls & Info Management Systems	25,253.00
2.B Ongoing Project Controls- Cost, Schedule & Info Mgmt (01 FEB 2023 to 31 JAN 2025 = 24 MO x 39,588/MO)	950,101.00
2.C City Stakeholder Management (01 MAR 2023 to 28 FEB 2025 = 24 MO x 13,874/MO)	332,981.00
2.D Quality Management (Approved in Amendment #01) (01 MAR 2023 to 28 FEB 2025 = 24 MO x 23,379/MO)	561,095.00
Total to Fees with Amendment #01	2,441,540.00
Reimbursables - Preconstruction	14,005.00
Reimbursables - Construction	24,009.00
Total Current Contract Value with Amendment # 01	2,479,554.00
2.2 Construction Services - Amendment #02 (Previously Approved)	
2.A Set Up Project Controls & Info Management Systems	Completed
2.B Ongoing Project Controls- Cost, Schedule & Info Mgmt (01 FEB 2025 to 30 SEP 2025 = 8 MO x 39,588/MO)	316,704.00
2.C City Stakeholder Management (01 MAR 2025 to 30 SEP 2025 = 7 MO x 13,874/MO)	97,118.00
2.D Quality Management (01 MAR 2025 to 30 SEP 2025 = 7 MO x 13,874/MO)	163,653.00
Total to Fees with Amendment #02	3,057,029.00
Reimbursables - Construction for Amendment # 02 Only	8,003.00
Current Contract Value with Amendment #s 01 + 02	3,065,032.00
2.3 Construction Services - Amendment #03 (Proposed)	
2.B Ongoing Project Controls- Cost, Schedule & Info Mgmt (01 OCT 2025 to 31 JAN 2026 = 4 MO x 71,928/MO)	287,712.00
Total to Fees with Amendment #03	3,352,744.00
Reimbursables - Construction for Amendment # 02 Only	None Requested
Total Contract Value with Amendment #s 01 + 02 + 03	3,352,744.00

PPV 29 JAN 2026:

Based on the meeting @ 10am that the CoL, PPV & BCS leadership it is our understanding that this PCO will be revised as follows:

1. BCS will revise and resubmit PCO # 471 (currently proposed at \$1,016,806) to a total of \$400,000.
2. This new PCO 471 will be the final resolution for all requests for additional General Conditions, Temporary Construction, and all other costs related to the extension of the project from the 20 DEC 2024 Substantial Completion date shown in CO #02 to current Substantial Completion date of 14 JUL 2025.
3. This agreement is contingent upon BCS providing verifiable costs well in excess of the \$400,000 above, for billing purposes.
4. The City staff and PPV will support the recommendation for City Council to approve CO #03 increasing BCS' contract sum by \$400,000 and moving the Contract Time's Substantial Completion date to 14 JUL 2025, among other issues that may (or may not) be resolved by CO #03.

BCS to revise and resubmit.

PSA Amendment #03 - Exhibit 1
Attachment C - Scope of Services,
Compensation & Schedule (continued)

PCO #471

Project: 1656 - Tittle McFadden Public Safety Center
184 N Valley Pkwy
Lewisville, Texas 75067

DRAFT

Change Order #471: Final Extended GCs & TCs

FROM:	Byrne Construction Services 551 E. Berry Street Fort Worth Texas, 76110
CONTRACT:	1656 - Lewisville Public Safety Campus
CREATED BY:	David Ziebarth (Byrne Construction Services)
CREATED DATE:	1/26 /2026
PRIME CONTRACT CHANGE ORDER:	None
ACCOUNTING METHOD:	Amount Bas
PAID IN FULL:	No
TOTAL AMOUNT:	\$0.00

PPV 27 MAR:
To Reviewers of this Amendment #03:

This PCO # 471 and the note in this blue box are provided as validation that PPV was still working on this project on 04 FEB 2026, negotiating cost & schedule on behalf of the City, and delivering value.

BCS 04 FEB 2026
Revised as requested and agreed.

PPV 04 FEB 2026:
We have validated the costs shown in this PCO.
Ready for BRW and City review and approval.

6 FEB BRW Comment:
BRW takes no exceptions to negotiated amount.

CHANGE REASON: Scope Revision

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

ATTACHMENTS:

Approval Needed By: Monday, February 2, 2026

_____ We are awaiting your approval prior to proceeding with this work. In order to prevent any delay, this change must be approved by the date shown above.

_____ We are proceeding with this work. Please provide written notice immediately if we are to stopwork associated with this change and await further direction. Please provide approval of this change by the date shown above.

This work is complete. Please provide approval of this change by the date shown above.

Funding Source:

This proposed change will be funded by City of Lewisville via a future Change Order increasing or decreasing the Contract per the amount listed above.

This proposed change will be funded by the Owner's Contingency within the GMP and GMP amount will not change

_____ This proposed change will be funded by the Contractor's Contingency within the GMP and GMP amount will not change.

_____ This proposed change will be funded by an Allowance Expenditure within the GMP and GMP amount will not change



Byrne Construction Services
551 E. Berry Street
Fort Worth, Texas 76110
Phone: (817) 335-3394

Project: 1656 - Tittle McFadden Public Safety Center
184 N Valley Pkwy
Lewisville, Texas 75067

DRAFT

Prime Contract Potential Change Order #471: Final Extended GCs & TCs

TO:	City of Lewisville 151 W. Church Street Lewisville Texas, 75057	FROM:	Byrne Construction Services 551 E. Berry Street Fort Worth Texas, 76110
PCO NUMBER/REVISION:	471 / 0	CONTRACT:	1656 - Lewisville Public Safety Campus
REQUEST RECEIVED FROM:		CREATED BY:	David Ziebarth (Byrne Construction Services)
STATUS:	Draft	CREATED DATE:	1/26 /2026
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: Final Extended GCs & TCs

CHANGE REASON: Scope Revision

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

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Attachment C - Scope of Services,
Compensation & Schedule (continued)

PCO #471

Our breakdown is attached for your review and approval. Please return one signed copy of this Proposed Change approving the associated costs, time extensions, and funding source indicated herein.

Brown Reynolds Watford Architects
3535 Travis St. Suite 250
Dallas Texas 75204

City of Lewisville
151 W. Church Street
Lewisville Texas 75057

Byrne Construction Services
551 E. Berry Street
Fort Worth Texas 76110

Carol Ann T. Kesh 2/6/2026
SIGNATURE DATE

Clair B 2/12/26
SIGNATURE DATE

D. J. Zink 2026.01.26
SIGNATURE DATE



Project: LPSC BP4 BP5
Lewisville, TX

Analysis of Estimate

Date: February 4, 2026

Documents: BP5 - Lewisville Public Safety Complex									PC No. 471		
Description: Extended General Conditions & Temporary Construction for extended Substantial Completion date									Revision: 1		
									Arch Ref No.:		
Description	Vendor/Subcontractor	Quantity	UM	Mat'l UP	Mat'l Total	Labor UP	Labor Total	Major Purchase Order	Subcontract	Sub Bond	
					0		0				
1	Extended General Conditions	Byrne	1	LS	0		0		\$ 400,000.00	\$ -	
2	Extended Tempory Construction	Byrne	1	LS	0		0		\$ -		
	*see breakdown on attached backup				0		0				
Sub-Totals					\$ -		\$ -	\$ -	\$ 400,000.00	\$ -	
Material Total.....					\$ -						
Material Sales Tax.....					N/A						
Byrne Labor.....					\$ -						
Byrne Labor Burden.....					45.00%						
Purchase Order Sub Total.....					\$ -						
Sales Tax on PO's.....					N/A						
Subcontract Work Total.....					\$ 400,000.00						
Sub-Total					\$ 400,000.00						
Printing/Postage/Courier.....					\$ -						
Small Tools/Equipment (5% of Material & Labor Total).....					5.00%						
PM/Estimating/Supervision.....					\$ -						
Safety.....					2.00%						
Byrne Labor/Clean Up/Misc. Material.....					1.00%						
					0.00%						
Sub-Total					\$ 400,000.00						
Sub-Bonds.....					\$ -						
Bond Premiums (Byrne).....					1.31%						
General Liability Insurance.....					0.525%						
Umbrella Insurance Premiums.....					0.255%						
Builders Risk Insurance.....					0.150%						
It/Accounting.....					0.000%						
Sub-Total					\$ 400,000.00						
General Job Overhead.....					0.00%						
Sub-Total					\$ 400,000.00						
Fee.....					1.95%					Fee removed	
Sales Tax.....					Tax Exempt					Tax Exempt	
TOTAL this Estimate					\$ 400,000.00						