

City of Lewisville & Consultant PSA Amendment #1 - Exhibit 1
Project Controls Scope of Services & Fees - Fire Training Structures
New Attachment B

Updated 13 MAR 2026

| Service Item # | Description | Level of Service | | |
|----------------|--|------------------|--|--|
| 1.0 | Preconstruction | | | |
| 1.A | Project Discovery, Goals & Project Definition | | | Complete |
| 1.B | Goal-setting, Scheduling & Information Management | | | Complete |
| 1.C | Cost Management | | | Complete |
| 1.D | Best Value Procurement Processes | | | Complete |
| 1.E | Ongoing Preconstruction Services - From Start Date to Notice to Proceed for Construction | | | Not Included in Previous Scope of Work |
| 2.0 | Construction | | | |
| 2.A | One Time Tasks - Set Up Project Controls & Information Management Systems | | | |
| 1.0 | Cost Management Options Review | | | Complete |
| 2.0 | Schedule Management Options Review | | | Complete |
| 3.0 | Information Management Options Review | | | Complete |
| 4.0 | Set Up the Chosen Systems, Processes & Tools for Tracking: | | | ✓ |
| .1 | Budgets Against Commitments | | | ✓ |
| .2 | Proposed Change Orders | | | ✓ |
| .3 | Pending Commitments | | | ✓ |
| .4 | GC, Design Team, and Consultant Contract Changes | | | ✓ |
| .5 | Contingency Use Log(s) | | | ✓ |
| .6 | Commitments vs. Budget | | | ✓ |
| .7 | Payments vs. Commitments | | | ✓ |
| 5.0 | Set Up Buyout Savings Tracking Process with GC | | | ✓ |
| 6.0 | Set Up the Allowances & Furnishings/Equipment Budget Tracking System | | | ✓ |
| 7.0 | Review Project Controls Systems with Team | | | ✓ |
| 8.0 | Project Controls Systems Training for Architect & Owner Team | | | ✓ |
| | | | | |
| | One Time Tasks - Set Up Project Controls & Information Management Systems | | | |
| | | | | |
| 2.B | Ongoing Project Control Services - Cost, Schedule & Information Management | | | |
| 1.0 | Ongoing Cost Management | | | ✓ |
| 2.0 | Ongoing Schedule Management | | | ✓ |
| 3.0 | Ongoing Information Management | | | ✓ |
| 4.0 | Meetings During Construction: | | | |
| .1 | Project Executive | | | Once a Month |
| .2 | Senior Project Manager | | | Once a Month |
| .4 | Assistant PM | | | 4X per Month |
| 5.0 | Review Project Status & Interview Team Members | | | ✓ |
| 6.0 | Read Weekly Meeting Minutes & Status Logs | | | ✓ |
| 7.0 | Reporting to Owner | | | 2X per Month |
| 8.0 | Review Applications for Payment Monthly: | | | ✓ |
| .1 | Note Compliance with the Contract and Standards of the Industry | | | ✓ |
| .2 | Compare Scheduled/Completed Work vs. Amount Billed | | | ✓ |
| .3 | Review Appropriateness of Contingency Reallocations | | | ✓ |
| .4 | Validate Proper Documentation of Expenditures | | | ✓ |
| .5 | Track Use of Allowances | | | ✓ |
| .6 | Track Invoices for Furnishings & Equipment | | | ✓ |
| .7 | Confirm Buyout Savings Status | | | Not Provided |
| 9.0 | Update Owner's Budget | | | ✓ |
| 10.0 | Maintain and Update Project Budget Tracking System | | | ✓ |
| 11.0 | Publish Monthly Reports wExecutive Summary + Detailed Findings | | | ✓ |

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| 12.0 | Establish Schedule Tracking Procedures | | | ✓ |
| 13.0 | Validate GC's Proposed Change Requests (up to a Max of 3.5% of GC's Contract Amount) (3.5% CO Max is Calculated on Contract without Owner's Owner's Contingency Line Included) (Evaluating & Negotiating COs Above this 5.0% Amount Is An Additional Service) | | | 3.5% |
| 14.0 | Validate Project Turnover, Start-up, Owner Move-in, and Closeout Procedures | | | ✓ |
| | Services Duration = Current Project Contract Schedule; Extensions Calc'd at Monthly Rate Below | | | |
| | Original Project Control Services - Cost, Schedule & Information Management 01 NOV 2023 to 31 AUG 2024 = 10 Months (Authorized on 04 DEC 2023) | 10 Months x 9,360/Month = 93,360 | | |
| | Ongoing Project Control Services - Added 5 Months Unforseeable Delay (Underground H20) 01 SEP 2024 to 31 JAN 2025 = 5 Months (Verbally Approved in JUL 2024) | 5 Months x 9,360/Month = 46,800 | | |
| | Ongoing Project Control Services - Added 14 Months for Negotiations + CoL Added Work 01 FEB 2025 to 31 MAR 2026 (Proposed 03 MAR 2026 After CMAR's CO #02 Signed by CoL) | 14 Months x 4,680/Month = 65,520 | | |
| | Proposed Contract Amount - Cost, Schedule & Information Management 01 NOV 2023 to 31 MAR 2026 = 29 Months (Pending Consideration by City Council) | 29 Months = 205,680 | | |
| 2.C | Owner Stakeholder Management | Excluded (by City Staff) | | |
| 1.0 | Provide Direct Interface with End-users and Other Stakeholders as Required | | | |
| 2.0 | Maintain a Single Point of Project Contact for the Owner Team | | | |
| 3.0 | Provide Briefings of Officials, Council, Boards, Commissions, & Ad-hoc Committees | | | |
| 4.0 | Plan, Coordinate & Lead Project Update Meetings & Status Report Distribution for Above | | | |
| 5.0 | Provide a Public Communication Plan for Neighborhoods & Community-wide Citizens | | | |
| 6.0 | Assist Staff in Coordination of Ground-breaking, Announcements & Press Conferences | | | |
| 7.0 | Coordinate Design, Approval & Placement of Project Signage | | | |
| 7.0 | Serve as the Owner's Point of Contact during Construction | | | |
| 8.0 | Conduct Construction Update Meetings at Construction Sites | | | |
| | | | | by City |
| 2.D | Quality Management | Excluded (by G2 Solutions) | | |
| 1.0 | Coordinate Project Close Out, including Obtaining Final As-Built Plans from Contractor | | | |
| 2.0 | Monitor Construction Progress | | | |
| 3.0 | Advise the Owner of Any Observations of Non-Conforming Work or Other Quality Concerns | | | |
| 4.0 | Manage the Geotechnical Investigations and Develop Contracts for Geotechnical Firms | | | |
| 5.0 | Review Results from Geotechnical Investigations | | | |
| 6.0 | Review Contractor's Quality Control Plan | | | |
| 7.0 | Provide Oversight of Owner's Quality Assurance Plan | | | |
| 8.0 | Review Submittals Prepared by the Contractor & Processed by the Design Team | | | |
| 9.0 | Coordinate Owner Staff Review of Submittals Where Required | | | |
| 10.0 | Coordinate Owner Vendors, to Include Security, Data, Telecom, & Move Management | | | |
| 11.0 | Coordinate Furnishings Installation (Furnishings Procurement by Others) | | | |
| 12.0 | Coordinate Owner's Architect's Site Visits & Facility's Punchlist Distribution/Tracking | | | |
| 13.0 | Monitor Contractor's Completion of Punchlist Items & Architect's Confirmation of Same | | | |
| 14.0 | Coordinate Owner's Commissioning Consultant's Site Visits & Review Reports | | | |
| 15.0 | Monitor Contractor's Compliance w/Commissioning Consultant's Findings & Final Cx Report | | | |
| | | | | by G2 Solutions |

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| 16.0 | Coordinate Turnover of Closeout Documentation & Project Information Management System | |
| 17.0 | Coordinate Owner's Architect's 11 Month Warranty Site Visit & Distribution Findings | |
| | | |
| 2.E | Support Services for Other Owner Project Management Responsibilities | |
| 1.0 | Issue "Notices to Proceed" on Appropriate Phases | Completed |
| 2.0 | Coordinate TAS Consultant's Site Visit(s) & Review TAS Consultant's Findings | |
| | | |
| | Support Services for Other Owner Project Management Responsibilities | Excluded |
| | | |
| | Construction Services | |

| 3.0 | Task Order Clarifications & Exclusions | | | |
|-----|--|----------|----------|----------|
| 3.1 | Safety Plan and Logistics Coordination Are Solely the Responsibility of the Contractor | Excluded | Excluded | Excluded |
| 3.2 | Quality Management of Materials & Installation Are Solely the Responsibility of the Contractor | Excluded | Excluded | Excluded |
| 3.3 | Consultant Will Be Performing Onsite Observations, not Continuous or Exhaustive Inspections | Excluded | Excluded | Excluded |
| 3.4 | Consultant Will Not be Held Responsible for Contractor's or Vendor's Nonconforming Work | Excluded | Excluded | Excluded |
| 3.5 | Consultant is Not Responsible for Architect's or Contractor's Failure to Perform | Excluded | Excluded | Excluded |
| 3.6 | Fees for Architect's or Contractor's Failure to Perform, or Project Delays are Add Services | Excluded | Excluded | Excluded |
| 3.7 | Design, Procurement, and Delivery of Furnishings is by Others | Excluded | Excluded | Excluded |
| 3.8 | Design, Procurement, and Delivery of Security, Data, Telecom Equipment is by Others | Excluded | Excluded | Excluded |
| 3.9 | Services Not Checked in Sections Above (Even if Included In PSA Exhibit A) Are Excluded | Excluded | Excluded | Excluded |
| | | | | |