



DRAFT BUDGET ADJUST CONFIRMATION

BAC No. BAC011

Project No.: 11246. - TMFPD Station 35

Date: 01/16/2026

To: Jay Cwiak
Truckee Meadows Fire Protection District
3663 Barron Way
Reno, NV 89511

From: Jacob Sands
Plenium Builders
825 Steneri Way
Sparks, NV 89431

Phone: 775-326-6000

Phone: 775-857-8086

Fax:

Fax:

Email: JCwiak@tmfpd.us

Email: jsands@pleniumbuilders.com

cc:

Below is the detail for our proposal to complete the following changes in contract work:

- Contractual Allowance credit to cover CME Budget Extension

PCO Item	Change (in Days)	Amount
1 : Contractual Allowance credit to cover CME Budget Extension		\$-91,022.50

By signing below the owner is authorizing the work described in this document. Both owner and contractor agree to the work being performed. The contract will be adjusted as indicated and will include contractual fees as well as potential impacts to the schedule and their associated costs.

Total \$ \$-91,022.50

Submitted By:

Approved By:

01/16/2026

Jacob Sands

Date

Truckee Meadows Fire Protection District

Date



300 Sierra Manor Drive, Suite 1
Reno, NV 89511

December 3, 2025
File: 3727

Mr. Jay Cwiak
Truckee Meadows Fire Protection District
3663 Barron Way
Reno, NV 89511

**RE: TMFPD Station No. 35
Truckee Meadows Fire Protection District
Budget Extension Request for Additional Inspection, Testing, and CM Services**

Dear Mr. Cwiak:

Construction Materials Engineers would like to submit this budget extension request to provide additional inspection, testing, and construction management services for the Station 35 project.

Our scope of work to date on the above-referenced project has required a level of effort that is on pace to exceed the resource allocation in our original proposal. The additional efforts put into the project to date include:

- Additional testing services during mass grading and earthwork operations, including senior inspectors, additional density testing, further laboratory testing, and additional management and coordination efforts with the Contractor and Geotechnical Engineer.
- Additional inspection hours to observe and document earthwork operations.
- Transition to bi-weekly on-site progress meetings (effective 10/1/25) instead of virtual meetings.
- Additional project change review and processing (BACs and PCOs) in excess of the initially proposed quantity of 15 change packages. As of the date of this submission, a total of 45 change packages have been processed and executed, with more expected before the project's completion.
- Additional coordination efforts with the Design Team, Contractor, and Apple concerning the addition of an arsenic treatment system to the facility.
- Additional inspection hours to observe and document the installation of the added treatment system.
- Additional submittal and RFI tracking and coordination efforts, including production of weekly submittal and RFI reports to aid the Contractor and Design Team in managing workflows.
- Additional coordination meetings with the Contractor and Design Team, in addition to the pre-construction and progress meetings included in the original proposal.

Due to increased utilization of our services, we are on pace to exceed the original total contract amount of \$362,852.50. The costs for the additional services are outlined in the attached cost workup, which totals \$91,022.50. The cost workup assumes the project duration remains unchanged and final completion is achieved on time.

If this is acceptable to you, we request an amendment to our original contract for this project or a purchase order for the additional services. We appreciate the opportunity to provide our services to TMFPD. If you have any questions or require further information, please do not hesitate to call.

Sincerely,

CONSTRUCTION MATERIALS ENGINEERS, INC.



Kyle Payne
Project Manager
kpayne@cmenv.com
Mobile: (775) 750-1938
Office: (775) 737-7575

KRP:krp
c: 3727 Budget Extension Request Cost Workup – 11.25.25

"V:\Projects\Active\3727\proposal-contract documents\Budget Extension Request\Budget Extension Request - CME Letter - 11.25.25.docx"

**TMFPD - STATION #35
SPECIAL INSPECTION AND MATERIALS TESTING SERVICES
RENO TECHNOLOGY PARKWAY W.**

DATE :

12/3/2025

ACTIVITY	QTY/DAYS	HRS/DAY	RATE	TOTAL	COMMENTS
PROJECT MANAGER					
SENIOR PROJECT MANAGER	40	1	\$ 200.00	\$ 8,000.00	COORDINATION, CONSULTATION, REPORTS
SUBMITTALS REVIEW	2	2	\$ 200.00	\$ 800.00	
PRE CON/MEETINGS	40	1	\$ 200.00	\$ 8,000.00	
PROJECT MANAGER	20	0.5	\$ 170.00	\$ 1,700.00	
PROJECT MANAGER	15	4	\$ 170.00	\$ 10,200.00	PROJECT MANAGER OVERSIGHT OF INSPECTION/TESTING & REPORTS AND COORDINATION WITH EARTHWORK CONTRACTOR & GEOTECH ENGINEER
VEHICLE	40		\$ 15.00	\$ 600.00	
				ADDITIONAL SERVICES \$	10,200.00

SITE GRADING, EARTHWORK				DENSITY AND SAMPLING	
INSPECTOR - (SP)	30	6	\$ 130.00	\$ 23,400.00	UNDOC FILL OVER-EX, GRADING, SLAB ON GRADE, FOUNDATION, SUBGRADE, AC PAVING, AGGREGATE BASE, PCC PAVING -
VEHICLE + EQUIPMENT	180		\$ 15.00	\$ 2,700.00	
TECHNITIAN - DENSITY TESTING	10	5	\$ 130.00	\$ 6,500.00	ADDITIONAL TESTING RESOURCES FOR MASS GRADE & EARTHWORK
TECHNITIAN VEHICLE	10	5	\$ 15.00	\$ 750.00	ADDITIONAL TESTING RESOURCES FOR MASS GRADE & EARTHWORK
PROCTORS	4		\$ 300.00	\$ 1,200.00	NATIVE, UNDOC FILL, AGG BASE
SIEVE ANALYSIS & PLASTICITY INDEX	3		\$ 250.00	\$ 750.00	NATIVE, UNDOC FILL, AGG BASE
PROCTORS	1		\$ 300.00	\$ 300.00	ADDITIONAL TESTING RESOURCES FOR MASS GRADE & EARTHWORK
SIEVE ANALYSIS & PLASTICITY INDEX	3		\$ 250.00	\$ 750.00	ADDITIONAL TESTING RESOURCES FOR MASS GRADE & EARTHWORK
				ADDITIONAL SERVICES \$	8,300.00

UTILITY WORK*					
INSPECTOR - WATER, SD & SS	15	6	\$ 120.00	\$ 10,800.00	
VEHICLE + EQUIPMENT	90		\$ 15.00	\$ 1,350.00	APPROX 2,300 LF - COMPACTION TESTING INCLUDED
PROCTORS	1		\$ 300.00	\$ 300.00	BEDDING SAND

* ASSUME INSTALLATION RATE OF 150 LF A DAY

CONCRETE**				SAMPLE EVERY DAY OR 150 CY	
TECHNICIAN REG	7	4	\$ 130.00	\$ 3,640.00	SW/FLATWORK, C&G - APPROX 192 CY
TECHNICIAN REG	2	6	\$ 130.00	\$ 1,560.00	SLAB ON GRADE - APPROX 147 CY
TECHNICIAN REG	2	6	\$ 130.00	\$ 1,560.00	APPARATUS BAY - APPROX 147 CY
TECHNICIAN REG - (SP)	3	6	\$ 130.00	\$ 2,340.00	FOOTINGS - APPROX 179 CY
TECHNICIAN REG	2	6	\$ 130.00	\$ 1,560.00	EMERGENCY VEHICLE APRONS
TECHNICIAN REG	2	6	\$ 130.00	\$ 1,560.00	TRASH ENCLOSURE/EQUIPMENT PADS
TECHNICIAN REG - (SP)	2	6	\$ 130.00	\$ 1,560.00	PUMP STATION BUILDING SOG/FOOTINGS
VEHICLE + EQUIPMENT	106		\$ 15.00	\$ 1,590.00	
CONCRETE CYLINDERS	20		\$ 225.00	\$ 4,500.00	SETS OF FIVE

**INCLUDES CYLINDER PICKUP FOLLOWING DAY

MASONRY				APPROX 13000 SF - PERIODIC IBC INSPECTION	
INSPECTOR - (SP)	40	5	\$ 130.00	\$ 26,000.00	GROUT, MORTAR, AND BLOCK SAMPLING
VEHICLE + EQUIPMENT	200		\$ 15.00	\$ 3,000.00	
COMPRESSIVE STRENGTH OF 8" PRISM	2		\$ 540.00	\$ 1,080.00	SETS OF THREE
COMPRESSIVE STRENGTH OF 12" PRISM	2		\$ 675.00	\$ 1,350.00	SETS OF THREE
COMPRESSIVE STRENGTH OF BLOCK	2		\$ 300.00	\$ 600.00	SETS OF THREE
COMPRESSIVE STRENGTH OF MORTAR	2		\$ 135.00	\$ 270.00	SETS OF THREE
COMPRESSIVE STRENGTH OF GROUT	13		\$ 135.00	\$ 1,755.00	SETS OF THREE

ASPHALT CONCRETE					
INSPECTOR - REG	1	8	\$ 120.00	\$ 960.00	APPROX 850 TONS
INSPECTOR - O.T.			\$ 150.00	\$ -	
VEHICLE	8		\$ 15.00	\$ 120.00	
CORING TECHNICIAN - REG	1	4	\$ 115.00	\$ 460.00	
CORE RIG/VEHICLE	4		\$ 60.00	\$ 240.00	
ASPHALT FULL MARSHALL SERIES	2		\$ 725.00	\$ 1,450.00	1/500 TONS
CORE UNIT WEIGHTS	2		\$ 300.00	\$ 600.00	SETS OF THREE

STRUCTURAL STEEL, ANCHORAGE

INSPECTOR - (SP)	4	3	\$ 130.00	\$ 1,560.00	HS BOLTS
INSPECTOR - (SP)	10	3	\$ 130.00	\$ 3,900.00	FIELD/SHOP WELDING
INSPECTOR - (SP)	3	3	\$ 130.00	\$ 1,170.00	POST INSTALLED ANCHORS
VEHICLE + EQUIPMENT	51		\$ 15.00	\$ 765.00	

ESTIMATED TOTAL FEE (ADDITIONAL SERVICES ONLY): \$ 18,500.00

1. (SP) - SPECIAL INSPECTION REQUIRED
2. BASE ON CME PAYING NON-PREVAILING WAGE RATES
3. INSPECTION AND TESTING WILL BE PROVIDED PER THE WASHOE COUNTY STANDARD SPECIFICATIONS AND THE 2012 SSPWV, REVISION 8
4. INCLUDES TRAVEL TIME TO/FROM SOUTH RENO OFFICE

**TRUCKEE MEADOWS FIRE AND RESCUE - APPLE FIRE STATION
PRE-CONSTRUCTION, CONSTRUCTION MANAGEMENT, INSPECTION,, AND MATERIALS TESTING
62 WEEK SCHEDULE**

TRUCKEE MEADOWS FIRE & RESCUE

DATE :

12/3/2025

ACTIVITY	QUANTITY	UOM	QUANTITY	UOM	RATE	TOTAL	COMMENTS
TASK 1 - PRE-CONSTRUCTION SERVICES							
CM - PROJECT MANAGER	70	HRS			\$ 170.00	\$ 11,900.00	PRE-CONSTRUCTION MANAGEMENT
ADDITIONAL SERVICES							NONE
TASK 2 - PROJECT MANAGEMENT							
SENIOR PROJECT MANAGER	62	WKS	0.5	HRS	\$ 200.00	\$ 6,200.00	
ADDITIONAL SERVICES							NONE
TASK 3 - CONSTRUCTION MANAGEMENT & ADMINISTRATION							
CM - PROJECT MANAGER	62	WKS	1.5	HRS	\$ 170.00	\$ 15,810.00	CONSTRUCTION COORDINATION
CM - PROJECT MANAGER	29	WKS	4	HRS	\$ 170.00	\$ 19,720.00	ADDITIONAL WEEKLY COORDINATION EFFORTS
CM - CHANGE ORDER REVIEW	15	EA	2	HRS	\$ 170.00	\$ 5,100.00	15 CO'S @ 2 HRS/CO
CM - CHANGE ORDER REVIEW	30	EA	2	HRS	\$ 170.00	\$ 10,200.00	AMMOUNT PROCESSED IN EXCESS OF ORIGINAL QTY THROUGH 11/26 (PCO/BAC)
CM - CHANGE ORDER REVIEW	40	EA	2	HRS	\$ 170.00	\$ 13,600.00	BUDGET FOR REMAINDER OF PROJECT (PCO/BAC)
CM - MONTHLY PROGRESS PAYMENT REVIEW	14	MONTHS	2	HRS	\$ 170.00	\$ 4,760.00	MONTHLY FOR 14 MONTHS
CM - MONTHLY RECORD DRAWING REVIEW	14	MONTHS	2	HRS	\$ 170.00	\$ 4,760.00	MONTHLY FOR 14 MONTHS
CM - MONTHLY SCHEDULE REVIEW & COORDINATION	14	MONTHS	1	HRS	\$ 170.00	\$ 2,380.00	MONTHLY FOR 14 MONTHS
ADDITIONAL SERVICES \$							43,520.00
TASK 4 - MEETINGS							
CM - PROJECT MANAGER	2	HRS			\$ 170.00	\$ 340.00	PRE-CONSTRUCTION MEETING
INSPECTOR - REG.	2	HRS			\$ 130.00	\$ 260.00	PRE-CONSTRUCTION MEETING
VEHICLE	4	HRS			\$ 15.00	\$ 60.00	PRE-CONSTRUCTION MEETING
CM - PROJECT MANAGER	62	EA	1.5	HRS	\$ 170.00	\$ 15,810.00	WEEKLY OAC MEETING
VEHICLE	62	EA	1.5	HRS	\$ 15.00	\$ 1,395.00	WEEKLY OAC MEETING
CM - PROJECT MANAGER	15	EA	2.5	HRS	\$ 170.00	\$ 6,375.00	WEEKLY OAC MEETING (DELTA FOR ON SITE MTGS)
VEHICLE	15	EA	2.5	HRS	\$ 15.00	\$ 562.50	WEEKLY OAC MEETING (DELTA FOR ON SITE MTGS)
CM - PROJECT MANAGER	21	EA	1.5	HRS	\$ 170.00	\$ 5,355.00	ADDITIONAL COORDINATION MEETINGS TO DATE
CM - PROJECT MANAGER	12	EA	1.5	HRS	\$ 170.00	\$ 3,060.00	ADDITIONAL COORDINATION MEETINGS REMAINING
ADDITIONAL SERVICES \$							15,352.50
TASK 5 - CONSTRUCTION OBSERVATION							
INSPECTOR - REG.	40	WKS	12	HRS	\$ 130.00	\$ 62,400.00	ON SITE CONSTRUCTION OBSERVATION
VEHICLE	40	WKS	12	HRS	\$ 15.00	\$ 7,200.00	ON SITE CONSTRUCTION OBSERVATION
INSPECTOR - REG.	22	WKS	15	HRS	\$ 130.00	\$ 42,900.00	ON SITE CONSTRUCTION OBSERVATION
VEHICLE	22	WKS	15	HRS	\$ 15.00	\$ 4,950.00	ON SITE CONSTRUCTION OBSERVATION
INSPECTOR - REG.	70	HRS			\$ 130.00	\$ 9,100.00	ADDITIONAL INSPECTION & OBSERVATION
VEHICLE	70	HRS			\$ 15.00	\$ 1,050.00	ADDITIONAL INSPECTION & OBSERVATION
SENIOR INSPECTOR - REG.	20	HRS			\$ 160.00	\$ 3,200.00	ADDITIONAL EARTHWORK CONSULTATION
VEHICLE	20	HRS			\$ 15.00	\$ 300.00	ADDITIONAL EARTHWORK CONSULTATION
ADDITIONAL SERVICES \$							13,650.00
TASK 6 - PROJECT COMMISSIONING							
UNVC COMMISSIONING SERVICES	1	LS	+	10%	\$ 31,000.00	\$ 34,100.00	COMMISSIONING SERVICES
CM - PROJECT MANAGER	6	WKS	6	HRS	\$ 170.00	\$ 6,120.00	COMMISSIONING OVERSIGHT
VEHICLE	6	WKS	6	HRS	\$ 15.00	\$ 540.00	COMMISSIONING OVERSIGHT
CM - PROJECT MANAGER	17	EA	1.5	HRS	\$ 170.00	\$ 4,335.00	COMMISSIONING MEETINGS
VEHICLE	17	EA	1.5	HRS	\$ 15.00	\$ 382.50	COMMISSIONING MEETINGS
ADDITIONAL SERVICES							NONE

TRUCKEE MEADOWS FIRE & RESCUE

DATE : 12/3/2025

ACTIVITY	QUANTITY	UOM	QUANTITY	UOM	RATE	TOTAL	COMMENTS
TASK 7 - PROJECT CLOSEOUT							
CM - PROJECT MANAGER	30	HRS			\$ 170.00	\$ 5,100.00	CLOSEOUT SERVICES
INSPECTOR - REG.	10	HRS			\$ 130.00	\$ 1,300.00	CLOSEOUT SERVICES
ADDITIONAL SERVICES							NONE

ESTIMATED TOTAL FEE (ADDITIONAL SERVICES ONLY): \$ 72,522.50

NOTES:

1. ORIGINAL PROPOSAL ASSUMED 62 WEEKS FOR CONSTRUCTION (14 MONTHS)
2. BUDGET EXTENSION COST WORK UP ASSUMES PROJECT FINISHES ON TIME (BY 5/23/25)