

AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

THIS AGREEMENT is entered into between Truckee Meadows Fire Protection District, a fire district organized pursuant to 474.460 and political subdivision of the State of Nevada (“District”) and **Construction Materials Engineers, Inc.** (“Consultant”), collectively (the “Parties”).

WITNESSETH:

WHEREAS, The District desires to engage a Consultant to render certain consulting services in Support of the “**Pre-Construction, Construction Management, Commissioning, Special Inspection and Administration Services for the Truckee Meadows Fire Protection District Fire Station 35 Project**” (the “Project”); and

WHEREAS, The District requires certain professional services in connection with the Project, as described in Exhibit “A,” Proposal for Pre-Construction, Construction Management, and Administration Services dated December 17, 2024 and Exhibit “B” Special Inspection and Materials Services dated November 19, 2024 (the “Services”); and

WHEREAS, Consultant represents that it is duly qualified, ready, willing, and able to provide the Services by virtue of its education, training, and experience; and

NOW, THEREFORE, in consideration of the mutual promises contained herein, the Parties agree as follows:

ARTICLE 1 - EFFECTIVE DATE

The effective date of this Agreement shall be January 7, 2025,

CONSULTANT shall begin the performance of services as provided herein upon notice to proceed and shall complete all Services identified in Exhibit A, and Exhibit B, in accordance with the Standard of Care as outlined in Article 5 herein no later than February 19, 2026, unless this Agreement is terminated sooner in accordance with its terms.

ARTICLE 2 - SERVICES TO BE PERFORMED BY CONSULTANT

Consultant agrees to perform and complete all Services identified in Exhibit A, and Exhibit B, under this Agreement, and any amendment thereto in accordance with the Standard of Care as set forth in Article 5 herein. Consultant shall be responsible for the quality, technical accuracy, completeness, and coordination of all reports, information, specifications, and other items and services furnished under this Agreement and any amendments hereto. The District reserves the right to inspect, comment on, and request revision of all Services identified in Exhibit A, and Exhibit B, and any amendments thereto performed by Consultant before acceptance, and Consultant warrants that such Services shall be fit and sufficient for the purposes expressed in, or reasonably inferred from, this Agreement and any amendments hereto.

Failure to provide major deliverables, including, but not limited to, Services identified in Exhibit A, and Exhibit B, shall constitute a material breach of this Agreement unless waived in writing by the District.

ARTICLE 3 - COMPENSATION

3.1 Compensation for Services

For Services defined in Section 1 above, Consultant's compensation shall be determined on a time and material basis, in accordance with the Fee Schedule described in Exhibit A, and Exhibit B, which is attached hereto and incorporated by reference as part of the Agreement, and shall not exceed the sum of **\$362,852.50**. Consultant shall satisfy its obligations hereunder without additional cost or expense to The District during the term of this Agreement other than the heretofore stated compensation and the fee schedule described in Exhibit A, and Exhibit B. The Fee Schedule may be renegotiated at the end of one (1) year upon request by either the District or the Consultant. The actual costs charged for the work by the Consultant in accordance with this provision shall be full compensation to the Consultant for all Services and duties required by the Revised Proposal for Project Development Services including, but not limited to: costs of supplies, facilities, and equipment; costs of labor and services of employees, consultants, and sub-consultants engaged by Consultant; travel expenses, telephone charges, typing, duplicating, costs of insurance, and all items of general overhead. Consultant shall submit billings on a monthly basis.

3.2 Compensation for Additional Services

If the District requests Consultant to perform additional services other than those required to be performed under Services identified in Exhibit A, and Exhibit B, the cost of such additional services shall be determined before commencing additional work. The District must authorize all additional services and payment amounts in writing before commencing any work for such services.

3.3 Methods and Times of Payment

Consultant shall submit to The District monthly progress invoices indicating the number of hours each employee provided services and other allowed direct expenses. Payment to Consultant for work on the Project shall be made within forty-five (45) days after receipt and approval of Consultant's invoice, said approval not to be unreasonably withheld. Payment by The District of invoices or requests for payment shall not constitute acceptance by The District of work performed on the Project by the Consultant. No penalty shall be imposed upon the District for payment(s) received by the Consultant after forty-five days.

3.4 Dispute of Work

The District shall notify the Consultant in writing within thirty (30) days of receipt of the work, or portion of work, which is not approved. For work, or portions of the work, which are unapproved, the District and Consultant shall develop a mutually acceptable method to resolve the dispute within thirty (30) days of receipt by the Consultant of notice from the District. If the District and Consultant cannot reasonably agree to remedy the dispute of unapproved work within the thirty-day period, the work shall be terminated or suspended per Article 12.

ARTICLE 4 - TIME SCHEDULE FOR COMPLETION

The Services identified in Exhibit A, and Exhibit B, on the Project shall be diligently performed and be completed no later than February 19, 2026. Consultant shall be granted time extensions for items within the phases of the Project in writing by The District if the time schedules cannot be met because of delays beyond Consultant's reasonable control, including, but not limited to, The District's failure to furnish information or to approve or disapprove Consultant's work promptly. The consultant will provide The District with a monthly report, including a schedule identifying progress or work completed, problems or difficulties being encountered, work to be initiated during the following month, and other useful information. This report will be submitted on the first day of each month and will be in a format suitable for submittal to other interested agencies. The consultant's failure to submit promptly the monthly progress report may cause a delay in payment from the District.

ARTICLE 5 - STANDARD OF CARE

Consultant shall exercise the same degree of care, skill, and diligence in the performance of the Services as is ordinarily provided under similar circumstances, and the Consultant shall, at no cost to The District, re-perform services which fail to satisfy the foregoing standard of care provided that Consultant is notified in writing by The District of the deficiency within six (6) months of performance of the deficient Services. Such re-performed Services may include, but not be limited to, correcting errors and omissions or any other deficiencies in designs, drawings, specifications, and reports. The District reserves the right to inspect, comment on, and request a revision of all Services performed by the Consultant before acceptance, and the Consultant warrants that Services shall be fit and sufficient for the purposes expressed in and intended by this Agreement and any amendments thereto. Failure to provide Services or re-performed Services in accordance with the foregoing standard of care shall constitute a material breach of this Agreement unless waived by the District. Review and approvals by The District do not relieve the Consultant of its responsibilities under this Article. Except as is otherwise provided for in this Article, the re-performance of Services is the Consultant's entire responsibility and the District's exclusive remedy for Services rendered or to be rendered hereunder, and no additional warranties, guarantees or obligations are to be implied.

ARTICLE 6 - LIMITATIONS OF RESPONSIBILITY

Consultant shall not be responsible for construction means, methods, techniques, sequences, procedures, or safety precautions and programs in connection with the Project. In addition, the Consultant shall not be responsible for the failure of any other consultant, subcontractor, vendor, or other project participant to fulfill contractual or other responsibilities to The District or to comply with federal, state, or local laws, ordinances, regulations, rules, codes, orders, criteria, or standards. Consultant shall notify The District of any apparent unsafe conditions, methods or procedures that the Consultant may observe at the project site.

ARTICLE 7 - OPINIONS OF COST AND SCHEDULE

Since the Consultant has no control over the cost of labor, materials, equipment, or services furnished by others, including over any other consultants', subcontractors', or vendors' methods of

determining prices, or over competitive bidding or market conditions, the Consultant's cost estimates shall be made based on qualification and experience.

Since the Consultant has no control over the resources provided by others to meet contract schedules, the Consultant's forecast schedules for completion of Services shall be established based on generally acceptable schedules for and performance standards of similarly situated professionals qualified and experienced to perform the Services. The Consultant cannot and does not guarantee that proposals, bids, or actual project costs will not vary from its cost estimates or that actual schedules will not vary from its forecast schedules.

ARTICLE 8 - INDEPENDENT CONTRACTOR

Consultant undertakes the performance of the Services as an independent contractor, is not entitled to benefits provided to employees of the District, is solely responsible for federal taxes and social security payments applicable to money received for services herein provided, and understands the District will file an IRS Form 1099 for all payments made to Consultant. Consultant shall be wholly responsible for the methods of performance. The District shall have no right to supervise the methods used by the Consultant. The District shall have the right to observe such performance. Consultant shall work closely with The District in performing Services under this Agreement.

ARTICLE 9 - PERMITS AND LICENSES

Consultant shall procure the permits, certificates, and licenses necessary to allow Consultant to perform the Services. Consultant shall not be responsible for procuring permits, certificates, and licenses required for any construction unless such responsibilities are specifically assigned to Consultant in Exhibit A, and Exhibit B.

ARTICLE 10 - DISTRICT'S RESPONSIBILITY

The District shall provide any information authorized by law in its possession that is requested by the Consultant and is necessary to complete the Project. The District shall assist the Consultant in obtaining access to public and private lands so the Consultant can perform the Services. The District shall examine all studies, reports, sketches, estimates, specifications, drawings, proposals, and other documents presented by the Consultant and shall render decisions pertaining thereto within a reasonable time so as not to delay the work of the Consultant.

ARTICLE 11 - REUSE OF DOCUMENTS

All documents, including computer files, drawings, specifications, and computer software, prepared by the Consultant pursuant to this Agreement are instruments of service concerning the Project. They are not intended or represented as suitable for reuse by The District or others on extensions of the Project or any other project. Any reuse without written verification or adaptation by the Consultant for the specific purpose intended will be at The District's sole risk and without liability or legal exposure to the Consultant, and The District shall indemnify and hold harmless the Consultant against all claims, damages, losses, and expenses including attorneys' fees arising out of or resulting from such reuse. Any such verification or adaptation will entitle the Consultant to further compensation at rates agreed upon by The District and Consultant.

Copies of all documents, including reports, computer files, drawings, specifications, and computer software, prepared by the Consultant pursuant to this agreement will be provided to the District in electronic format accompanied by the appropriate documentation necessary to catalog them in the context of this project.

When transferring data in electronic media format, the Consultant makes no representation as to the long-term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems, or computer hardware differing from those used by the Consultant at the beginning of the Project.

Because the data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests or procedures within 60 days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 60-day acceptance period will be corrected by the party delivering the electronic files. Consultant shall not be responsible for maintaining documents stored in electronic media format after acceptance by The District.

ARTICLE 12 - TERMINATION OR EXTENSION OF CONTRACT

Either Party may terminate this Agreement by written notice to the other Party if the other Party is in material breach or default of any provision of this Agreement and does not remedy such breach or default or provide satisfactory evidence that such default will be expeditiously remedied, within thirty (30) days after being given such notice. In the event of such termination, The District shall pay Consultant for all Services satisfactorily performed to the date of termination.

In its sole discretion, the District shall have the right to terminate this Agreement or suspend the performance thereof for The District's convenience upon written notice to the Consultant, and the Consultant shall terminate or suspend the performance of services within thirty (30) days of a schedule acceptable to The District. In the event of termination or suspension for The District's convenience, The District shall pay the Consultant for all Services performed in accordance with the terms of this Agreement.

If the District's governing body fails to appropriate or budget funds for the purposes specified in this Agreement or if the District's governing body has been required, in its sole judgment, to amend previous appropriations or budgeted amounts to eliminate or reduce funding for the purposes of this Agreement, this Agreement shall be terminated without penalty, charge, or sanction.

ARTICLE 13 - NONDISCLOSURE OF PROPRIETARY INFORMATION

Consultant shall consider all information provided by The District to be proprietary unless such information is available from public sources, was known to Consultant before the execution of this Agreement, was received by Consultant from a third-party source, not under any obligation of confidentiality to the District, or is required by law or ordered to be disclosed in a regulatory or judicial proceeding. Consultant shall not publish or disclose proprietary information for any purpose other than the performance of the Services without the prior written authorization of The District or in response to legal process or as required by the regulations of public entities.

ARTICLE 14 - NOTICE

Any notice, demand, or request required by or made pursuant to this Agreement shall be deemed properly made if personally delivered in writing on the date of delivery or, if deposited in the United States mail, postage prepaid, to the address specified below, three days after the date of mailing:

To The District:
Charles Moore, Fire Chief
Truckee Meadows Fire Protection District
3663 Barron Way
Reno, NV 89511

To Consultant:
Jon A. Del Santo, Principal
Construction Materials Engineers, Inc.
300 Sierra Manor Drive, Suite 1
Reno, NV 89511

Nothing contained in this Article shall be construed to restrict the transmission of routine communications between representatives of the Consultant and The District.

ARTICLE 15 - UNCONTROLLABLE FORCES

Neither The District nor Consultant shall be considered to be in default of this Agreement if delays in or failure of performance shall be due to uncontrollable forces the effect of which, by the exercise of reasonable diligence, the non-performing party could not avoid and is not reasonably foreseeable at the time of entering into this Agreement. The term "uncontrollable forces" shall mean any event which results in the prevention or delay of performance by a party of its obligations under this Agreement and which is beyond the control of the non-performing party. It includes but is not limited to, fire, flood, earthquakes, storms, lightning, epidemic, war, riot, civil disturbance, sabotage, inability to procure permits, licenses, or authorizations from any state, local, or federal agency or person for any of the supplies, materials, accesses, or services required to be provided by either The District or Consultant under this Agreement, strikes, work slowdowns or other labor disturbances, and judicial restraint. Consultant shall be paid for services performed before the delay plus related costs incurred attributable to the delay.

Neither Party shall, however, be excused from performance if nonperformance is due to uncontrollable forces which are removable or remediable nor which the non-performing Party could have, with reasonable dispatch removed or remedied. The provisions of this Article shall not be interpreted or construed to require the Consultant or The District to prevent, settle, or otherwise avoid a strike, work slowdown, or other labor action. The non-performing Party shall upon being prevented or delayed from performance by an uncontrollable force, immediately give written notice to the other Party describing the circumstances and uncontrollable forces preventing continued performance of the obligations of this Agreement.

ARTICLE 16 - GOVERNING LAW-VENUE

Nevada law governs this Agreement and all adversarial proceedings arising out of this Agreement or arising out of planning or constructing the Project outlined in Article 2 – Services to be Performed by Consultant. Venue for all adversarial proceedings arising out of this Agreement or arising out of planning or constructing the Project outlined in Article 2 – Services to be Performed by Consultant shall be in state district court in Washoe County, Nevada.

ARTICLE 17 - MISCELLANEOUS

17.1 Nonwaiver

A waiver by either The District or Consultant of any breach of this Agreement shall not be binding upon the waiving Party unless such waiver is in writing. In the event of a written waiver, such a waiver shall not affect the waiving party's rights with respect to any other or further breach.

17.2 Severability

If any provision of this Agreement is deemed illegal, invalid, or unenforceable, the provision shall be deleted, and the parties shall, if possible, agree on a legal, valid, and enforceable substitute provision that is as similar in effect to the deleted provision as possible. The remaining portion of the Agreement not determined to be illegal, invalid, or unenforceable shall, in any event, remain valid and effective for the term remaining unless the provision found illegal, invalid, or unenforceable goes to the essence of this Agreement.

ARTICLE 18 - INTEGRATION AND MODIFICATION

This Agreement represents the entire and integrated agreement between the Parties and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be amended only by a written instrument signed by each of the Parties. Unless otherwise specified in writing, if there is any inconsistency between the terms of this Agreement and any other agreement between the Parties, the terms of this Agreement shall control.

If any conflict between the documents that make up this Agreement, the documents will prevail in the following order: the Agreement for Professional Consulting Services Agreement, Insurance Exhibit C, and any other agreement/exhibits.

ARTICLE 19 - SUCCESSORS AND ASSIGNS

The District and Consultant each binds itself and its directors, officers, partners, successors, executors, administrators, assigns, and legal representatives to the other party to this Agreement and to the partners, successors, executors, administrators, assigns, and legal representatives of such other party, in respect to all covenants, agreements, and obligations of this Agreement.

ARTICLE 20 - ASSIGNMENT

Neither The District nor Consultant shall assign, sublet, or transfer any rights under or interest in (including, but without limitation, monies that may become due or monies that are due) this Agreement without the written consent of the other, except to the extent that the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement. Nothing contained in this paragraph shall prevent the Consultant from employing such independent consultants, associates, and subcontractors as he may deem appropriate to assist him in performing the Services hereunder.

ARTICLE 21 - THIRD PARTY RIGHTS

Nothing herein shall be construed to give any rights or benefits to anyone other than The District and Consultant.

ARTICLE 22 – INDEMNIFICATION AND INSURANCE

Washoe County has established specific indemnification and insurance requirements for agreements/contracts with consultants, engineers, and architects to help ensure that reasonable insurance coverage is maintained. Indemnification and hold harmless clauses are intended to assure that consultants accept and can pay for the loss or liability related to their activities. Exhibit “C” Insurance Specifications is included by reference. All conditions and requirements identified in this Exhibit C shall be completed before the commencement of any work under this Agreement.

ARTICLE 23 – LIMITED LIABILITY

The District will not waive and intends to assert available defenses and limitations contained in Chapter 41 of the Nevada Revised Statutes. Contract liability of both parties shall not be subject to punitive damages. Actual damages for the District’s breach of this Agreement shall never exceed the amount of funds that have been appropriated for payment under this Agreement but not yet paid for the fiscal year budget in existence at the time of the breach.

Consultant agrees to indemnify, hold harmless, and defend The District and the employees, officers and agents of The District from any liabilities, damages, losses, claims, actions or proceedings, including, without limitation, reasonable attorneys’ fees and costs, to the extent that such liabilities, damages, losses, claims, actions or proceedings are caused by the negligence, errors, omissions, recklessness or intentional misconduct of Consultant or the employees or agents of the Consultant (1) in the performance of the contract, or (2) which are, or are not, based upon or arising out of the professional services of Consultant, to the full extent allowed by law.

ARTICLE 24 - ORGANIZATION’S CERTIFICATION

Consultant, its principals, and agents, to the best of its knowledge and belief,

- a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal or state department or agency;
- b) Have not within a three-year period preceding this Agreement been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- c) Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State, or local) with the commission of any of the offenses enumerated in (b) above;
- d) Have not within a three-year period preceding this Agreement had one or more public transactions (Federal, State, or local) terminated for cause or default; and

e) Understand that a false statement on this certification may be grounds for rejection or termination of this Agreement. In addition, under 18 USC Sec. 1001, a false statement may result in a fine of up to \$10,000 or imprisonment for up to 5 years, or both.

IN WITNESS WHEREOF, the parties have executed this Agreement.

OWNER:

Dated this ____ day of _____, 2025

CONSULTANT:

Dated this ____ day of _____, 2025

By _____
Alexis Hill, Chair
Truckee Meadows Fire Protection
Board of Fire Commissioners

By _____
Jon A. Del Santo – Principal
Construction Materials Engineers, Inc.