



TRUCKEE MEADOWS FIRE PROTECTION DISTRICT STAFF REPORT

Board Meeting Date: June 2, 2026

DATE: May 14, 2026

TO: Truckee Meadows Fire Protection District Board of Fire Commissioners

FROM: Jay Cwiak, Division Chief
Phone: (775) 326-6060 Email: jcwiak@tmfpd.us

THROUGH: Richard J. Edwards, Fire Chief
Phone: (775) 326-6000 Email: redwards@tmfpd.us

SUBJECT: Recommendation to ratify a Change Order modifying the “Construction Agreement TMFPD Station 35 Project”, an agreement between Truckee Meadows Fire Protection District and Plenium Builders, Inc. to provide Construction Management services for the construction of Truckee Meadows Fire Protection District Fire Station #35. The Change Order extends the project’s completion date (and contract) from May 22, 2026, to June 19, 2026 (Commission District 4).
FOR POSSIBLE ACTION

SUMMARY

Recommendation to ratify a Change Order modifying the Owner-Construction Manager at Risk (CMAR) Construction Agreement between Truckee Meadows Fire Protection District (TMFPD) and Plenium Builders, Inc. (Plenium) to provide Construction Management services for the Construction of TMFPD Fire Station #35. The Change Order extends the project’s completion date from May 22, 2026, to June 19, 2026.

PREVIOUS ACTION

January 7, 2025, the Board of Fire Commissioners (Board) approved an Owner-CMAR Construction Agreement between TMFPD and Plenium to provide CMAR construction services for the construction of TMFPD Fire Station #35, for a total project cost of \$16,328,109.

February 3, 2026, the Board approved a change order in the amount of \$91,022.50 to purchase order #6500006524 issued to Construction Materials Engineers (“CME”) for a total amount of \$453,875.00 to provide additional services to include inspection, testing, and construction management services for the construction of TMFPD Fire Station #35. This change order reallocated funding from Plenium Builders to CME within the existing approved project budget.

BACKGROUND

Fire Station 35 has essentially completed all tasks for construction; and as of Friday, May 22nd, would have passed all official inspection standards with both Washoe County and District personnel to fulfill the structure's commissioning. However, during the acceptance inspections, the construction team noted an imperfection in the polished concrete floors of the bedroom dorm area of the building. This imperfection requires the primary contractor, Plenium Builders, to re-engage the services of High Desert Surface Prep to re-grind the concrete floors, correcting the imperfections, and then completing the process by resealing the concrete floors.

Although this imperfection was noted during the April 2026 walkthroughs, High Desert Surface Prep did not have an opening in their schedule until June 1, 2026, after the final completion and commissioning date of the Plenium Builders contract. Extending the contract and deadline for completion of the project through this change order will allow Plenium Builders the flexibility to retain the availability of other subcontractors to the project in the event there are further issues with correcting the imperfections in the bedroom dorm floors.

Due to the contractual timing for the Plenium Builders' project completion, Fire Chief Edwards approved the change order and is requesting that the BOFC ratify that action. Plenium Builders and High Desert Surface Prep have agreed to cover the costs for the repair, and no costs will be transferred to the District. The change order extends the contract with Plenium Builders and time for completion of the project from Friday, May 22, 2026 until Friday, June 19, 2026.

FISCAL IMPACT

There is no fiscal impact with this item.

RECOMMENDATION

Staff recommends that the Board ratify a Change Order modifying the "Construction Agreement TMFPD Station 35 Project", an agreement between Truckee Meadows Fire Protection District and Plenium Builders, Inc., to provide Construction Management services for the construction of Truckee Meadows Fire Protection District Fire Station #35. The change order extends the project's completion date (and contract) from May 22, 2026, to June 19, 2026.

POSSIBLE MOTION

Should the Board agree with the staff's recommendation, a possible motion could be:

"I move to ratify a Change Order modifying the "Construction Agreement TMFPD Station 35 Project", an agreement between Truckee Meadows Fire Protection District and Plenium Builders, Inc. to provide Construction Management services for the construction of Truckee Meadows Fire Protection District Fire Station #35. The change order extends the project's completion date (and contract) from May 22, 2026, to June 19, 2026."