



**TRUCKEE MEADOWS FIRE PROTECTION DISTRICT  
STAFF REPORT**

**Board Meeting Date: November 12, 2024**

**DATE:** October 28, 2024  
**TO:** Truckee Meadows Fire Protection District Board of Fire Commissioners  
**FROM:** Charles A. Moore, Fire Chief  
Phone: (775) 328-6123 Email: [cmoore@tmfpd.us](mailto:cmoore@tmfpd.us)  
**SUBJECT:** Recommendation to approve an Owner-CMAR Construction Agreement between Truckee Meadows Fire Protection District and Plenum Builders, Inc. to provide Construction Manager At Risk (CMAR) construction services for the “TMFPD Station 37 Apparatus Bay Addition Project”, located at 3255 West Hidden Valley Drive, with a total project cost of \$5,025,938. (Commission District 4) FOR POSSIBLE ACTION

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**SUMMARY**

Recommendation to approve an Owner-CMAR Construction Agreement between Truckee Meadows Fire Protection District and Plenum Builders, Inc. to provide Construction Manager At Risk (CMAR) construction services for the “TMFPD Station 37 Apparatus Bay Addition Project”, located at 3255 West Hidden Valley Drive, with a total project cost of \$5,025,938.

**PREVIOUS ACTION**

June 16, 2020, The Board of Fire Commissioners approved a purchase and sale agreement for the acquisition of property located at 5335 Pelham Drive (APN 051-122-09) with a close of escrow date of July 8, 2020, in an amount not to exceed \$540,000 plus closing costs and 3% compensation to Broker, less \$5,000 in an earnest money deposit.

June 7, 2022, The Board of Fire Commissioners approved an Agreement with Houston Smith Construction, Inc. for the Hidden Valley Station #37 Remodel/Addition Project to remodel the residence location at 5355 Pelham Drive for a crew residence in the amount of \$493,000.

November 12, 2024, the Board of Fire Commissioners is set to hear and adopt Resolution TM09-2024 authorizing the issuance of the Truckee Meadows Fire Protection District’s Capital Improvement Revenue Bond, Series 2024 in the maximum principal amount of \$5,252,000 to finance the acquisition of properties for stations and administration authorized by NRS 474.511, including fixtures, structures, stations, other buildings and sites therefor and appurtenances and incidentals necessary, useful or desirable for any such facilities, including all types of property therefor; and providing the effective date hereof and delegate to the Fire Chief authority to

finalize the terms of the Bond upon approval of the loan by the Board of the State Infrastructure Bank in November.

### **BACKGROUND**

The Truckee Meadows Fire Protection District, Hidden Valley Fire Station (37) apparatus bay is too small to accommodate modern fire equipment. The building was first constructed as a volunteer fire station many years ago, and the district has only one fire engine that will fit inside the bays. To provide continued service to the Hidden Valley community, TSK Architects prepared plans for a new design, and Plenium Builders worked to develop a cost proposal and timeline for construction.

Some time ago, and with the assistance of Washoe County CSD staff, it was decided to hire the contractor in a CMAR (Construction Management at Risk) method of building. This method selects the contractor concurrently with the selection of the architect. This approach allows the owner, architect, and contractor to make decisions about cost and design constructability from the onset and work to establish a budget that can be relied upon. Staff interviewed several firms and selected Plenium Builders based on their experience with government projects, their experience, and projects brought to a successful completion.

Staff applied to the State Investment Bank (SIB) for financing this project. The SIB first approved it on June 14, 2024, and the final approval is scheduled for November 18, 2024.

Upon approval, Plenium Builders will construct a new building with two apparatus bays, staff offices, a public entrance, and rooms for equipment maintenance. The residential side of the building has an RV bay, so the fire engine will occupy that bay in an area of the station that is not affected by the construction. This means the fire station will not be closed during construction, except for some de-minimis periods when utilities are connected and fire sprinklers are installed.

The building permit and all other required approvals from other agencies have been received.

Construction will commence shortly after the final SIB approval, and staff would like to schedule a groundbreaking on November 21, 2024.

### **FISCAL IMPACT**

The project cost of \$5,025,938 will be funded with the proceeds from debt issued under the State Investment Bank. The District will bring back a final budget augmentation from the debt issuance proceeds to increase the District's Capital Projects Fund FY25 budget for the total project cost.

### **RECOMMENDATION**

It is recommended that the Board of Fire Commissioners approve an Owner-CMAR Construction Agreement between Truckee Meadows Fire Protection District and Plenium Builders, Inc. to provide Construction Manager At Risk (CMAR) construction services for the

“TMFPD Station 37 Apparatus Bay Addition Project”, located at 3255 West Hidden Valley Drive, with a total project cost of \$5,025,938.

**POSSIBLE MOTION**

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

*“I move to approve an Owner-CMAR Construction Agreement between Truckee Meadows Fire Protection District and Plenium Builders, Inc. to provide Construction Manager At Risk (CMAR) construction services for the “TMFPD Station 37 Apparatus Bay Addition Project”, located at 3255 West Hidden Valley Drive, with a total project cost of \$5,025,938.”*