



TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

STAFF REPORT

Board Meeting Date: March 20, 2018

Fire Chief CM
Finance CV
Legal DWV
Risk Mgt DE
HR DW

DATE: March 1, 2018
TO: Truckee Meadows Fire Protection District Board of Fire Commissioners
FROM: Charles A. Moore, Fire Chief
Phone: (775) 328-6123 Email: cmoore@tmfpd.us
SUBJECT: Discussion and possible acceptance of the appraised value of \$950,000 of the land located at 12300 Old Virginia Street, Reno NV 89521 (APN 140-010-24), the current location of Station 14. (Commission District 2) FOR POSSIBLE ACTION

SUMMARY

This item is for discussion and possible acceptance of the appraised value of \$950,000 of the land located at 12300 Old Virginia Street, Reno NV 89521 (APN 140-010-24), the current location of Station 14.

Strategic Objective supported by this item: *Safe, secure and healthy communities*

PREVIOUS ACTION

December 16, 1997, the Board of Fire Commissioners (BOFC) approved the purchase of the Brown Huffaker Volunteer Fire Station, (Truckee Meadows Fire Station #14), located at 123000 Old Virginia Road for \$24,000.

May 19, 2014, the BOFC approved the District's FY 14/15 Budget and adopted the Capital Improvements Plan for Fiscal Year 2015, which includes funds allocated for the purchase of land to relocate career Station #14.

October 28, 2014, the BOFC authorized the District, to begin negotiation on the potential acquisition of a subject property APN 044-300-09 (and a portion of APN 044-300-10), for a replacement location to accommodate Fire Station #14 located in the vicinity of Foothill Road and S. Virginia Street.

December 15, 2015, the BOFC approved the final settlement and title paperwork with a closing date of December 28, 2015 for the acquisition of property located in the vicinity of Foothill Road and S. Virginia Street (APN 044-300-09 and a portion of APN 044-300-10) to accommodate the replacement of Fire Station #14.

January 26, 2016, the BOFC approved an Agreement in the amount of \$399,300 for consulting architectural/engineering services between Truckee Meadows Fire Protection District and TSK to provide architectural and engineering consulting services for the station 14 project.

June 21, 2016, the Board approved an Agreement in the amount of \$87,700 for Civil Design Services between Truckee Meadows Fire Protection District and CFA, Inc. to provide professional services.

This Agreement with CFA, Inc. was to provide civil design services for the final CMAR package. CFA, Inc. already has a professional services agreement in the amount of \$47,400 for the preparation of the special use permits for Station 14, Station 39, and Station 37 as well as the parcel map for Station 14.

February 21, 2017, the BOFC approved extra work authorizations in the amount of \$40,350 for Civil Design services between Truckee Meadows Fire Protection District and CFA, Inc. to for additional design changes and to authorize future Extra Work Authorization not to exceed 10% of the current approved contract.

June 20, 2017, the BOFC approved an Owner-CMAR Construction Agreement between Truckee Meadows Fire Protection District and CORE Construction, Inc. to provide Construction Manager at Risk (CMAR) construction services for the Truckee Meadows Fire Protection District – Station 14 with a total project cost of \$5,459,838.”

September 19, 2017, the BOFC authorized staff to negotiate the sale or lease of Property at 12300 Old Virginia Road, APN 140-010-04, currently station 14, in accordance with NRS 244.2795, *Sale or lease of certain real property*.

BACKGROUND

The Truckee Meadows Fire Protection District was the beneficiary of a 25 year, one dollar per year lease of a fire station site at 12300 Old Virginia Road beginning in 1976. The property was purchased from the Brown Huffaker Volunteer Fire Department (a non-profit corporation) in 1998 for \$24,000.

TMFPD Staff had determined that the existing Station 14 is in need of replacement due to age and functional obsolescence and purchased land near the intersection of Foothill Road and South Virginia Street for its replacement.

The District decided with assistance from Washoe County Capital Projects to deliver the Truckee Meadows Fire Protection District – Station 14 Project as a Construction Manager-at-Risk (CMAR) process for development of the design and construction. The District entered into a CMAR Construction Agreement with Core Construction, Inc. Construction of the new Station 14 and the new location has commenced and is anticipated to be completed by May 2018.

The District contracted with an appraiser under the requirements of NRS244.2795, *Sale or lease of certain real property*, to prove an appraised value of the land only portion of the property located at 12300 Old Virginia Road, APN 140-010-04. Although this law pertains to Counties and not to local governments, in an effort to obtain the best value for the lease or sale and to remain transparent, the District has deemed the requirements under NRS 244.2795 appropriate guidelines to follow. The appraised value of \$950,000.

Once the appraisal is accepted by the BOFC, the District will contract with a Broker and list the property for sale to the general public and negotiate the sale or lease of the property as approved by the BOFC. A final negotiated sale or lease will be presented to the BOFC for approval.

FISCAL IMPACT

There is no fiscal impact related to the acceptance of the appraised value.

RECOMMENDATION

A motion is requested for acceptance of the appraised value of \$950,000 of the land located at 12300 Old Virginia Street, Reno NV 89521 (APN 140-010-24), the current location of Station 14.

POSSIBLE MOTION

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

"I move to accept of the appraised value of \$950,000 of the land located at 12300 Old Virginia Street, Reno NV 89521 (APN 140-010-24), the current location of Station 14."