



TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

STAFF REPORT

Board Meeting Date: November 13, 2018

DATE: October 29, 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: Approve and execute final settlement and title paperwork with a closing date of November 16, 2018 for the acquisition of property located at 5445 Pelham Drive (APN 051-22-08) to accommodate the replacement of Truckee Meadows Fire Protection District's Fire Station #37 modular residential building in an amount not to exceed \$499,900 plus closing costs, less \$2,500 in an earnest money deposit and authorize the Chair to execute final documents. (Commission District 2) FOR POSSIBLE ACTION

SUMMARY

Approve and execute final settlement and title paperwork with a closing date of November 16, 2018 for the acquisition of property located at 5445 Pelham Drive (APN 051-22-08) to accommodate the replacement of Truckee Meadows Fire Protection District's (TMFPD) Fire Station #37 in an amount not to exceed \$499,900 plus closing costs, less \$2,500 in an earnest money deposit.

Strategic Objective supported by this item: *Safe, Secure and Healthy Communities*

PREVIOUS ACTION

None

BACKGROUND

This recommendation, if approved by the Board, has the potential to offset \$5 million of construction costs for a new Hidden Valley fire station on another site.

In order to serve the Hidden Valley community, the District placed a factory constructed residential building at this site to accommodate firefighter living quarters in 2012 when the City of Reno cancelled mutual aid to the District prior to standup of TMFPD. The building was approved under a special use permit that was extended to 2021 and which cannot be extended further. This will require the District to construct a permanent building as the modular was approved only as a temporary solution.

The District became aware of the Pelham Drive property for sale a few weeks ago. The home is adjacent to the existing truck bay building. This staff report is a recommendation to purchase this home as the residential crew quarters.

The overall future plans for Station 37 will also include building a new fire truck apparatus bay. The existing truck bay is the original volunteer station. It is currently very small and only one structural fire engine truck in the District's fleet will fit inside.

If the Board approves the purchase, the District will retain professional planning, engineering and architectural services to prepare a plan for a new apparatus bay to including minor modifications to the interior of the residential building.

Staff estimates this plan can be accomplished at a cost much less than constructing a new station on another site, which could easily exceed \$600 per square foot, not including site development costs. A cursory estimate of the cost delta between those two solutions is \$5M.

The District has retained an architectural firm to present a possible site layout scheme at the November 13 meeting.

If the Board of Fire Commissioners approves the sale, the District will close on the residential building with cash. The District plans to seek medium term financing for construction of the apparatus bay.

FISCAL IMPACT

The District's FY 18/19 Budget and adopted Capital Improvements Plan for Fiscal Year 2018 includes funds sufficient for the purchase of building.

RECOMMENDATION

It is recommended that the Board of Fire Commissioners approve and execute final settlement and title paperwork with a closing date of November 16, 2018 for the acquisition of property located at 5445 Pelham Drive (APN 051-22-08) to accommodate the replacement of Truckee Meadows Fire Protection District's (TMFPD) Fire Station #37 in an amount not to exceed \$499,900 plus closing costs, less \$2,500 in earnest money and authorize the Chair to execute final documents.

POSSIBLE MOTION

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

"I move to approve and execute final settlement and title paperwork with a closing date of November 16, 2018 for the acquisition of property located at 5445 Pelham Drive (APN 051-22-08) to accommodate the replacement of Truckee Meadows Fire Protection District's (TMFPD) Fire Station #37 in the total amount not to exceed \$499,900 plus closing cost, less \$2,500 in an earnest money deposit and authorize the Chair to execute final documents."