TRUCKEE MEADOWS FIRE PROTECTION DISTRICT
STAFF REPORT
Board Meeting Date: January 7, 2025

DATE: December 19, 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

SUBJECT: Recommendation to approve a professional service agreement with Construction Materials Engineers, Inc. in the amount of $362,852.50 to provide construction management, certified IBC special inspections and material testing, and commissioning of certain building systems for the construction of Truckee Meadows Fire Protection District Fire Station #35 and authorize the Fire Chief to approve work as required in accordance with the agreement. (Commission District 4) FOR POSSIBLE ACTION

SUMMARY

Recommendation to approve a professional service agreement with Construction Materials Engineers, Inc. (CME) in the amount of $362,852.50 to provide construction management, certified IBC special inspections and material testing, and commissioning of certain building systems for the construction of Truckee Meadows Fire Protection District (TMFPD) Fire Station #35 and authorize the Fire Chief to approve work as required in accordance with the agreement.

PREVIOUS ACTION

On a previous item (Item #9) on this Truckee Meadows Board of Fire Commissioners agenda (dated January 7, 2025), the Board of Fire Commissioners is set to hear a recommendation to approve a Phase 3 Memorandum of Understanding between TMFPD, Washoe County, and Apple, Inc. (Apple), which defines the agreement between the Parties for funding the building construction, construction management, commissioning, special inspections, and cost apportionment. It authorizes staff to negotiate the final details of the cost apportionment, subject to a final review and approval of the Chair.

BACKGROUND

Staff needs a construction manager to represent TMFPD during construction to ensure the building is constructed to the approved plan.

The Board of Fire Commissioners approved the construction of a new fire station near the Apple Data Center. This station will consist of three apparatus bays and living space for a crew of up to six firefighters. It will also house a structural engine, brush engine, and water tender. At its

expense, the district increased the scope of the fire stations to one additional apparatus bay and two bedrooms.

CME has previously performed work for Washoe County.

A construction manager (CM) brings specialized knowledge and experience to oversee complex building projects. CME understands the technical and regulatory aspects of construction. They will ensure that the building is constructed according to the approved plans, help manage change orders, and assist with resolving any problems during construction. Their expertise will minimize risk and help avoid costly mistakes.

The CM is TMFPD's representative during the construction process.

In addition to construction management, special materials testing is a critical step in ensuring new construction projects' structural integrity, safety, and compliance. For a new fire station in Washoe County, the rationale and code requirements for these tests are outlined below:

Rationale for Special Materials Testing

1. Structural Integrity: Fire stations house critical emergency services equipment and personnel. Proper testing ensures materials meet the required standards for durability, strength, and resistance to seismic loads.
2. Compliance: Testing guarantees that construction aligns with state and local building codes, ensuring legal adherence and avoiding costly delays or penalties.
3. Safety: Ensuring materials meet specifications minimizes risks of structural failure during emergencies, which is essential for a facility operating during natural disasters or fires.
4. Long-Term Performance: High-quality materials tested for compliance contribute to the structure's longevity, reducing maintenance costs over time.

The following state and local codes dictate special materials testing requirements:
Nevada State Requirements

1. International Building Code (IBC):
    - The State of Nevada adopted Chapter 17 of the IBC, which specifically addresses Special Inspections and Tests.
    - Materials such as concrete, steel, masonry, and soil require testing to verify compliance with design specifications.
2. Nevada Revised Statutes (NRS):
    - NRS Chapters 341 and 338 emphasize compliance with building standards for public works projects, including fire stations.

Washoe County Local Requirements

1. Washoe County Building Code Amendments:
    - Washoe County adopts the IBC with localized amendments. These amendments outline specific testing and inspection requirements for public safety facilities.

- Special materials testing may include, but is not limited to:
  - Concrete strength tests (slump, air content, compressive strength)
  - Steel welds and bolts inspections
  - Masonry grout and mortar analysis
  - Fireproofing materials testing

2. Permitting and Inspection Procedures:
   - The Washoe County Building Department mandates special inspections as part of the construction permitting process.
   - Certified testing agencies must conduct these tests, and results are submitted to the county for review.

The commissioning portion of the agreement will ensure that all HVAC, plumbing, and electrical systems function as designed before a certificate of occupancy is issued.

FISCAL IMPACT

Apple Inc. will reimburse the cost of $362,852.50. The final fiscal year 2024-2025 cost will be brought back to the Board for a budget augmentation to the Capital Projects Fund to align fiscal year costs with reimbursements.

RECOMMENDATION

Staff recommend approval of a professional service agreement with CME in the amount of $362,852.50 to provide project management and on-site certified IBC Special Inspection and material testing for TMFPD Fire Station #35 Construction Project and authorize the Fire Chief to approve work as required in accordance with the agreement.

POSSIBLE MOTION

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

"I move to approve a professional service agreement with Construction Materials Engineers, Inc. in the amount of $362,852.50 to provide construction management, certified IBC special inspections and material testing, and commissioning of certain building systems for the construction of Truckee Meadows Fire Protection District Fire Station #35 and authorize the Fire Chief to approve work as required in accordance with the agreement."