



**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 an Owner-Construction Manager at Risk Construction Agreement between Truckee Meadows Fire Protection District and Plenum Builders, Inc. to provide Construction Manager At Risk construction services for the Construction of Truckee Meadows Fire Protection District Fire Station #35 for a total project cost of sixteen million, three hundred twenty-eight thousand, one hundred and nine dollars (\$16,328,109). (Commission District 4)
FOR POSSIBLE ACTION

SUMMARY

Recommendation to approve an Owner-Construction Manager at Risk (CMAR) Construction Agreement between Truckee Meadows Fire Protection District (TMFPD) and Plenum Builders, Inc. (Plenum) to provide CMAR construction services for the Construction of TMFPD Fire Station #35 for a total project cost of \$16,328,109.

PREVIOUS ACTION

May 2, 2023, the Board of Fire Commissioners approved a Professional Services Agreement between Wood Rodgers and TMFPD for \$90,200 for Entitlement and Special Use Permit Services (SUP), survey and mapping, and preliminary Civil Engineering for the development of the TMFPD Fire Station #35.

May 2, 2023, the Board of Fire Commissioners approved a \$19,800 Professional Services Agreement between H+K Architects and TMFPD for the SUP development, including exhibits, predevelopment meetings, preliminary engineering, and preliminary landscape design for the TMFPD Fire Station #35 .

May 16, 2023, the Board of Fire Commissioners approved the Phase 1 Memorandum of Understanding to define the processes by which the TMFPD Fire Station #35 will be built and the respective duties and responsibilities of each party between TMFPD, Washoe County, and Apple, Inc.(Apple), and authorized the Chair to sign the Agreement.

November 7, 2023, The Board of Fire Commissioners approved a Phase 2 Memorandum of Understanding between TMFPD, Washoe County, and Apple, which defines the next steps in the development and processes for design and pre-construction services for the TMFPD Fire Station #35 and the respective duties and responsibilities of each party; and if approved, authorize the Chair to sign the Agreement.

May 7, 2024, the Board of Fire Commissioners approved a First Amendment to the Phase 2 Memorandum of Understanding between Apple and TMFPD, including a \$100,000 increase of the total aggregate amount of \$180,000 in cost for electric service and, approve the payment to NV Energy in that amount for the site of TMFPD Fire Station #35, and approve a \$114,700 expenditure to H+K Architects for additional site design, and approve a change order to the current contract in that amount.

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, which defines the agreement between the Parties for funding the building construction, construction management, commissioning, special inspections, and cost apportionment for TMFPD Fire Station #35, and authorize staff to negotiate the final details of the cost apportionment, subject to a final review and approval of the Chair.

BACKGROUND

This fire station is being constructed as a requirement of a development agreement made with Washoe County using a CMAR delivery method. Staff has been working with Apple, and Plenium on the design from the very beginning.

Using the CMAR delivery method for a new fire station offers several advantages tailored to public safety infrastructure projects' unique needs. Below is a rationale for selecting CMAR as the construction and design method:

1. Collaboration and Early Involvement

- The CMAR method increases collaboration between owners, architects, and builders. This ensures that the design aligns with operational needs and long-term efficiency.
- Early input from all the parties provides **constructability reviews**, identifies potential issues, and proposes cost-effective solutions before construction begins.

2. Cost Management

- The CMAR process establishes a **Guaranteed Maximum Price**, which gives the District and Apple financial predictability and control.

3. Schedule Efficiency

- With a CMAR delivery method, the overall project timeline is efficient, which is critical for public safety facilities where timely delivery is essential.

FISCAL IMPACT

The total project cost of \$16,328,109 will mostly be reimbursed by Apple. The current apportionment to the TMFPD is \$1,268,642. TMFPD has included \$1.2 million in the fiscal year 2024-2025 (FY24/25) Capital Project budget for the District's portion of the construction. The remaining \$68,642 will be included in the fiscal year 2025-2026 (FY25/26) budget since the project is expected to span into FY25/26. Apple will be reimbursing the TMFPD \$15,059,467. The final FY24/25 cost will be brought back to the Board for a budget augmentation to the Capital Projects Fund to align total fiscal year costs with total reimbursements.

RECOMMENDATION

Staff recommends that the Board approve an Owner-CMAR Construction Agreement between Truckee Meadows Fire Protection District and Plenum to provide CMAR construction services for the Construction of TMFPD Fire Station #35 for a total project cost of \$16,328,109.

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 Plenum Builders, Inc. to provide Construction Manager At Risk construction services for the Construction of Truckee Meadows Fire Protection District Fire Station 35 for a total project cost of \$16,328,109."