



**TRUCKEE MEADOWS FIRE PROTECTION DISTRICT
STAFF REPORT**

Board Meeting Date: January 7, 2025

DATE: December 18, 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 Phase 3 Memorandum of Understanding between Truckee Meadows Fire Protection District, Washoe County, and Apple Inc., which defines the agreement between the Parties for funding the construction, construction management, commissioning, special inspections, and cost apportionment for TMFPD Fire Station #35, and authorizes staff to negotiate final details of the cost apportionment, subject to a final review and approval of the Chair. (Commission District 4) FOR POSSIBLE ACTION

SUMMARY

This agenda item is a recommendation to approve a Phase 3 Memorandum of Understanding between Truckee Meadows Fire Protection District (TMFPD), Washoe County, and Apple Inc. (Apple), which defines the agreement between the Parties for funding the construction, construction management, commissioning, special inspections, and cost apportionment for TMFPD Fire Station #35, and authorize staff to negotiate final details of the cost apportionment, subject to a final review and approval of the Chair.

PREVIOUS ACTION

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

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.

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 the 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.

BACKGROUND

TMFPD and Apple have agreed that TMFPD will manage the design and construction process for TMFPD Fire Station #35. Apple will pre-fund the construction management consultants and construction via a series of Memorandums of Understanding. This Phase 3 Memorandum of Understanding defines the method of project funding, construction management, required special inspections, commissioning, and cost apportionment.

As of the date of this Staff Report, the cost apportionment amounts are still being negotiated; however, the estimate is very close to what staff believe will be the actual.

TMFPD will be responsible for furniture, fixtures, equipment, and the cost of two additional sleeping quarters and one additional apparatus bay. The final amounts are subject to an ongoing negotiation.

The Board action requests the approval of the MOU, authorizing staff to finalize details of the cost apportionment, subject to a final review and approval of the Chair.

FISCAL IMPACT

The current estimate for the additional apparatus bay and two additional sleeping quarters is \$1,257,642, not including amounts for furniture, fixtures, and equipment.

RECOMMENDATION

Staff recommends approval of a Phase 3 Memorandum of Understanding between TMFPD, Washoe County, and Apple, which defines the agreement between the Parties for funding the construction, construction management, commissioning, special inspections, and cost apportionment for TMFPD Fire Station #35, and authorizes staff to negotiate final details of the cost apportionment, subject to a final review and approval of the Chair.

POSSIBLE MOTION

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

"I move to approve a Phase 3 Memorandum of Understanding between Truckee Meadows Fire Protection District, Washoe County, and Apple Inc., which defines the agreement between the Parties for funding the construction, construction management, commissioning, special inspections, and cost apportionment for TMFPD Fire Station #35 and authorizes staff to negotiate final details of the cost apportionment, subject to a final review and approval of the Chair."