



TRUCKEE MEADOWS FIRE PROTECTION DISTRICT STAFF REPORT

Board Meeting Date: May 7, 2024

DATE: April 16, 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 the First Amendment to the Phase 2 Memorandum of Understanding between Apple, Inc. and Truckee Meadows Fire Protection District 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 Apple Fire Station, 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. If approved, additionally approve Resolution TM04-2024 augmenting the district's Fiscal Year 2023-2024 Capital Projects Fund in the amount of \$214,700 and direct staff to make the appropriate budget adjustments. (Commission District 4) FOR POSSIBLE ACTION

SUMMARY

This agenda item is a recommendation to approve the First Amendment to the Phase 2 Memorandum of Understanding (MOU) between Apple, Inc. and Truckee Meadows Fire Protection District (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 Apple Fire Station, 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; If approved, additionally approve Resolution TM04-2024 augmenting the district's Fiscal Year 2023-2024 Capital Projects Fund in the amount of \$214,700 and direct staff to make the appropriate budget adjustments.

PREVIOUS ACTION

On May 2, 2023, the Board 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 Apple Fire Station.

On May 2, 2023, the Board approved a \$19,800 Professional Services Agreement between H+K Architects and TMFPD for the development of the SUP, which includes exhibits,

predevelopment meetings, preliminary engineering, and preliminary landscape design for the Apple Fire Station.

On May 16, 2023, The Board of Fire Commissioners approved Phase 1 MOU to define processes by which the Apple Fire Station will be built and the respective duties and responsibilities of each party between TMFPD, Washoe County, and Apple, and authorize the Chair to sign the Agreement.

On November 7, 2023, The Board of Fire Commissioners approved a Phase 2 MOU between Truckee Meadows Fire Protection District, Washoe County, and Apple, Inc., which defines the next steps in the development and processes for design and pre-construction services for the Apple Fire Station and the respective duties and responsibilities of each party; and if approved, authorize the Chair to sign the Agreement.

BACKGROUND

TMFPD and Apple have agreed that TMFPD will manage the design process for the fire station at the Apple Data Center, and Apple will pre-fund the consultant costs and construction via a series of MOUs. The development of the fire station will occur with a series of MOUs. This MOU outlines the architectural, engineering, and cost estimation services using the CMAR methodology necessary to bring the project to shovel-ready status. The scope of the work is utility coordination, design development, construction document development, GMP (guaranteed maximum price) plan review, certain construction and supplemental services, schedules, and constructability reviews by the contractor.

The process will be pre-funded by Apple and managed by TMFPD.

FISCAL IMPACT

The current amendment to the MOU increases the estimated reimbursement from Apple to the District by \$214,700. The District has requested a budget augmentation for this increase. The District's Capital Projects Fund will have an adequate budget after the increase for both the cost of the NV Energy site work and H&K contract. Any funds not expended by fiscal year end will be rolled into the FY24/25 budget along with estimated reimbursements.

RECOMMENDATION

Staff recommends approval of a First Amendment to the Phase 2 MOU between Apple, Inc. and Truckee Meadows Fire Protection District 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 Apple Fire Station, 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; If approved, additionally approve Resolution TM04-2024 augmenting the district's Fiscal Year 2023-2024 Capital Projects Fund in the amount of \$214,700 and direct staff to make the appropriate budget adjustments.

POSSIBLE MOTION

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

"I move to approve the First Amendment to the Phase 2 Memorandum of Understanding between Apple, Inc. and Truckee Meadows Fire Protection District 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 Apple Fire Station, 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; and additionally approve Resolution TM04-2024 augmenting the district's Fiscal Year 2023-2024 Capital Projects Fund in the amount of \$214,700 and direct staff to make the appropriate budget adjustments.