



M E M O R A N D U M

September 18, 2018

To: Board of Fire Commissioners
Truckee Meadows Fire Protection District

Fm: Charles A. Moore, Fire Chief

**Re: District Facility Master Plan
Priorities for Station Development**

As the first step in the District Facility Master Plan, I have identified priorities based on timeline, condition, size or location – not necessarily in that order.

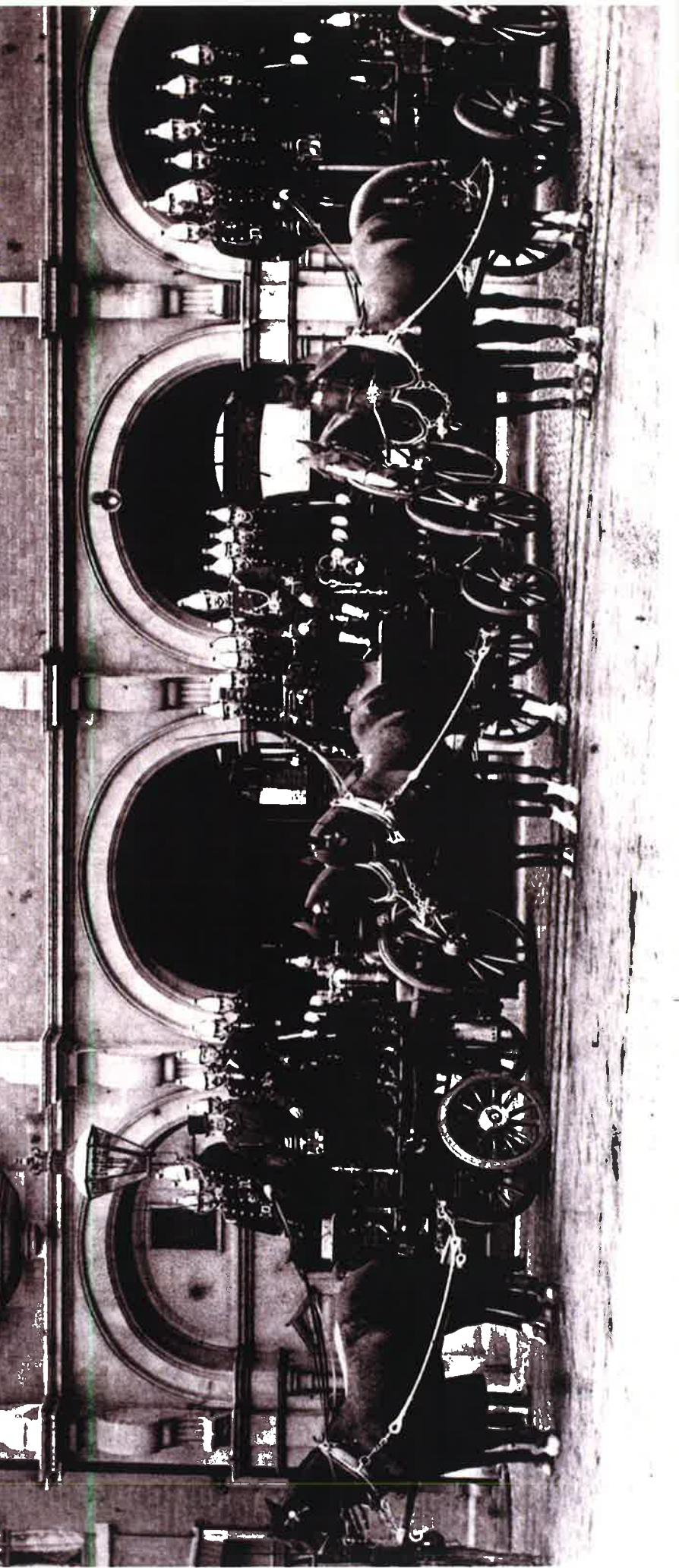
- Hidden Valley Station 37. (Timeline). The Special Use Permit expires in 2021. A permanent structure, not a modular, is necessary. Staff has identified an alternative site; however it cannot be located outside of the 500 year flood plain. The current station is in the 100 year flood plain.
- Stead – Station 13. (Condition and Location) Much like what occurred over time with the old Station 14, the City of Reno has annexed around Station 13 such that there are no TM areas in close proximity. As development increases in TM areas, staff contemplates closing station 13 as a career station and reconfiguring the existing volunteer stations of 221 and 223 into career stations. The old station 13 could then become a volunteer station.
- Bowers Mansion – Station 30. (Condition and Location). The existing station is aged and in poor condition. Options are to move it, or consolidate it with station 16. District staff has discussed a boundary drop with Carson City which could reduce response time to the southern Washoe County line.
- Spanish Springs – Station 17. (Condition and Location) The existing station is in need of upgrades and a refresh of finishes. It is not currently known if the station is in a good location for the future, but the site is large enough to accommodate a larger future station.
- Logistics, Fleet Maintenance and Administration. (Size) These facilities are not large enough to accommodate needs going forward. The District pays approximately \$235,000 annually for rent for administration and logistics. These funds could be redirected to debt service.

- Volunteer Stations. A consolidation of stations and/or rebuilding existing stations is needed. Verdi Volunteer station has no running water or restroom facilities. An ideal configuration for volunteer stations would be 1 station in the north (not counting Palomino Valley), 1 in the west, 1 in the south, and 1 in the east. The eastern most station in Wadsworth is staffed by Pyramid Lake Fire.

TWIFPD

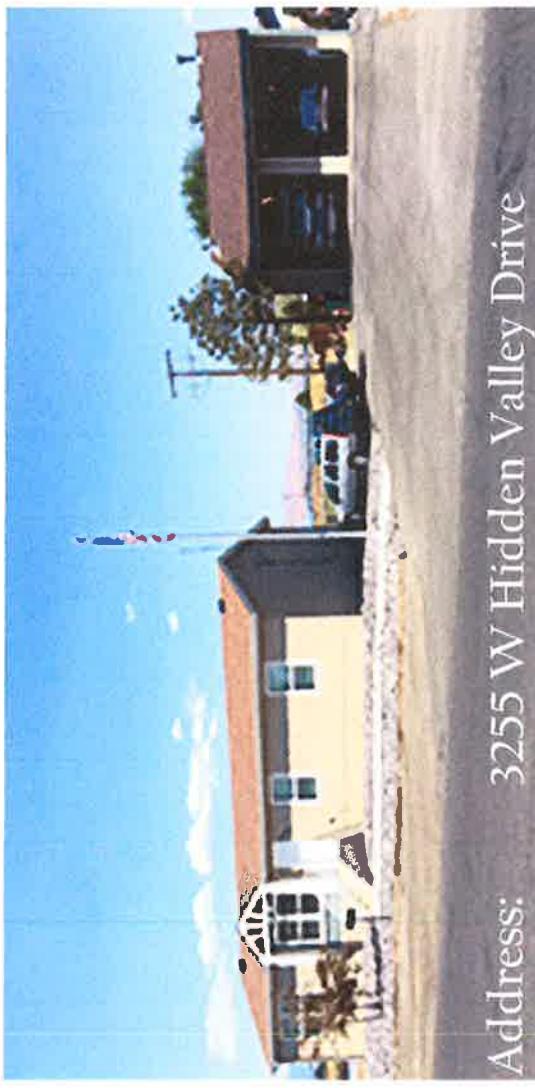
District Facilities Master Plan
Station Development
Priorities

September 2018





Station 37 — Hidden Valley



Address: 3255 W Hidden Valley Drive

Equipment: Engine / Brush

Area Served: Hidden Valley - I-80 Corridor East. 2nd due to Caughlin Ranch

Crew Size: 3. Station can accommodate up to 4.

Current Condition: Living Quarters good. Truck bay poor.

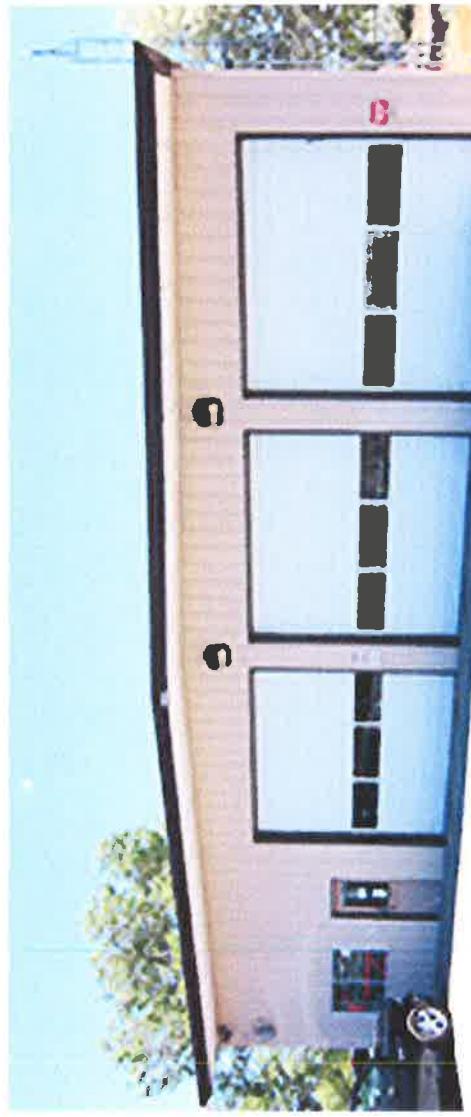
General Comments: This station was constructed after the City of Reno cancelled mutual aid to the District in 2012 prior to the contract negotiation. Living quarters consist of a modular building set on the lot of the old Hidden Valley volunteer station lot. The truck bay was existing at the time of the modular addition. The station was approved under an SUP that expires in 2021. The station has limitations by way of no cardiovascular equipment for firefighters, storage for protective clothing, general storage and covered access to the truck bays, which is not preferred in the winter. The truck bays are very small. The District owns only one structural engine that fits in the bay.

The current contemplation is to relocate the station to a new site, or rebuild it in its present location. Possible total: \$3.0 - \$3.75 M





Station 13—Stead



Address: 10575 Silver Lake Blvd

Equipment: Engine / Brush / Water Tender / Utility

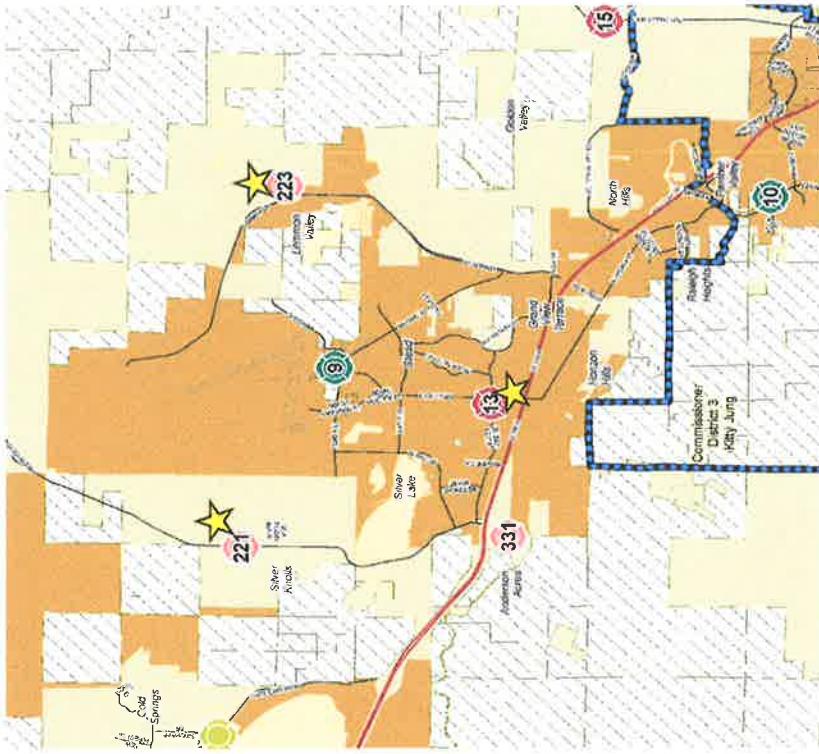
Area Served: Silver Lake / Lemmon Valley / 2nd due to Sun Valley and Cold Springs

Crew Size: 3. Station can accommodate up to 4.

Current Condition: Poor

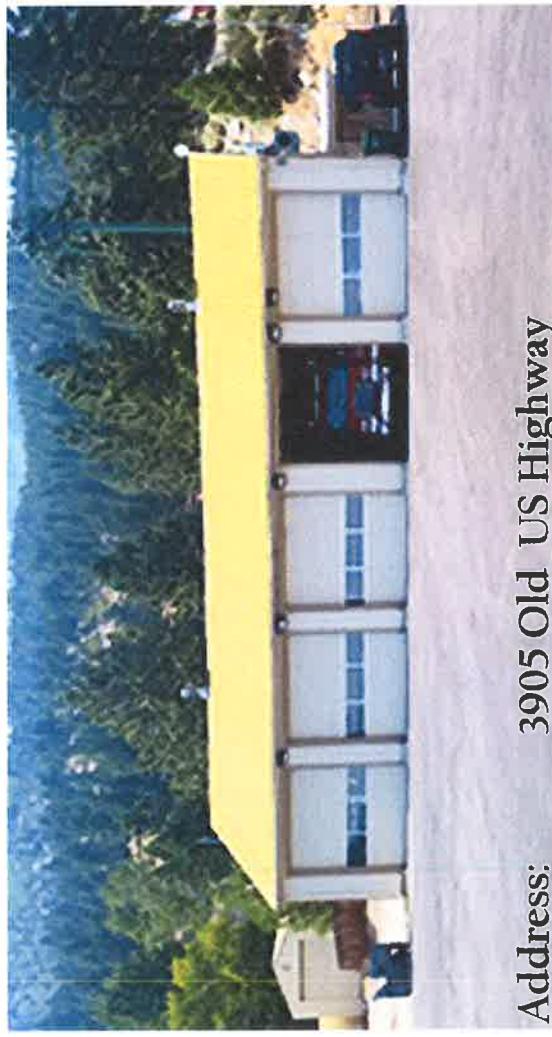
General Comments: This station is a metal and modular structure. Interior finishes and condition of the apparatus bay is poor. The station is situated in the City of Reno limits which occurred as the City expanded through annexation. The station is in a good location as a second due resource to Station 18 in Cold Springs and Station 15 Sun Valley, but in a bad location to service its initial response area. Current contemplations and considerations are to move the career crew to Station 221 Silver Knolls and add another crew to Station 223 Lemmon Valley. A preliminary analysis of response times show these two areas have a large percentage of responses above 8 minutes; this is a function of distance.

Costs of relocation and rehabilitation are estimated at \$750,000 to reconfigure station 221 and \$750,000 to reconfigure station 223. Rehabilitation of this structure for volunteer use is estimated at \$250,000. Possible total: \$1.5—\$2.0M





Station 30 — Bowers Mansion



Address:

3905 Old US Highway

Equipment:

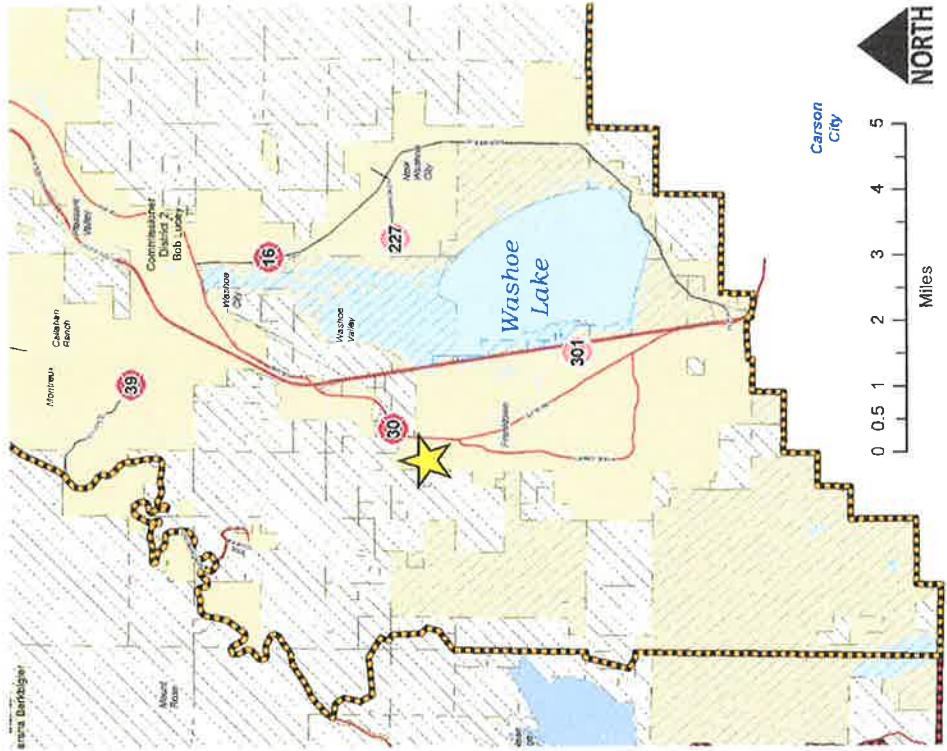
Area Served:
Franktown, I-580, Old Washoe City. Backup to Station 16
and mutual aid to Carson City. Station 30 due to its low
call volume may bump up further north.

Crew Size:
3. Station can accommodate up to 4.

Engine / Brush / Tender / Medic / Utility / Rescue

General Comments: This station is owned by the State of Nevada and leased to the District. It was a former NDF station. The station is very old and there are many needed improvements. Cardiovascular equipment is located in the bay. The station requires a high level of maintenance to control mice and insects. Office space is very small.

There are a number of contemplations for the future of station 30 requiring more study. It is possible that it could be relocated further south assuming land could be found—or a consolidation with station 16. A boundary drop with Carson City is under consideration, but disparate dispatch systems between Counties do not make for efficient dispatch process or call handling. **Possible project cost: \$ 3.5 M plus land cost.**





Logistics and Fleet Maintenance



Address: 1315 Greg Street, Sparks

Equipment: Warehouse and Fleet

Area Served: All District areas

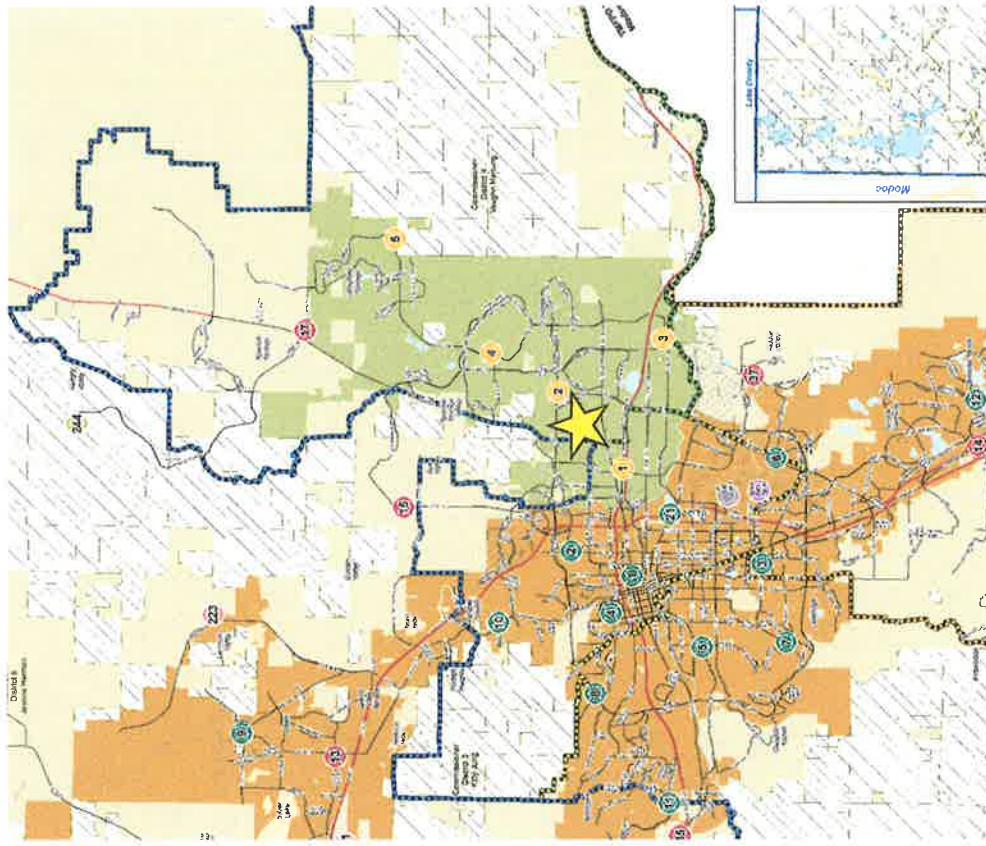
Crew Size:

Current Condition: Good

General Comments: Logistics and fleet maintenance are housed in a leased building. The warehouse space does not allow for heavy repairs or an efficient operation.

The contemplation is to build a new facility—perhaps combined with Administration. The lease costs of admin and logistics could go a long way to support debt service on a new facility. (\$235k annually).

Cost to construct estimate \$3-5M





Station 17 –Spanish Springs



Address:

500 Rockwell Boulevard

Equipment:

Engine / Brush / Water Tender / Utility
Spanish Springs, Palomino Valley. Auto Aid to Sparks

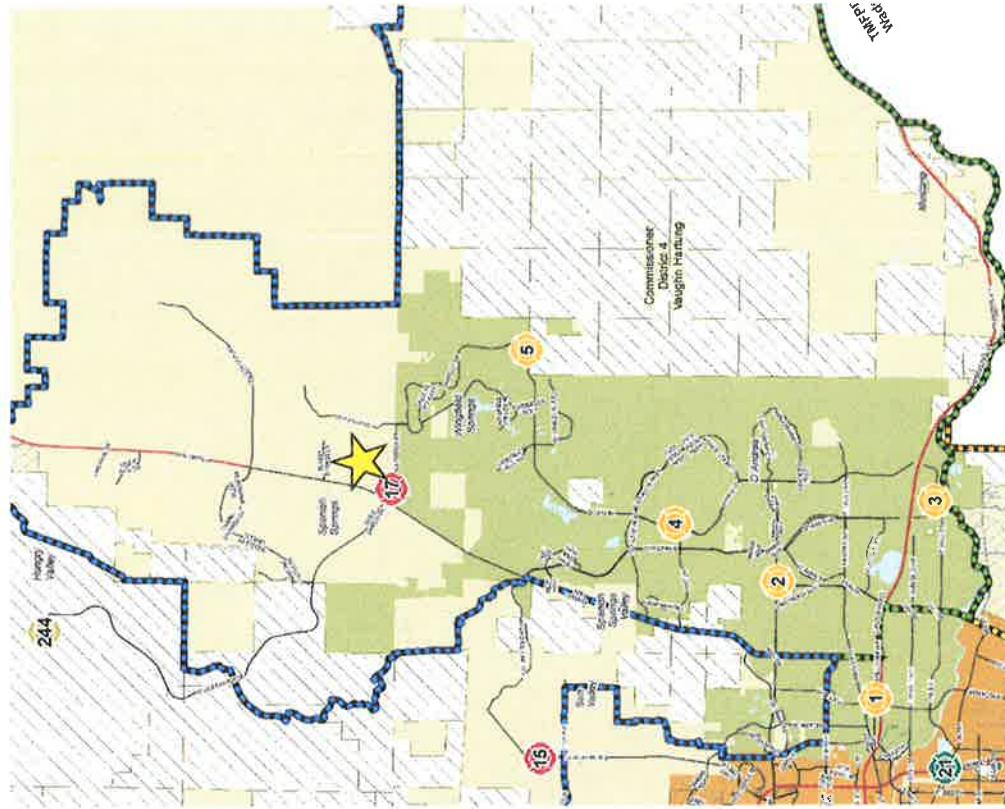
Area Served:

3. Station can accommodate up to 4.
Current Condition: Average—in need of upgrades

Crew Size:

General Comments: The residential portion is stick construction. Finishes are in need of upgrades. It has not been studied to verify the station is in the right location for the future. The site is large enough to accommodate a new building.

If improvements are limited to upgrades, the estimate is \$300,000.





Administration



Address: 1001 E Ninth Street Building D 2nd Floor

Chief and chief officers & administrative staff.

n/a

Currently at maximum. 16 Employees

Good

Equipment:

Area Served:

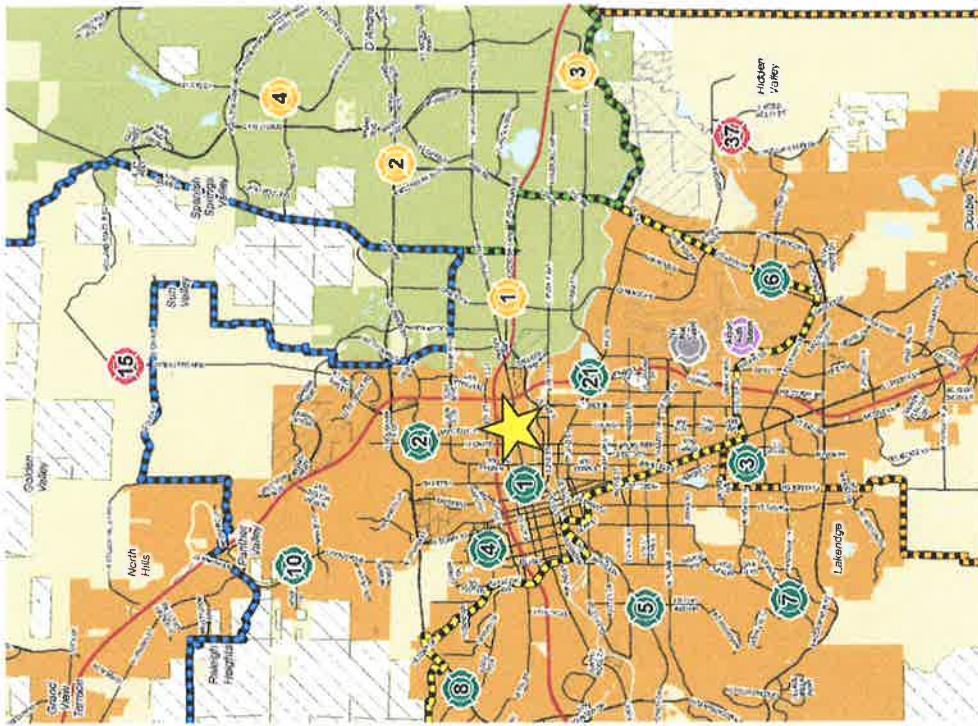
Crew Size:

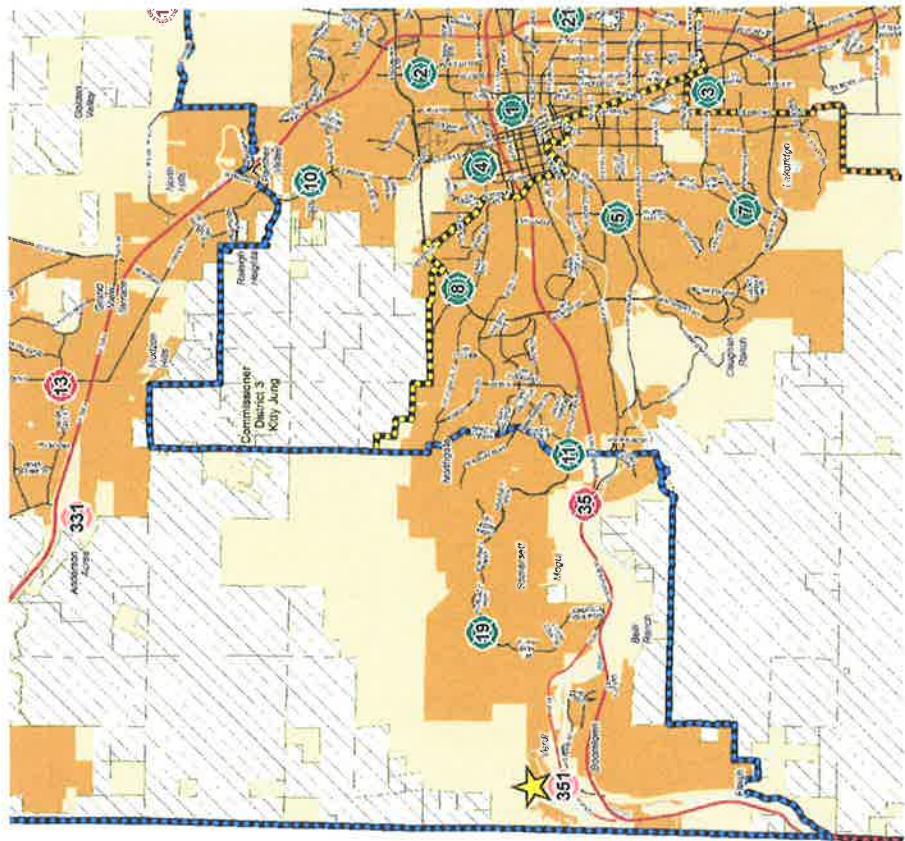
Current Condition:

General Comments: The District leases space from the County for approximately \$135,000 annually. Our space is maximized –with no other space capability to add employees. Conference space is difficult to reserve. Administration, in its current location is central to the District. Chief Officers, when in the office, can respond to support major incidents to the north or south. There is a benefit to have District staff interact with County staff and being proximate to County staffers is beneficial.

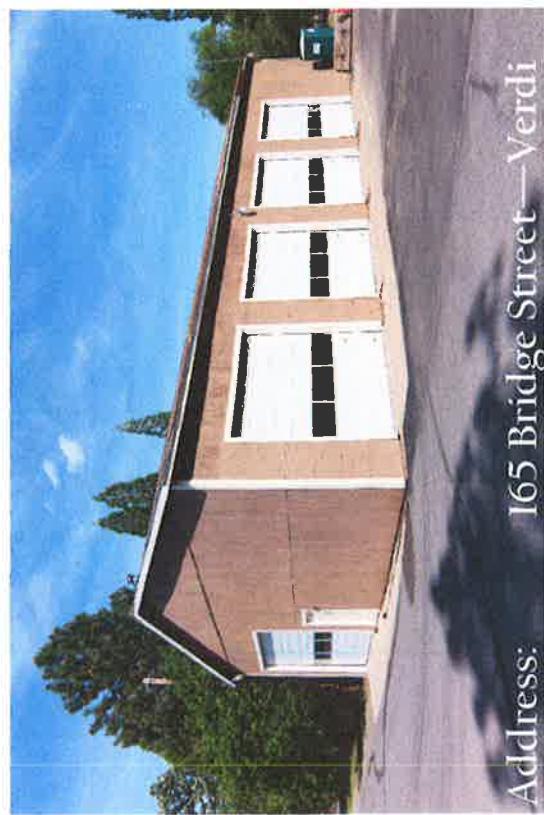
A master plan for the County is currently underway which includes TMFPD. Options for additional space, as well as relocating are under consideration.

Costs for new space are not known and are highly dependent upon a solution. Estimate \$1.5M





Station 351—Verdi Volunteer



Address: 165 Bridge Street—Verdi

Equipment: Engine / Brush / Tender / Medic / Utility / Rescue

Area Served: Verdi—with tender support to all areas

Crew Size: n/a

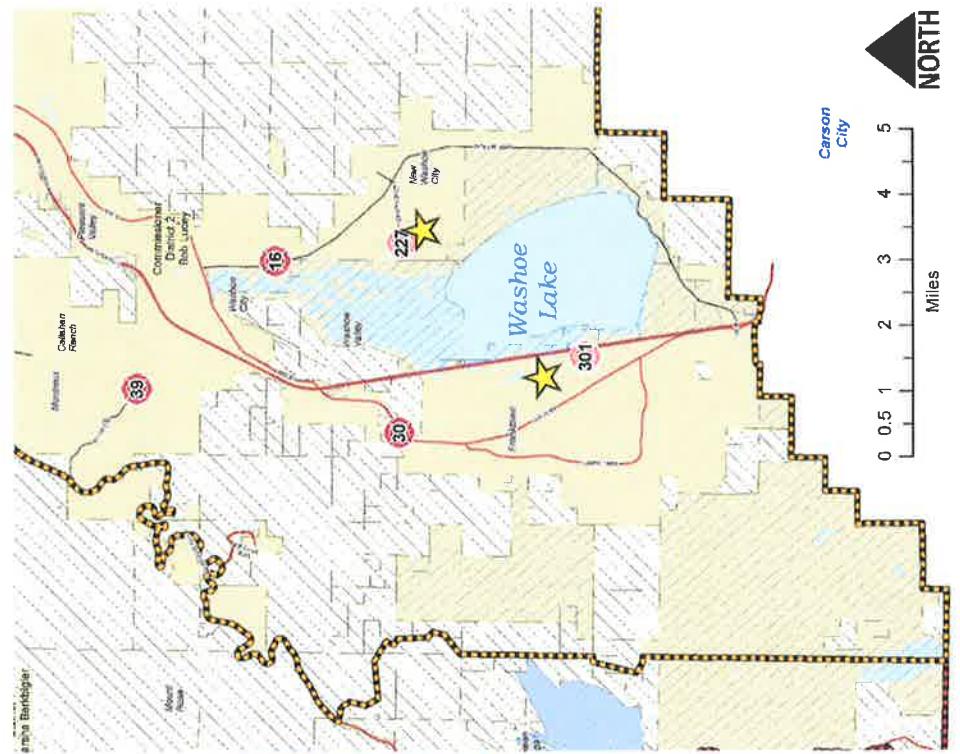
Current Condition: Poor

Equipment: Brush / Tender / Engine

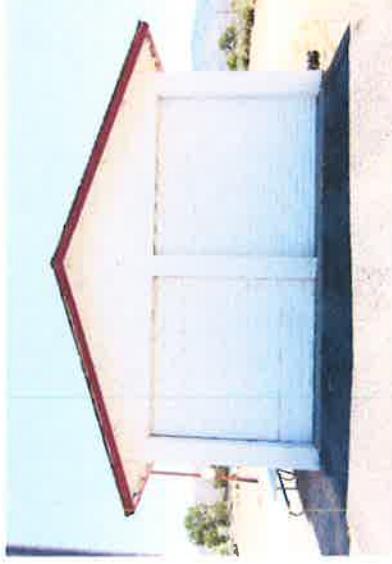
General Comments: This structure is a garage only. It has no running water or restroom facilities or any staff comforts such as a cooking or rest area. It is located on a site owned by Washoe County—on the same lot as the old Verdi School House.

The site is not large enough to rebuild a structure. The lot size is too small to accommodate a shared septic with the school house. An alternative site has been identified.





Station 301 & 227 – Washoe Valley



Equipment:	Engine / Brush / Tender / Utility /Rescue
Area Served:	Washoe Valley
Crew Size:	n/a
Current Condition:	227 –poor / 301—good, needs improvement of septic

General Comments: 227 is extremely small. The land and structure are not owned by the District. Station 301 is leased to South Valley Volunteers and is not owned by the District.

Washoe Valley does not need two volunteer stations and they could be consolidated into one, more functional station or combined with a new Station 30.

