



**TRUCKEE TAHOE AIRPORT DISTRICT  
BOARD OF DIRECTOR STAFF REPORT**

**AGENDA TITLE: Contract Award Warehouse Building Fire Sprinkler Installation**

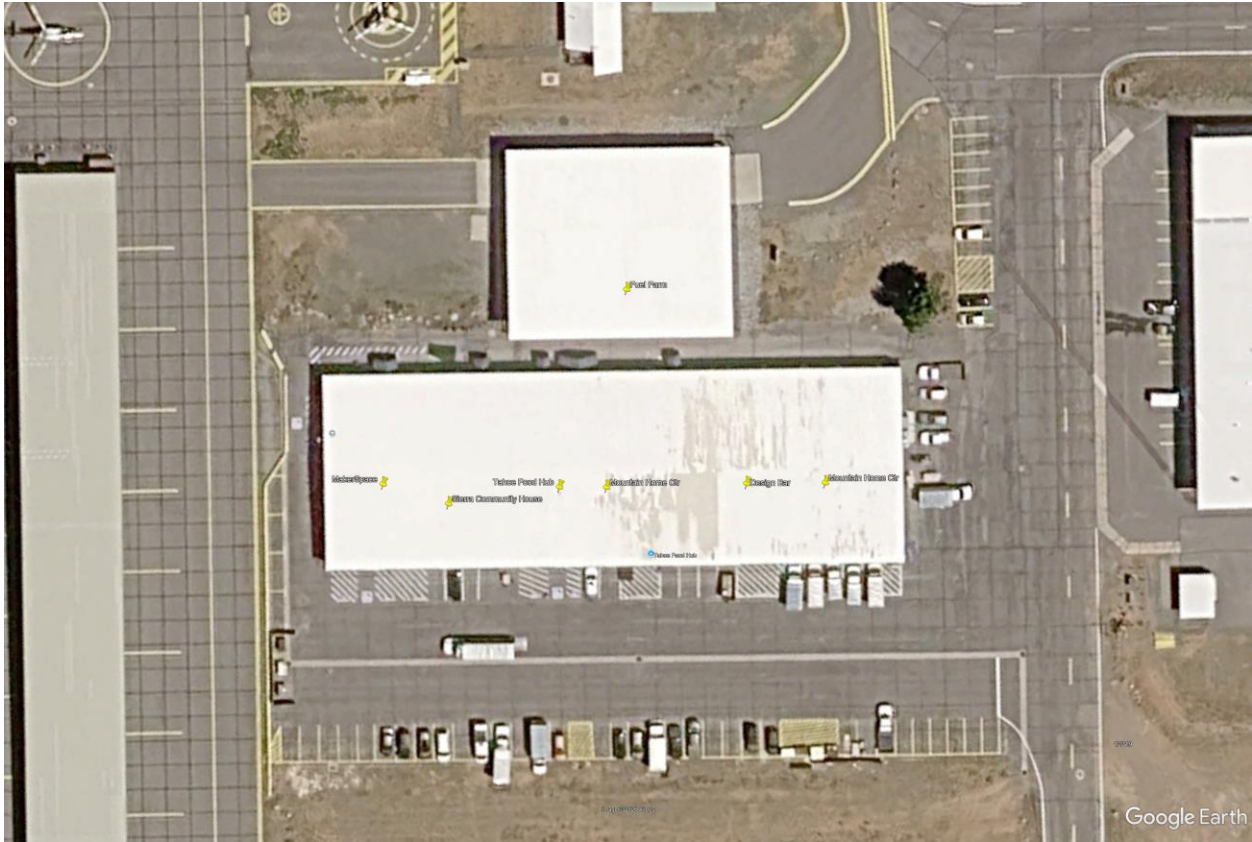
**MEETING DATE: May 20, 2026**

**PREPARED BY: Vince Wawrzynski, Operations Director**

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**RECOMMENDED ACTION:** Truckee Tahoe Airport District Board of Directors award a contract to the best qualified proposal for Reconstruction of Warehouse Building Fire Sprinkler Installation – 2026 and authorize the General Manager to sign the necessary contracts to complete the Project.

**Background:** The Warehouse building that houses commercial and non-profit organizations was built in 1974 at a time when fire suppression was not a code requirement. Since that time code requirements have changed as well as the Airport having had built an adjacent fuel farm. By today’s standards the current use of the warehouse and the proximity of the fuel farm presents “a significant fire hazard with potential loss of life and property” as cited by Engineered Fire Systems in 2016 and again in 2025. Lack of current code compliant fire suppression is limiting tenant improvements as experienced by Makerspace in 2025.



**DISCUSSION:**

A fire suppression system construction project was submitted and approved for the 2026 budget. Engineering work is complete, and biddable plans were posted on the TTAD website and delivered to four licensed C-16 Fire Protection contractors on April 1, 2026. Due to inadequate response plan revisions were redelivered to the original four and one additional contractor on May 4, 2026. A pre-bid meeting and site walk through was conducted on April 15, 2026. Sealed bids were collected on May 14, 2026. The results of those bids are as follows:

<b>Contractor</b>	<b>Bid Price</b>
Overhead Fire Protection	\$316,380
Capital City Fire Protection	Did not submit
California Fire Sprinkler Systems	\$198,460
Western States Fire Protection Company	\$280,880 – Improper submittal
Foothill Fire Protection	Did not submit

Complete costs to construct the fire suppression system are listed in the table below.

<b>Task</b>	<b>Actual or Estimated Cost</b>
Soft Costs	\$71,405

Utility Cost: Water Supply to Warehouse	\$60,000
Fire Sprinkler Installation	\$198,460
<b>Total Anticipated Costs</b>	<b>\$329,865</b>

**Fiscal Impact:**

The District allocated \$250,000 in the 2026 budget to complete this project. There would be a delta of \$79,865 to cover soft costs and utilities.

**Recommended Motion: Option 2**

**TWO MOTIONS - SAMPLE MOTION:**

- (1) I move to reject all bids submitted on May 14, 2026 for the Warehouse Building Fire Sprinkler Installation – 2026.
  
- (2) I move to award California Fire systems Inc the contract for Warehouse Building Fire Sprinkler Installation – 2026 as presented, for a contract price of \$198,460, and authorize the General Manager to sign the necessary documents for the contract award for the Project.

**ATTACHMENTS:**

- 2016 EFS Warehouse Fire Risk Report
- 2025 EFS Fire Risk Report per 2022 CFC
- REVISED TTAD Warehouse Fire Sprinkler RFP 5.4.26
- REVISED TTAD Warehouse Fire Sprinkler Scope - 2026
- Decisional Matrix for proposals
- SPI 303 format for bid summaries