

CONTRACT FOR SERVICES
BETWEEN
THE CITY OF RENO ON BEHALF OF THE RENO FIRE DEPARTMENT
AND
NAISBITT CONSTRUCTION, INC.

THIS CONTRACT FOR SERVICES ("Contract") is made and entered into by and between the City of Reno, a Nevada municipal corporation on behalf of the Reno Fire Department ("City"), and Naisbitt Construction, Inc. ("Contractor").

WHEREAS, the City deems it advisable to engage the services of the Contractor regarding the development of a City of Reno Fire Department Vehicle Exhaust Removal System Replacement., that can only be performed under a contract; and

WHEREAS, the Contractor possesses the expertise necessary to perform the services has signified a desire to provide services;

NOW THEREFORE, in consideration of the premises and of their mutual and dependent agreements, the parties hereto agree as set forth in the following terms and conditions.

1. PROFESSIONAL STANDARDS. The Contractor shall provide the services set forth herein in a workmanlike manner consistent with standards in the trade, profession, or industry; and shall conform to or exceed the specifications set forth in the incorporated attachments; and shall be fit for ordinary use, of good quality, with no material defects.
2. EMPLOYMENT OF CITY EMPLOYEES. The Contractor shall not engage the services of any person or persons now employed by the City, including any department, commission or board thereof, to provide services relating to this Contract.
3. NONDISCRIMINATION. In connection with the performance of work under this Contract, the Contractor shall not discriminate against any employee or applicant for employment because of age, race, religion, color, handicap, sex, physical condition, developmental disability or national origin.
4. CONTRACT TERM. When fully executed by all parties, this Contract becomes effective January 1, 2025 and will terminate on July 18, 2026, unless sooner terminated by either party as specified in this Contract.
5. NOTICE. Unless otherwise specified, termination shall not be effective until 30 days after a party has served written notice of termination upon the other party. All notices or other communications required or permitted to be given under this Contract shall be in writing and shall be deemed to have been duly given if delivered personally in hand, by telephonic facsimile with simultaneous regular mail, sent via email, or mailed certified mail, return receipt requested, postage prepaid on the date posted, and addressed to the other party at the address specified below.

Reno Fire Department
Attn: Fire Chief
PO Box 1900
Reno, Nevada 89505

Naisbitt Construction Inc.
4 Hardy Drive
Sparks, NV 89431

6. CONSIDERATION. The parties agree that Contractor will provide the services specified in paragraph seven (7) at a cost Not to Exceed \$869,514.00.

7. INCORPORATED DOCUMENTS – SCOPE OF SERVICES. The parties agree that the scope of services shall be specifically described in attachments. If there is a discrepancy between the Scope of Services and the Contract, the terms of the Contract shall prevail. This Contract incorporates the following attachments in descending order of constructive precedence:

ATTACHMENT A: Scope of Services to be Performed

8. ASSENT. The parties agree that the terms and conditions listed on incorporated attachments of this Contract are also specifically a part of this Contract and are limited only by their respective order of precedence and any limitations specified.

9. TIMELINESS OF BILLING SUBMISSIONS. The parties agree that timeliness of billing is of the essence to the contract and recognize that the City is on a fiscal year that ends every June 30th. Invoicing for all work shall be at the rates and intervals as set forth in the incorporated attachments.

10. INSPECTION & AUDIT.

a. Books and Records. Contractor agrees to keep and maintain under generally accepted accounting principles (GAAP) full, true and complete records, contracts, books, and documents as are necessary to fully disclose to the City, or the State or United States Government in the event that they provide any funding, or their authorized representatives, upon audits or reviews, sufficient information to determine compliance with all City ordinances, and state and federal regulations and statutes.

b. Inspection & Audit. Contractor agrees that the relevant books, records (written, electronic, computer related or otherwise), including, without limitation, relevant accounting procedures and practices of Contractor or its subcontractors, financial statements and supporting documentation, and documentation related to the work product shall be subject, at any reasonable time, to inspection, examination, review, audit, and copying at any office or location of Contractor where such records may be found during business hours, with or without notice by the City or its authorized agent (and State or Legislative Auditor when applicable), and with regard to any federal funding, the relevant federal agency, the Comptroller General, the General Accounting Office, the Office of the Inspector General, or any of their authorized representatives.

c. Period of Retention. All books, records, reports, and statements relevant to this Contract must be retained a minimum three (3) years, and for five (5) years if any federal funds are used pursuant to the Contract. The retention period runs from the date of payment for the relevant

goods or services by the City, or from the date of termination of the Contract, whichever is later. Retention time shall be extended when an audit is scheduled or in progress for a period reasonably necessary to complete an audit and/or to complete any administrative and judicial litigation which may ensue.

11. CONTRACT TERMINATION.

a. Termination Without Cause. This Contract may be terminated upon thirty (30) days written notice by mutual consent of both parties, or unilaterally by either party for any reason or for no reason.

b. Termination for Non-Appropriation. The continuation of this Contract beyond the fiscal year is subject to and contingent upon sufficient funds being appropriated, budgeted, and otherwise made available by the Reno City Council and/or federal sources. The City may terminate this Contract, and Contractor waives any and all claim(s) for damages, effective immediately upon receipt of written notice (or any date specified therein) if for any reason the City Department/Agency's funding from City and/or federal sources is not appropriated or is withdrawn, limited, or impaired in either a City, State or federal fiscal year.

c. Winding Up Affairs Upon Termination. In the event of termination of this Contract for any reason, the parties agree that the provisions of this paragraph survive termination:

i. The parties shall account for and properly present to each other all claims for fees and expenses and pay those which are undisputed and otherwise not subject to set off under this Contract. Neither party may withhold performance of winding up provisions solely based on nonpayment of fees or expenses accrued up to the time of termination;

ii. Contractor shall satisfactorily complete work in progress at the agreed rate (or a pro rata basis if necessary) if so requested by the City;

iii. Contractor shall execute any documents and take any actions necessary to effectuate an assignment of this Contract if so requested by the City;

iv. Contractor shall preserve, protect and promptly deliver into City possession all property of the City.

12. REMEDIES. Except as otherwise provided for by law or this Contract, the rights and remedies of the parties shall not be exclusive and are in addition to any other rights and remedies provided by law or equity, including, without limitation, actual damages, and to a prevailing party reasonable attorneys' fees and costs.

13. LIMITED LIABILITY. The City will not waive and intends to assert available NRS chapter 41 liability limitations in all cases. Neither party shall be subject to punitive damages. Liquidated damages shall not apply unless otherwise specified in the incorporated attachments. Damages for any City breach shall never exceed the amount of funds appropriated and authorized for payment under this Contract, but not yet paid to Contractor, for the fiscal year budget in existence at the time

of the breach. Damages for any Contractor breach shall not exceed one hundred and fifty percent (150%) of the contract maximum "not to exceed" value. Contractor's tort liability shall not be limited.

14. FORCE MAJEURE. Neither party shall be deemed to be in violation of this Contract if it is prevented from performing any of its obligations hereunder due to strikes, failure of public transportation, civil or military authority, act of public enemy, accidents, fires, explosions, or acts of God, including without limitation, earthquakes, floods, winds, or storms. In such an event the intervening cause must not be through the fault of the party asserting such an excuse, and the excused party is obligated to promptly perform in accordance with the terms of the Contract after the intervening cause ceases.

15. INDEMNIFICATION & HOLD HARMLESS. To the fullest extent permitted by law Contractor shall indemnify, hold harmless and defend, not excluding the City's right to participate, the City from and against all liability, claims, actions, damages, losses, and expenses, including, without limitation, reasonable attorneys' fees and costs, arising out of any alleged negligent or willful acts or omissions of Contractor, its officers, employees and agents.

16. INDEPENDENT CONTRACTOR. Contractor is associated with the City only for the purposes and to the extent specified in this Contract, and in respect to performance of the contracted services pursuant to this Contract. Contractor is and shall be an independent contractor and, subject only to the terms of this Contract, shall have the sole right to supervise, manage, operate, control, and direct performance of the details incident to its duties under this Contract. Nothing contained in this Contract shall be deemed or construed to create a partnership or joint venture, to create relationships of an employer-employee or principal-agent, or to otherwise create any liability for the City whatsoever with respect to the indebtedness, liabilities, and obligations of Contractor or any other party. Contractor ensures compliance regarding all federal, state and local taxes, required insurance coverage and required licenses.

17. INSURANCE. Contractor must carry all legally required policies of insurance and pay all taxes and fees incident hereunto. Specifically, Contractor shall provide commercial general liability insurance (occurrence form) from a carrier licensed to do business in the State of Nevada with a Best rating of A.VII or above shall be procured and maintained. Minimum acceptable policy limits shall be in an amount of not less than two million dollars (\$2,000,000.00), combined, single limit, occurrence based policy, in a form satisfactory to the City. A certificate of insurance evidencing said coverage shall be supplied upon request, naming the City/RFD as an Additional Insured under the liability policy. The liability policy shall contain a provision that such policy shall not be cancelled until at least thirty (30) days prior written notice of cancellation has been received by the City for any reason other than non-payment of premium and for non-payment of premium at least ten (10) days prior written notice of cancellation.

Contractor shall also have automobile insurance coverage in the amount of Bodily Injury: \$1,000,000 per person, \$1,000,000 per occurrence and property damage of \$1,000,000 per occurrence. A certificate of insurance evidencing said coverage shall be supplied upon request, naming the City/RFD as an Additional Insured under the liability policy. Contractor agrees to

keep such limits in effect during the term of this Agreement and agrees that the failure to do so may lead to a termination of the Contract.

Additionally, Contractor, if required, shall provide for all workers' compensation coverage for its employees/agents/representatives. Contractor shall provide proof of the above policies if requested by the City.

18. COMPLIANCE WITH LEGAL OBLIGATIONS. Contractor shall procure and maintain for the duration of this Contract any state, county, city or federal license, authorization, waiver, permit, qualification or certification required by statute, ordinance, law, or regulation to be held by Contractor to provide the goods or services required by this Contract. Contractor will be responsible to pay all taxes, assessments, fees, premiums, permits, and licenses required by law or ordinance. Real property and personal property taxes are the responsibility of Contractor in accordance with NRS 361.157 and NRS 361.159. Contractor agrees to be responsible for payment of any such government obligations not paid by its subcontractors during performance of this Contract.

19. WAIVER OF BREACH. Failure to declare a breach or the actual waiver of any particular breach of the Contract or its material or nonmaterial terms by either party shall not operate as a waiver by such party of any of its rights or remedies as to any other breach.

20. SEVERABILITY. If any provision contained in this Contract is held to be unenforceable by a court of law or equity, this Contract shall be construed as if such provision did not exist and the non-enforceability of such provision shall not be held to render any other provision or provisions of this Contract unenforceable.

21. ASSIGNMENT/DELEGATION. Contractor shall neither assign, transfer nor delegate any rights, obligations nor duties under this Contract without the prior written consent of the City.

22. CITY OWNERSHIP OF PROPRIETARY INFORMATION. Any training materials, curriculum, reports, histories, studies, tests, manuals, instructions, photographs, negatives, blue prints, plans, maps, data, system designs, data dictionary, source code or any other documents or drawings, prepared or in the course of preparation by Contractor (or its subcontractors) in performance of its obligations under this Contract shall be the exclusive property of the City and all such materials shall be delivered into City possession by Contractor upon completion, termination, or cancellation of this Contract. Notwithstanding the foregoing, the City shall have no proprietary interest in any materials licensed for use by the Contractor that are subject to patent, trademark or copyright protection.

23. PUBLIC RECORDS. Pursuant to NRS 239.010, information or documents received from Contractor may be open to public inspection and copying. The City has a legal obligation to disclose such information unless a particular record is made confidential by law or a common law balancing of interests. Contractor may label specific parts of an individual document as a trade secret or confidential proprietary information in accordance with NRS 332.061 or other applicable statute or law, provided that Contractor thereby agrees to indemnify and defend the City for honoring such a

designation. The failure to so label any document that is released by the City shall constitute a complete waiver of any and all claims for damages caused by any release of the records.

24. CONFIDENTIALITY. The parties shall keep confidential all information, in whatever form, produced, prepared, observed or received by one another to the extent that such information is confidential by law or otherwise required by this Contract.

25. FEDERAL FUNDING. In the event federal funds are used for payment of all or part of this Contract:

a. Contractor certifies, by signing this Contract, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency. This certification is made pursuant to the regulations implementing Executive Order 12549, Debarment and Suspension, 28 C.F.R. pt. 67, § 67.510, as published as pt. VII of the May 26, 1988, Federal Register (pp. 19160-19211), and any relevant program-specific regulations. This provision shall be required of every subcontractor receiving any payment in whole or in part from federal funds.

b. Contractor and its subcontractors shall comply with all terms, conditions, and requirements of the Americans with Disabilities Act of 1990 (P.L. 101-136), 42 U.S.C. 12101, as amended, and regulations adopted thereunder contained in 28 C.F.R. 26.101-36.999, inclusive, and any relevant program-specific regulations.

c. Contractor and its subcontractors shall comply with the requirements of the Civil Rights Act of 1964, as amended, the Rehabilitation Act of 1973, P.L. 93-112, as amended, and any relevant program-specific regulations, and shall not discriminate against any employee or offeror for employment because of race, national origin, creed, color, sex, religion, age, disability or handicap condition (including AIDS and AIDS-related conditions.)

26. LOBBYING. The parties agree where expressly prohibited by law or ordinance, no funding associated with this contract will be used for any purpose associated with or related to lobbying or influencing or attempting to lobby or influence for any purpose the following:

- a. Any federal, state, county or local agency, legislature, commission, council or board;
- b. Any federal, state, county or local legislator, commission member, council member, board member, or other elected official; or
- c. Any officer or employee of any federal, state, county or local agency; legislature, commission, council or board.

27. USE OF LIKENESS AND/OR LOGOS. Neither Party may use the other party's name, logo, likeness or image for any purpose including but not limited to any marketing or advertising purpose.

28. PROPER AUTHORITY. The parties hereto represent and warrant that the person executing this Contract on behalf of each party has full power and authority to enter into this Contract. Any services performed by Contractor before this Contract is effective, or after it ceases to be effective, or beyond its maximum authorized consideration, shall be performed at the sole risk of Contractor.

29. GOVERNING LAW; JURISDICTION. This Contract and the rights and obligations of the parties hereto shall be governed by, and construed according to, the laws of the State of Nevada and the ordinances of the City of Reno, without giving effect to any principle of conflict-of-law that would require the application of the law of any other jurisdiction. The parties consent to the exclusive jurisdiction of the appropriate Court located in Washoe County, Nevada for enforcement of this Contract.

30. ENTIRE AGREEMENT AND MODIFICATION. This Contract and its integrated attachment(s) constitute the entire agreement of the parties and as such are intended to be the complete and exclusive statement of the promises, representations, negotiations, discussions, and other agreements that may have been made in connection with the subject matter hereof. Headings are for convenience only and shall not be construed as material. Unless an integrated attachment to this Contract specifically displays a mutual intent to amend a particular part of this Contract, general conflicts in language between any such attachment and this Contract shall be construed consistent with the terms of this Contract. Unless otherwise expressly authorized by the terms of this Contract, no modification or amendment to this Contract shall be binding upon the parties unless the same is in writing and signed and approved by the respective parties hereto. This Contract may be executed in counterparts.

CITY OF RENO

By: _____
David Cochran, Fire Chief

Date: _____

NAISBITT CONSTRUCTION, INC.

By:  _____
Sandy Claiborne, Vice President

Date: 12.31.24

APPROVED AS TO FORM:

City Attorney's Office

ATTACHMENT A

SCOPE AND REQUIREMENTS

RFP #2025-07 RENO FIRE DEPARTMENT VEHICLE EXHAUST REMOVAL SYSTEM REPLACEMENT

PROPOSAL			
ITEM	APPROX QUANTITY	UNIT	ITEM DESCRIPTION
1	1	LS	<p>This project involves the complete design, procurement, and installation of a new, upgraded vehicle exhaust removal system at each of the fourteen (14) Fire Stations and the Fleet Maintenance Facility. The goal is to replace the current systems with a modern solution of the same capacity, while utilizing as much of the existing structure as possible.</p> <p>The upgrade will include the removal and replacement of all system components necessary for a complete, turnkey installation. This includes, but is not limited to, the installation of new tracks and rails to ensure smooth operation, replacement of hoses and hardware to accommodate modern exhaust handling, and updated vacuum systems to meet current standards for air quality and safety. The control system will also be replaced with a more advanced, user-friendly interface, and all associated electrical wiring and connections will be updated to ensure compliance with safety codes and operational efficiency.</p> <p>Additionally, the project will require adjustments to the structural elements, including framing and closure panels, to support the new equipment. Mechanical components such as motors, fans, and filtration units will also be replaced to ensure maximum performance. The objective is to ensure seamless integration with the existing infrastructure while minimizing disruptions. Given the critical nature of fire station operations, the turnaround time for this installation is of utmost importance and will be a key factor in evaluating contractor proposals.</p> <p>The successful proposer shall also be responsible for providing training on the new system and operation and maintenance manuals to City of Reno. Said Proposal shall include all labor, tools, equipment, implements, machinery, materials, and any incidentals necessary to complete the work.</p>

NOTE: After the Proposer is determined to be responsive and responsible, then, depending on the budget available, the City of Reno may add a contingency. The Proposer shall anticipate a contingency range between 5% and 10% of the total price. The Proposer will be responsible for meeting the bonding and insurance amount required for the total award amount including the contingency.

Project Description:

Exhaust Removal System Replacement for Reno Fire Department

Overview:

The Reno Fire Department (RFD) is undertaking a project to replace and upgrade the vehicle exhaust removal systems in its 14 fire stations and fleet maintenance facility. The current systems are outdated and failing, posing significant health risks to our personnel due to continuous exposure to hazardous exhaust emissions. This project aims to install modern, efficient exhaust removal systems that will significantly improve air quality and safety within our facilities. The installation at each facility will be completed by a licensed contractor specializing in vehicle exhaust removal systems.

Objectives:

Health and Safety: Reduce the exposure of over 80 RFD personnel to hazardous vehicle exhaust emissions, thereby decreasing the risk of respiratory issues and long-term health problems.

Operational Efficiency: Ensure the installation of state-of-the-art exhaust removal systems that are effective and reliable, improving the overall functionality of our fire stations and maintenance facility.

Minimal Disruption: Implement the new systems using layouts similar to the existing ones to minimize construction impact and disruption to daily operations at each station.

Compliance with Modern Standards: Upgrade the facilities to meet current safety standards, incorporating features like HEPA-filtered ventilation and dedicated decontamination areas.

Funding Priority

Station 1 (Highest)

Station 21

Station 3

Station 2

Station 4

Station 6

Station 8

Station 9

Station 5

Station 10

Fleet Maintenance Facility

Station 7

Station 11

Station 19 (Lowest/Can be removed to meet budget)

Station 12 (Lowest/Can be removed to meet budget)

Site Summaries

Station 1, 495 E 4th St, Built 2008

Replace the outdated vehicle exhaust removal system for the three (3) fire apparatus (Truck, Engine, and Rescue) at this location to ensure the safety and health of our personnel. This upgrade is essential due to the constant exposure to hazardous exhaust emissions from emergency vehicles, which poses significant health risks. Additionally, gym equipment and gear are stored in the apparatus bay, further necessitating the need for a modern and effective exhaust removal system to protect the integrity of the equipment and the wellbeing of our firefighters.

Station 2, 2500 Sutro St, Built 1987

Replace the outdated vehicle exhaust removal system for the two (2) fire apparatuses (Engine and Brush Apparatus) at this location to ensure the safety and health of our personnel. This upgrade is essential due to the constant exposure to hazardous exhaust emissions from emergency vehicles, which poses significant health risks. Additionally, gear is stored in the apparatus bay, further necessitating the need for a modern and effective exhaust removal system to protect the integrity of the equipment and the wellbeing of our firefighters.

Station 3, 580 W Moana Ln, Built 1989

Replace the outdated vehicle exhaust removal system for the three (3) fire apparatus (Engine, Truck, and Ambulance) at this location to ensure the safety and health of our personnel. Station 3 also houses a reserve Truck. Currently, the exhaust removal system is designed for only three of the six vehicles housed in the apparatus bay (Engine, Truck, and Ambulance). This upgrade is essential due to the constant exposure to hazardous exhaust emissions from emergency vehicles, which poses significant health risks to our firefighters.

Station 4, 1096 Ralston St, Built 1986

Replace the outdated vehicle exhaust removal system for the two (2) fire apparatus (Engine, and Brush Apparatus) at this location to ensure the safety and health of our personnel. This upgrade is essential due to the constant exposure to hazardous exhaust emissions from emergency vehicles, which poses significant health risks. Additionally, gym equipment and gear are stored in the apparatus bay, further necessitating the need for a modern and effective exhaust removal system to protect the integrity of the equipment and the wellbeing of our firefighters.

Station 5, 1500 Mayberry, Built 1960, Not Historical

Replace the outdated vehicle exhaust removal system for the one (1) fire apparatus (Engine) at this location to ensure the safety and health of our personnel. This upgrade is essential due to the constant exposure to hazardous exhaust emissions from emergency vehicles, which poses significant health risks. Additionally, gym equipment and gear are stored in the apparatus bay, further necessitating the need for a modern and effective exhaust removal system to protect the integrity of the equipment and the wellbeing of our firefighters.

Station 6, 3970 Mira Loma Dr, Built 1984

Replace the outdated vehicle exhaust removal system for the two (2) fire apparatus (Engine and Brush Apparatus) at this location to ensure the safety and health of our

personnel. The current capacity of the system is two, with only one operatable at this time. This upgrade is essential due to the constant exposure to hazardous exhaust emissions from emergency vehicles, which poses significant health risks. Additionally, firefighter gear is stored in the apparatus bay, further necessitating the need for a modern and effective exhaust removal system to protect the integrity of the equipment and the wellbeing of our firefighters.

Station 7, 3050 Skyline Blvd, Built 1965, Not Historical

Replace and increase the capacity of the outdated vehicle exhaust removal system for the two (2) fire apparatus (Engine and Brush Apparatus) at this location to ensure the safety and health of our personnel. The current capacity of the system is two. This upgrade is essential due to the constant exposure to hazardous exhaust emissions from emergency vehicles, which poses significant health risks. Additionally, gym equipment and gear are stored in the apparatus bay, further necessitating the need for a modern and effective exhaust removal system to protect the integrity of the equipment and the wellbeing of our firefighters.

Station 8, 3600 Kings Row, Build 1969, Not Historical

Replace the outdated vehicle exhaust removal system for the two (2) fire apparatus (Engine, and Brush Apparatus) at this location to ensure the safety and health of our personnel. This upgrade is essential due to the constant exposure to hazardous exhaust emissions from emergency vehicles, which poses significant health risks. Additionally, gym equipment and gear are stored in the apparatus bay, further necessitating the need for a modern and effective exhaust removal system to protect the integrity of the equipment and the wellbeing of our firefighters.

Station 9, 14005 Mt. Vida St, Built 1986

Replace the outdated vehicle exhaust removal system for the two (2) fire apparatus (Engine and Brush Apparatus) at this location to ensure the safety and health of our personnel. This upgrade is essential due to the constant exposure to hazardous exhaust emissions from emergency vehicles, which poses significant health risks. Additionally, gym equipment and gear are stored in the apparatus bay, further necessitating the need for a modern and effective exhaust removal system to protect the integrity of the equipment and the wellbeing of our firefighters.

Station 10, 5250 N Virginia St, Built 1982

Replace the outdated vehicle exhaust removal system for the two (2) fire apparatus (Engine and Brush Apparatus) at this location to ensure the safety and health of our personnel. This upgrade is essential due to the constant exposure to hazardous exhaust emissions from emergency vehicles, which poses significant health risks. Additionally, firefighter gear is stored in the apparatus bay, further necessitating the need for a modern and effective exhaust removal system to protect the integrity of the equipment and the wellbeing of our firefighters

Station 11, 7105 Mae Anne Ave, Built 1999

Replace the outdated vehicle exhaust removal system for the four (4) fire apparatus (Engine, Brush Apparatus, HazMat Response Apparatus, and Water Response Apparatus) at this location to ensure the safety and health of our personnel. This upgrade is essential due to the constant exposure to hazardous exhaust emissions from

emergency vehicles, which poses significant health risks. Additionally, firefighter gear is stored in the apparatus bay, further necessitating the need for a modern and effective exhaust removal system to protect the integrity of the equipment and the wellbeing of our firefighters

Station 12, 1190 Steamboat Pkwy, Built 2014

Replace the outdated vehicle exhaust removal system for the three (3) fire apparatus (Engine, Brush Apparatus, and Mobil Incident Command Apparatus) at this location to ensure the safety and health of our personnel. This upgrade is essential due to the constant exposure to hazardous exhaust emissions from emergency vehicles, which poses significant health risks. Additionally, gym equipment and gear are stored in the apparatus bay, further necessitating the need for a modern and effective exhaust removal system to protect the integrity of the equipment and the wellbeing of our firefighters

Station 19, 2105 Hawk Meadow Tr, Built 2007

Replace the outdated vehicle exhaust removal system for the two (2) fire apparatus (Engine and Brush Apparatus) at this location to ensure the safety and health of our personnel. This upgrade is essential due to the constant exposure to hazardous exhaust emissions from emergency vehicles, which poses significant health risks. Additionally, gym equipment and gear are stored in the apparatus bay, further necessitating the need for a modern and effective exhaust removal system to protect the integrity of the equipment and the wellbeing of our firefighters

Station 21, 2501 Mill St, Built 2008

Replace the outdated vehicle exhaust removal system for the three (3) fire apparatus (Engine, Brush Apparatus, and Reserve Apparatus) at this location to ensure the safety and health of our personnel. This upgrade is essential due to the constant exposure to hazardous exhaust emissions from emergency vehicles, which poses significant health risks. Additionally, gym equipment and gear are stored in the apparatus bay, further necessitating the need for a modern and effective exhaust removal system to protect the integrity of the equipment and the wellbeing of our firefighters

Fleet Maintenance Shop, 315 Edison Way, Built 1970, Not Historical

The Fleet Maintenance Shop is essential for the repair and maintenance of all our fire apparatus. The facility, located at 315 Edison Way, includes shared offices upstairs where our Support Services Division Chief works, alongside the Logistics team occupying the other half of the warehouse at 305 Edison Way. The current vehicle exhaust removal system, which serves six vehicles, is outdated and inadequate. To ensure a safe and healthy working environment for our mechanics and staff, we propose replacing the outdated exhaust removal system with a modern and efficient one. This upgrade will be implemented by a licensed contractor to minimize disruption and ensure compliance with safety standards. The new system will effectively mitigate the hazardous exhaust emissions from the apparatus, safeguarding the health of our personnel and maintaining the integrity of our equipment and workspaces. The current system has three (3) hookups available for use by the mechanics.

Section D.1 – Project Installation

The vehicle exhaust removal systems will be installed in the apparatus bay of each fire

station and the fleet maintenance facility. Each station is currently equipped with outdated or failing exhaust removal systems that are no longer effective in protecting personnel from hazardous emissions. The new systems will be designed to fit into the existing layouts of the stations, reducing the need for extensive construction and minimizing disruptions to daily operations.

By following similar layouts to the existing systems, the installation process will be streamlined, allowing for quicker and more efficient upgrades. This approach will ensure that the stations remain operational during the installation period, providing continuous protection for the firefighters and staff.

Additionally, the installation will include necessary components to integrate seamlessly with existing infrastructure, such as electrical and ventilation systems. This ensures that the new systems are not only effective but also compatible with the current setup of each station.

Section D.2 – Age of Structure/Building Site

<u>Station</u>	<u>Year Built</u>	<u>Age</u>
Station 1	2008	16
Station 2	1987	37
Station 3	1989	35
Station 4	1986	38
Station 5	1960	64*
Station 6	1984	40
Station 7	1965	59*
Station 8	1969	55*
Station 9	1986	38
Station 10	1982	42
Station 11	1999	25
Station 12	2014	10
Station 19	2007	17
Station 21	2008	16

Fleet Maintenance Shop 1970 54 *

*None of the facilities over 45 years or older have had significant renovations, rehabilitations, or modifications.

Section D.3 – Site photographs, maps, and drawings

Station 1 - 495 E. 4th Street

Ground-Level Photograph

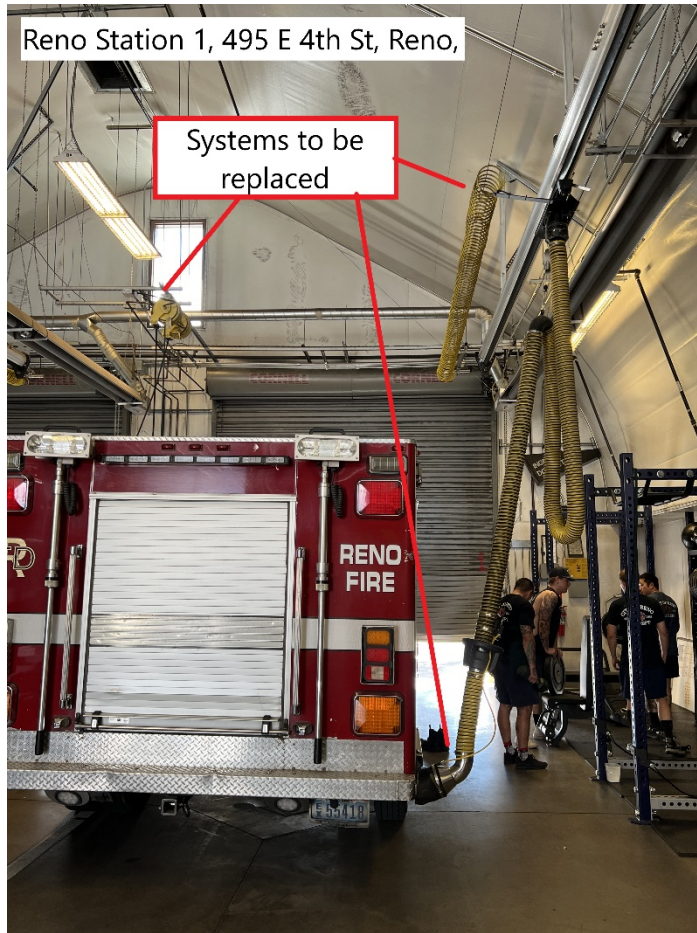


Aerial Photograph



Station 1 - 495 E. 4th Street

Interior Equipment Photographs (Facing toward Front of Station)



Station 1 - 495 E. 4th Street

Interior Equipment Photographs (Bay 1 Facing toward Rear of Station)



Station 2 – 2500 Sutro Street

Ground Level Photograph



Aerial Photograph



Station 2 – 2500 Sutro Street

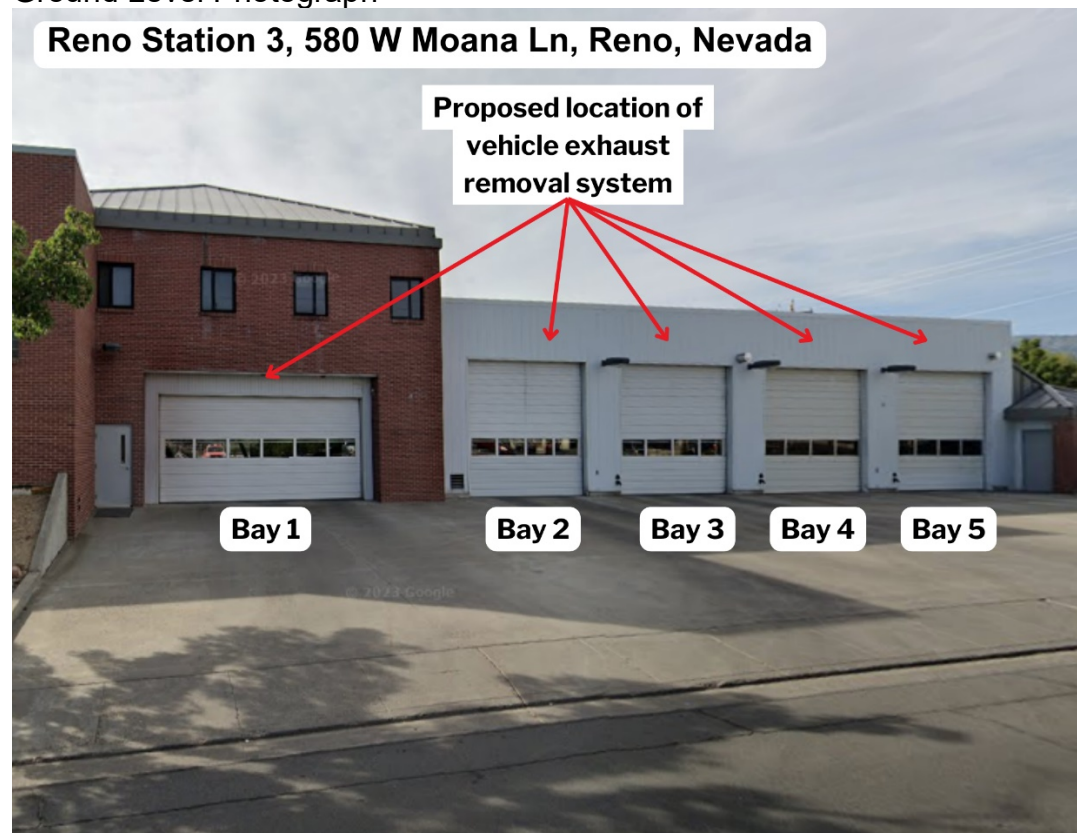


Interior Equipment Photographs
(Facing toward Front of Station)



Station 3 – 580 W Moana Lane

Ground Level Photograph



Aerial Photograph



Reno Fire Station 3, 580 W Moana Lane, Reno, Nevada

**Proposed Location
of vehicle exhaust
removal system**

Station 3 – 580 W Moana Lane
Interior Photographs (Bays 1 and 2)



**System to be
replaced**

Reno Station 3, 580 W Moana Ln, Reno, Nevada



**System to be
replaced**

Station 3, 580 W Moana Ln, Reno, Nevada

Station 3 – 580 W Moana Lane
Interior Photographs (Bays 3 and 4)



Station 3 – 580 W Moana Lane
Interior Photographs (Bay 5)



Station 4 – 1096 Ralston Street

Ground Level Photograph



Aerial Photograph

Reno Fire Station 4, 1096 Ralston

**Proposed Location
of vehicle exhaust
removal system**

Kappa Alpha Order

Reno



Reno Station 4, 1096 Ralston St, Reno, Nevada

Station 4 – 1096 Ralston

Street

Interior Equipment
Photographs (Facing toward
front of Station)



Reno Station 4, 1096 Ralston St, Reno, Nevada

Station 5 – 1500 Mayberry Drive

Ground Level Photograph



Aerial Photograph

Reno Fire Station 5, 1500 Mayberry Dr, Reno, Nevada



Station 5 – 1500 Mayberry Drive
Interior Equipment Photographs



Station 5 – 1500 Mayberry Drive

Ground Level Photograph of Buildings 50 years or older.



Station 5 – 1500 Mayberry Drive

Ground Level Photograph of Buildings 50 years or older.



Station 6 – 3970 Mira Loma Drive

Ground Level Photograph



Aerial Photograph

Reno Station 6, 3970 Mira Loma Drive,



Station 6 – 3970 Mira Loma Drive

Interior Equipment
Photographs



Reno Station 6, 3970 Mira Loma Dr, Reno, Nevada



System to be replaced

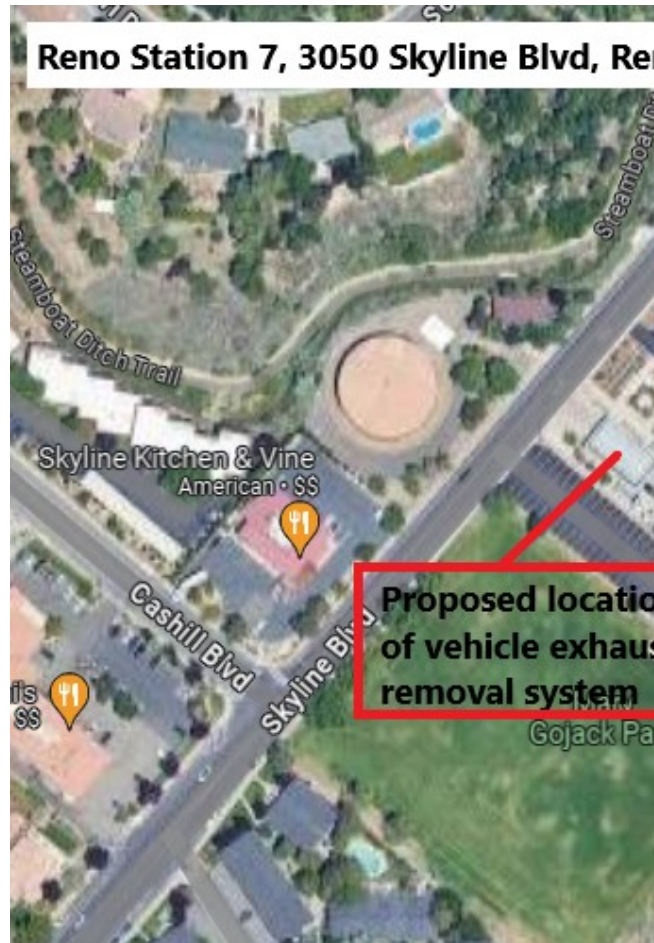
Reno Station 6, 3970 Mira Loma Dr, Reno, Nevada

Station 7 - 3050 Skyline Boulevard

Ground Level Photograph



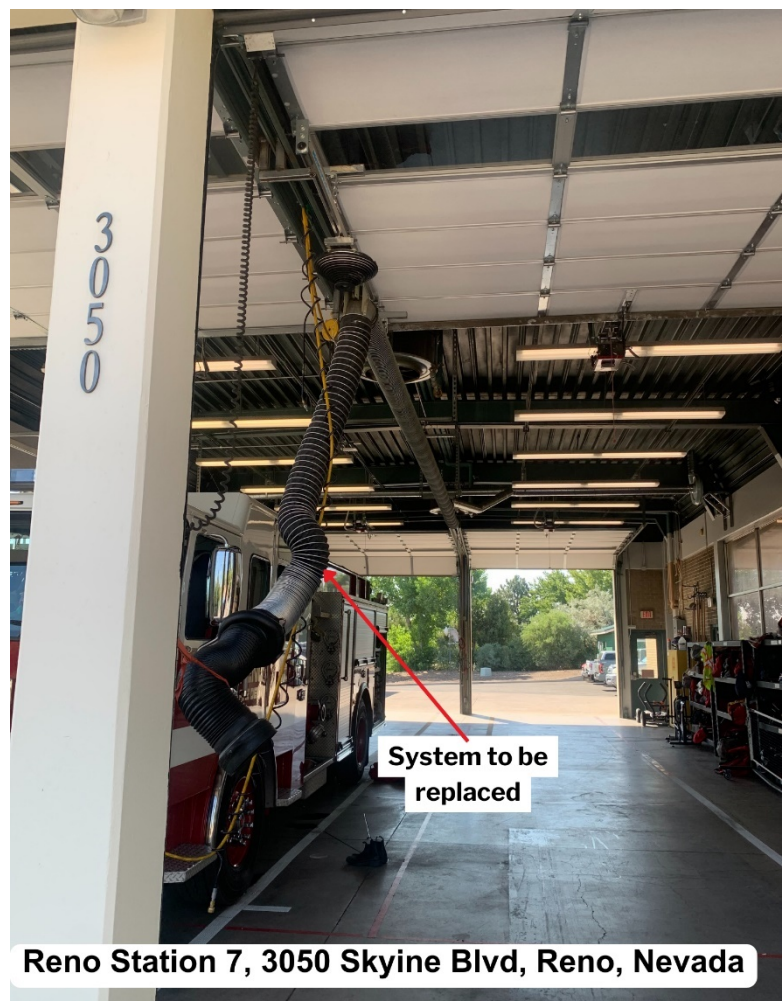
Aerial Photograph



Station 7 - 3050 Skyline Boulevard
Interior Equipment Photographs



Reno Station 7, 3050 Skyline Blvd, Reno, Nevada



Reno Station 7, 3050 Skyline Blvd, Reno, Nevada

Station 7 - 3050 Skyline Boulevard

Ground Level Photograph of Buildings 50 years or older.



Station 7 - 3050 Skyline Boulevard

Ground Level Photograph of Buildings 50 years or older.



Station 8 - 3600 Kings Row

Ground Level Photograph



Aerial Photograph

Station 8 - 3600 Kings Row

Ground Level Photograph



Aerial Photograph



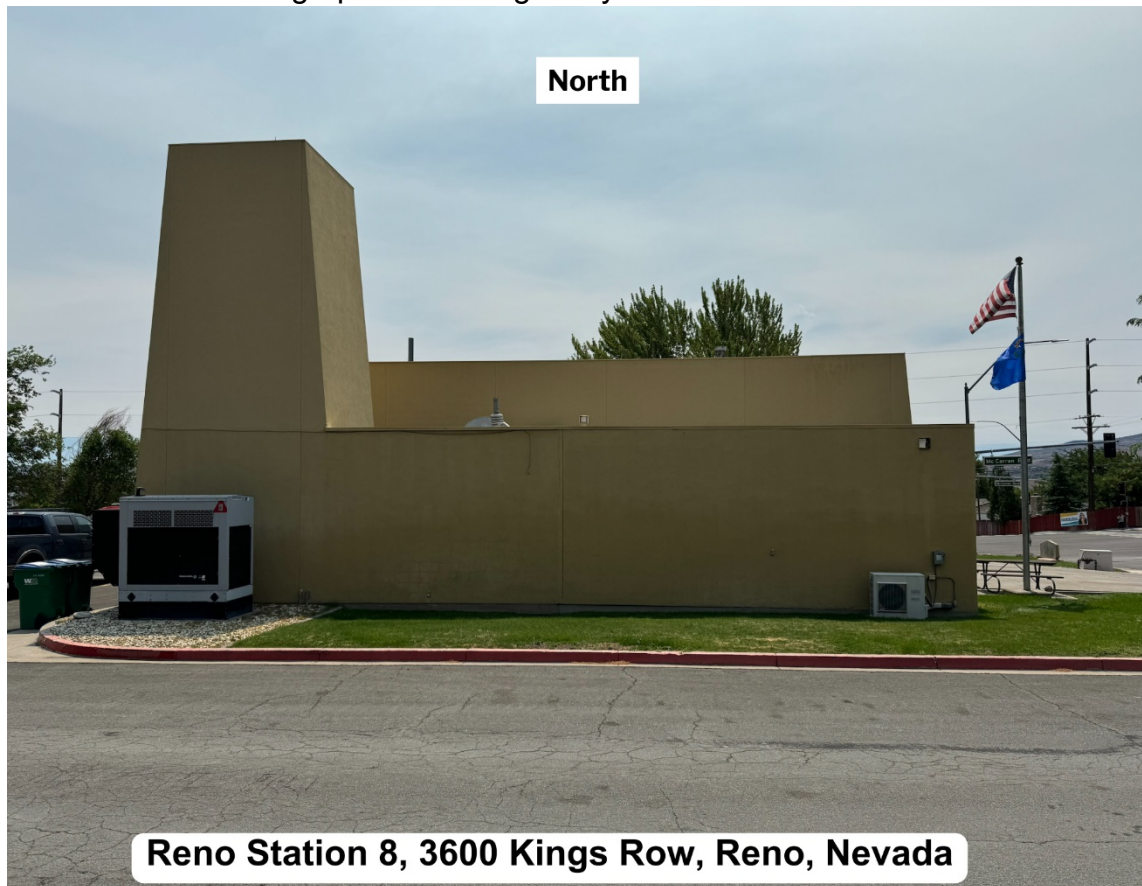
Reno Station 8, 3600 Kings Row, Reno, Nevada



Reno Station 8, 3600 Kings Row, Reno, Nevada

Station 8 - 3600 Kings Row

Ground Level Photograph of Buildings 50 years or older.



Station 8 - 3600 Kings Row

Ground Level Photograph of Buildings 50 years or older.



Station 9 - 14005 Mt. Vida

Ground Level Photograph



Aerial Photograph



Station 9 - 14005 Mt. Vida
Interior Equipment
Photographs



System to be replaced

Reno Station 9, 14005 Mt Vida, Reno, Nevada

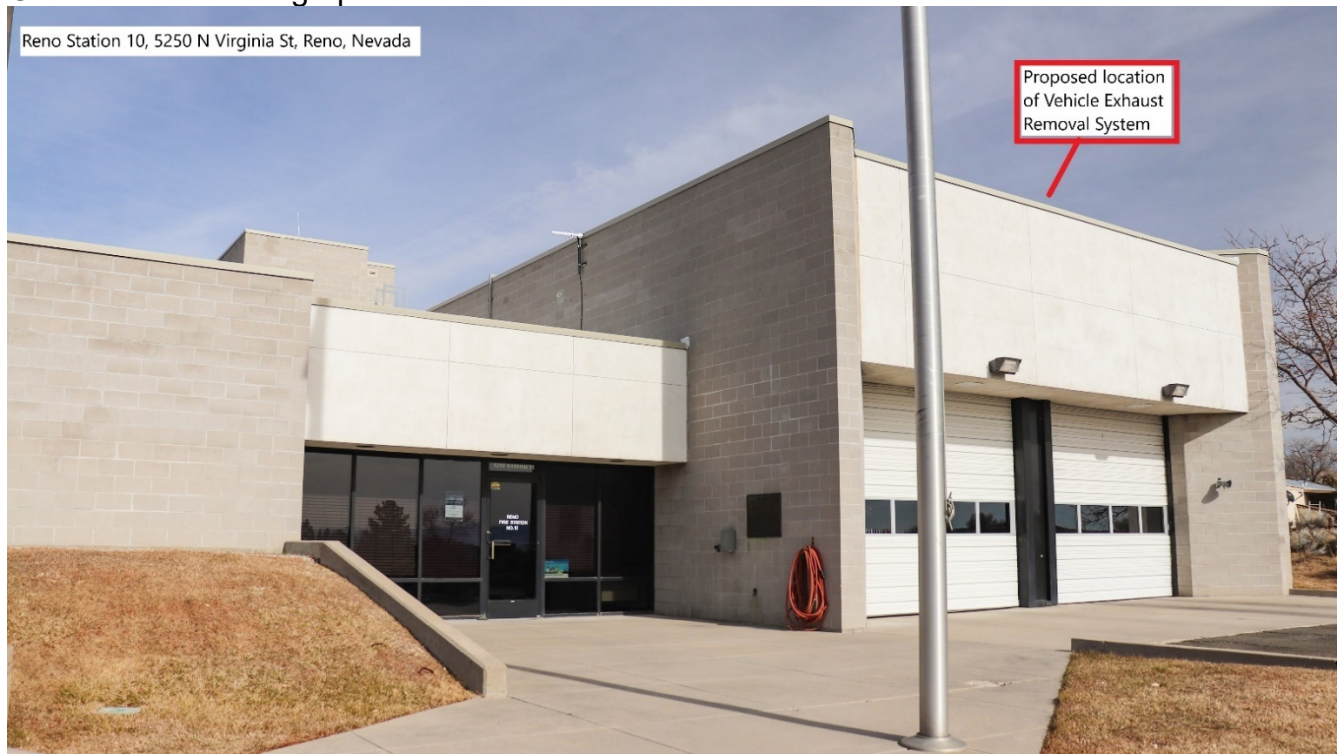
Station 9 - 14005 Mt. Vida
Interior Equipment Photographs



Reno Station 9, 14005 Mt Vida, Reno, Nevada

Station 10 - 5250 N. Virginia Street

Ground Level Photograph



Aerial Photograph



Station 10 - 5250 N. Virginia Street



Interior Equipment Photographs

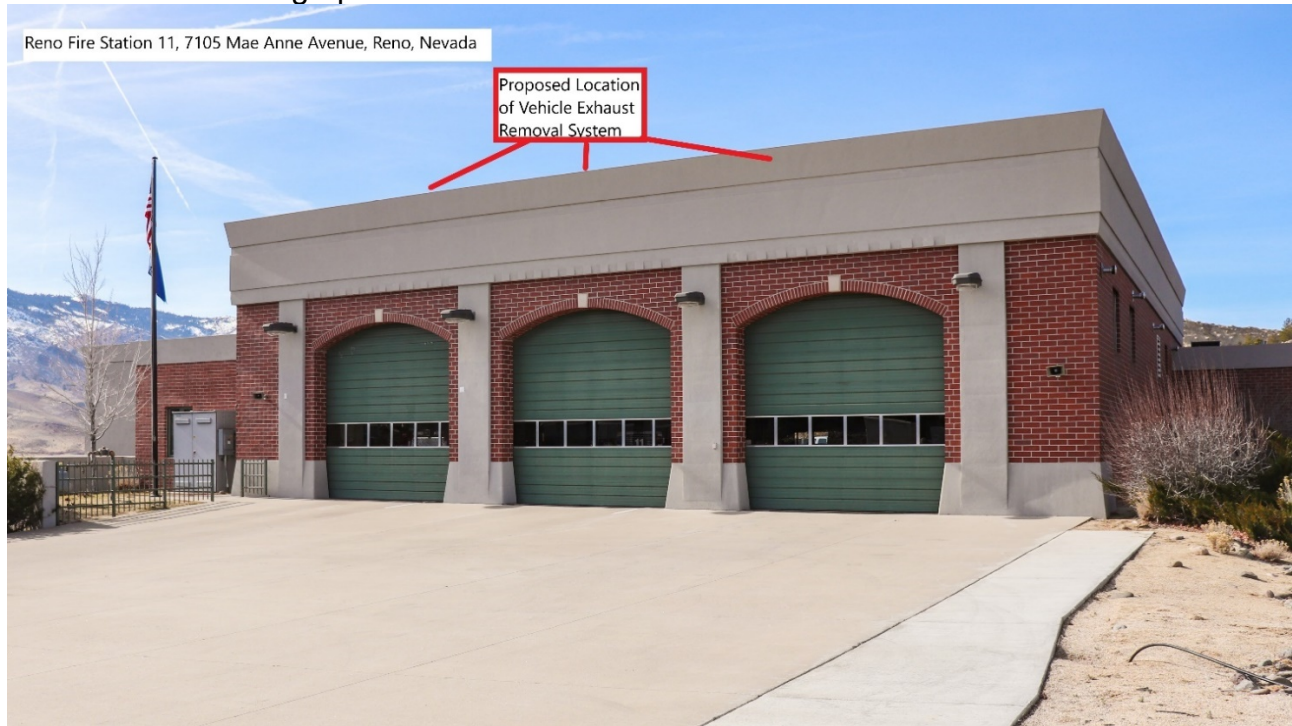
Reno Station 10, 5250 N Virginia St, Reno, Nevada



Reno Station 10, 5250 N Virginia St, Reno, Nevada

Station 11 - 7105 Mae Anne Avenue

Ground Level Photograph



Aerial Photograph



Station 11 - 7105 Mae Anne Avenue
 Interior Equipment Photographs



System to be replaced

Reno Station 11, 7105 Mae Anne Ave, Reno, Nevada

Station 11 - 7105 Mae Anne Avenue
Interior Equipment Photographs



Station 12 - 1190 Steamboat Parkway

Ground Level Photograph



Aerial Photograph



Station 12 - 1190 Steamboat Parkway
Interior Equipment Photographs



System to be replaced

Reno Station 12, 1190 Steamboat Pkwy, Reno, Nevada

Station 12 - 1190 Steamboat Parkway
Interior Equipment Photographs



Station 19 - 2105 Hawk Meadow Trail

Ground Level Photograph



Aerial Photograph

Reno Station 19, 2105 Hawk Meadows Tr, Reno, Nevada



Station 19 - 2105 Hawk Meadow Trail

Interior Equipment Photographs

Reno Station 19, 2105 Hawk Meadow Tr, Reno, Nevada



Station 19 - 2105 Hawk Meadow Trail
Interior Equipment Photographs



Station 21 - 2501 Mill Street

Ground Level Photograph



Aerial Photograph



Reno Station 21, 2501 Mill St, Reno, Nevada



System to be replaced

Reno Station 21, 2501 Mill St, Reno, Nevada

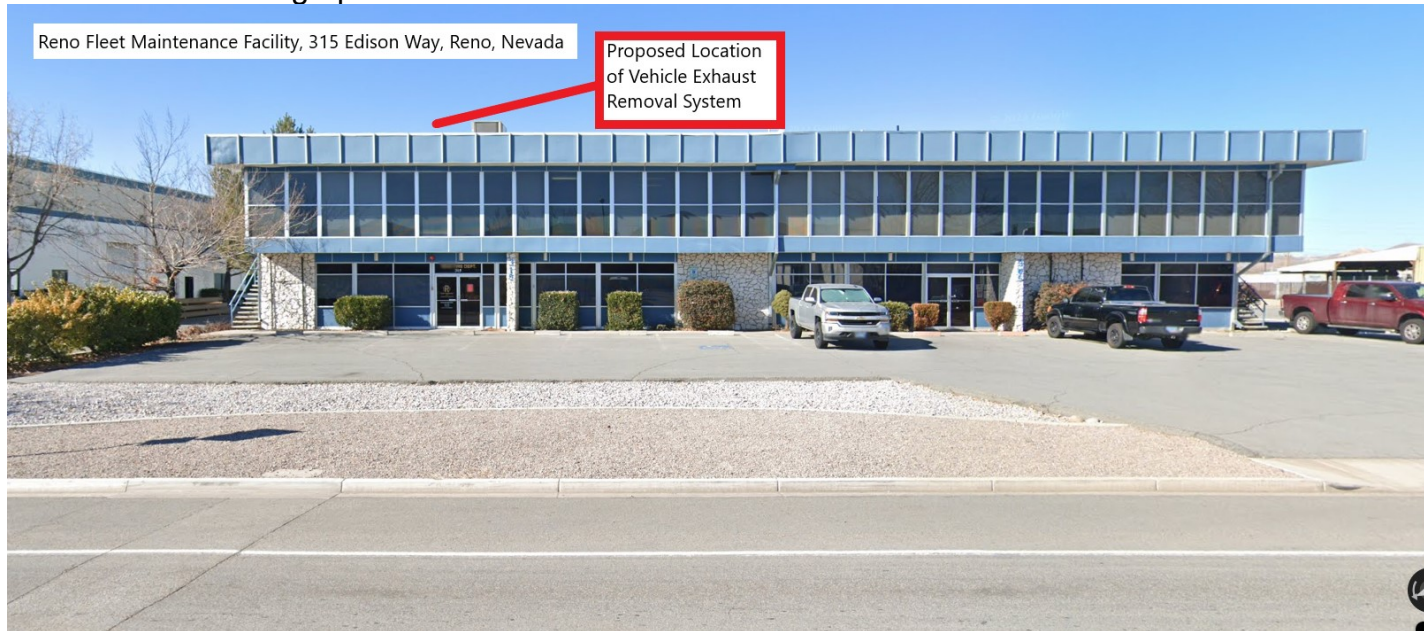
Station 21 - 2501 Mill Street

**Interior Equipment
Photographs**



Fleet Maintenance Shop – 315 Edison Way

Ground Level Photograph



Aerial Photograph

Reno Fleet Maintenance Facility, 315



Fleet Maintenance Shop –
315 Edison Way
Interior Equipment
Photographs



**Fleet Maintenance Facility, 315 Edison Way, Reno,
Nevada**



**Fleet Maintenance Facility, 315 Edison Way, Reno,
Nevada**

Fleet Maintenance Shop – 315 Edison Way

Ground Level Photograph of Buildings 50 years or older.



Fleet Maintenance Shop – 315 Edison Way

Ground Level Photograph of Buildings 50 years or older.





NV LIC #45532A

Boulder Construction dba Naisbitt Construction, Inc. declares that we have visited four of the 14 stations and the Fleet Maintenance Facility. We propose to complete all work for the price of:

Eight Hundred Forty-One Thousand Seven Hundred Ten and 00/100 Dollars (841,710.00)

In order of priority:

Station 1:

Description		QTY
Magna Track Green 30ft	#20817564	2
Nederman Track Extraction unit Green 13ft	#20817164	2
Nederman 30ft Green Rail	#20916320	1
Nederman Rail Extraction unit Green 13ft	#20816964	1
Nederman HB Nozzle	#20802264	3
Auto Start System for 3 vehicles	Gen1	1
Nederman Fan 3HP	#87000464	1
Total Station 1		73,785

Station 21:

Description		QTY
Magna Track Green 30ft	#20817564	2
Nederman Track Extraction unit Green 13ft	#20817164	2
Nederman 30ft Green Rail	#20916320	1
Nederman Rail Extraction unit Green 13ft	#20816964	1
Nederman HB Nozzle	#20802264	3
Auto Start System for 3 vehicles	Gen1	1
Fan 5HP	#87000466	1
Total Station 21		81,464

Station 3:

Description		QTY
Nederman 30ft Green Rail	#20916320	3
Nederman Rail Extraction unit Green 10ft	#20817064	3
Nederman HB Nozzle	#20802264	3
Auto Start System for 3 vehicles	Gen1	1
Fan 3HP	#87000464	1
Total Station 3		77,580

Station 2:

Description		QTY
Magna Track Green 30ft	#20817564	1
Nederman Track Extraction unit Green 13ft	#20817164	1
Nederman 30ft Green Rail	#20916320	1
Nederman Rail Extraction unit Green 13ft	#20816964	1
Nederman HB Nozzle	#20802264	2
Fan 3HP	#87000464	1
Auto Start System for 2vehicles	Gen 1	1
Total Station 2		55,419

Station 4:

Description		QTY
Magna Track Green 30ft	#20817564	1
Nederman Track Extraction unit Green 10ft	#20817164	1
Nederman 30ft Green Rail	#20916320	1
Nederman Rail Extraction unit Green 10ft	#20817064	1
Nederman HB Nozzle	#20802264	2
Auto start system for 2 vehicles	Gen 1	1
Fan 3HP	#87000464	1
Total Station 4		52,666

Station 6:

Description		QTY
Magna Track Green 30ft	#20817564	1
Nederman Track Extraction unit Green 10ft	#20817164	1
Nederman 30ft Green Rail	#20916320	1
Nederman Rail Extraction unit Green 10ft	#20817064	1
Nederman HB Nozzle	#20802264	2
Nederman Fan 3HP	#87000464	1
Start system for two vehicles	Gen 1	1
Total Station 6		56,462

Station 8:

Description		QTY
Nederman 30ft Green Rail	#20916320	2
Nederman Rail Extraction unit Green 10ft	#20817064	2
Nederman HB Nozzle	#20802264	2
Fan 3HP	#87000464	1
Start system for 2 vehicles	Gen 1	1
Total Station 8		58,856

Station 9:

Description		QTY
Magna Track Green 30ft	#20817564	2
Nederman Track Extraction unit Green 10ft	#20817164	2
Nederman HB Nozzle	#20802264	2
Nederman Fan	#87000464	1
Start System for 2 Vehicles	Gen 1	1
Total Station 9		51,695

Station 5:

Description		QTY
Nederman 30ft Green Rail	#20916320	1
Nederman Rail Extraction unit Green 13ft	#20816964	1
Nederman HB Nozzle	#20802264	1
Nederman Fan 3HP	#14510223	1
Auto start system for 1 vehicle	Gen 1	1
Total Station 5		35,841

Station 10:

Description		QTY
Magna Track Green 30ft	#20817564	1
Nederman Track Extraction unit Green 10ft	#20817164	1
Nederman 30ft Green Rail	#20916320	1
Nederman Rail Extraction unit Green 10ft	#20817064	1
Nederman HB Nozzle	#20802264	2
Fan 3HP	#87000464	1
Auto Start system for 2 vehicles	Gen 1	1
Total Station 10		57,762

Maintenance:

Description		QTY
Nederman Wide Hose Reel 6in Dia.	#20804865	3
Nederman NFC 4.2 Hose 6in X 33ft.	#86900693	3
Nederman S/S Nozzle	#89298067	3
Start Switch	#20373557	3
Control Box	#89115570	1
Total Maintenance		30,722

Station 7:

Description		QTY
Nederman 30ft Green Rail	#20916320	2
Nederman Rail Extraction unit Green 10ft	#20817064	2
Nederman HB Nozzle	#20802264	2
Fan 3HP	#87000464	1
Start system for 2 vehicles	Gen 1	1
Total Station 7		58,856

Station 11:

Description		QTY
Magna Track Green 30ft	#20817564	2
Nederman Track Extraction unit Green 10ft	#20817164	2
Nederman 30ft Green Rail	#20916320	2
Nederman Rail Extraction unit Green 10ft	#20817064	2
Nederman HB Nozzle	#20802264	4
Auto start system for 4 vehicles	Gen1	1
Fan 5HP	#87000466	1
Total Station 11		95,603

Station 19:

Description		QTY
Magna Track Green 30ft	#20817564	1
Nederman Track Extraction unit Green 10ft	#20817164	1
Nederman 30ft Green Rail	#20916320	1
Nederman Rail Extraction unit Green 10ft	#20817064	1
Nederman HB Nozzle	#20802264	2
Fan 3HP	#87000464	1
Start system for 2 vehicles	Gen 1	1
Total Station 19		57,845

Station 12:

Description		QTY
Nederman Rail Extraction unit Green 10ft	#20817064	3
Nederman HB Nozzle	#20802264	3
Fan 3HP	#87000464	1
Start system for 3 vehicles	Gen 1	1
Total Station 12		52,643

Summary:

Station 1	73,785
Station 21	81,464
Station 3	77,580
Station 2	55,419
Station 4	52,666
Station 6	56,462
Station 8	58,856
Station 9	51,695
Station 5	35,841
Station 10	57,762
Maintenance	30,722
Station 7	58,856
Station 11	95,603
Station 19	
Station 12	
 All Units	 786,710
Contingency	55,000
Total Contract	<u>841,710</u>

