

**STAFF REPORT**

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**Date:** June 11, 2025

**To:** Mayor and City Council

**Through:** Jackie Bryant, City Manager

**Subject:** Staff Report (For Possible Action): Award and approval of Contract with Vision Building Companies for the purchase and installation of a 20-year exterior cover membrane on Fire Station 1 in an amount not to exceed \$240,472 pursuant to NRS 332.115(1)(c). (Facilities Capital Maintenance Fund) [Ward 1]

**From:** Frank Avera, Maintenance & Operations, Facilities Manager

**Department:** Maintenance and Operations

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**Summary:**

The fabric membrane on the apparatus building that was sub-contracted by Bison Construction through Vision Building Companies (AKA: Vision Building Rentals, Inc.) in 2008 at Fire Station 1, located at 495 E 4th Street is past its useful life and needs replacement. Staff worked directly with Vision Building Companies to obtain a bid for the manufacture and installation of a replacement membrane with a 20-year warranty. The replacement design is to install directly over the existing membrane to avoid the occupants of the facility from displacement during the installation. The total bid, which reflects a partial credit of \$2,204 left on the warranty, is in an amount not to exceed \$240,472 which includes a contingency of \$25,000.

<b>Consent Review</b>	<b>Yes</b>	<b>No</b>
1. Is this item an annual or standard item that comes before Council for regular approval?		<b>X</b>
2. Is this item an agreement required based on an item previously approved by Council?		<b>X</b>
3. Is this item included in the current budget approved and adopted by Council?	<b>X</b>	
<b>Other Considerations</b>		
What percent of the total City budget does this item represent?	<b>.0007%</b>	

**Alignment with Strategic Plan:**

Infrastructure, Climate Change, and Environmental Sustainability

Public Safety

**Previous Council Action:**

There is no recent Council action relevant to this item.

**Discussion:**

During a routine inspection of the apparatus building at Fire Station 1 located at 495 4th Street it was discovered that there are several areas throughout the exterior fabric membrane that are failing which is allowing the elements (water, dirt, etc.) into the building.

Vision Building Companies installed the structure in 2008 and hold the 15-year warranty so we requested they inspect & evaluate the facility and provide a possible resolution that the warranty may cover.

The inspection results were that these types of buildings are only temporary solutions, this covering is at the end of the intended 15-year life span and a replacement would be the only long-term solution. The only thing the warranty will cover is a partial credit toward a replacement membrane.

In recent months, a temporary solution was provided, which could possibly get the facility through the 60-90 days that are needed for a replacement membrane to be manufactured, and then another 30-60 days for the installation dependent on weather.

**Financial Implications:**

Funding has been approved for the current fiscal year through the Facilities Capital Maintenance Fund.

**Legal Implications:**

NRS 332.115(1) (c) provides in pertinent part that, contracts which by their nature are not adapted to award by competitive solicitation, including contracts for additions to and repairs and maintenance of equipment which may be more efficiently added to, repaired or maintained by a certain person. This contract falls within this exception and award to Vision Building Rentals is appropriate pursuant to law. Legal review completed for compliance with City procedures and Nevada law.

**Recommendation:**

Staff recommends Council award and approve a contract with Vision Building Companies to purchase and install a 20-year fabric cover membrane in an amount not to exceed \$240,472 including contingencies of \$25,000.

**Proposed Motion:**

I move to approve staff recommendations.

**Attachments:**

Contract for Independent contractor services – Vision Building Companies.