

STAFF REPORT

Date: November 9, 2022

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Award and approval of a contract with Vision Building Companies for the purchase and installation of a replacement 20-year exterior cover membrane on Fire Station 21, 2500 Mill Street, pursuant to NRS 332.115(1) (c), in an amount not to exceed \$209,619.16. (Public Works Maintenance Fund) [Ward 3]

From: Frank Avera

Department: Maintenance and Operations

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 for Fire Station 21, located at 2500 Mill Street, is failing, and in need of 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 \$6,486.84 left on the 15-year warranty, is in an amount not to exceed \$209,619.16.

Alignment with Strategic Plan:

Infrastructure, Climate Change, and Environmental Sustainability

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 21, 2500 Mill Street, it was discovered that there are several penetrations throughout the exterior fabric membrane that are allowing the elements (water, dirt, etc.) into the building.

Vision Building Companies is the company that installed the structure in 2008, and provided a

15-year warranty. Staff requested an inspection and evaluation of the facilities issues, potential resolutions, and warranty coverage.

The inspection results were that these types of buildings are only temporary solutions, this covering is at the end of its serviceable life, and a replacement would be the only long-term solution. There are a few months left on the warranty that would provide a small credit toward the replacement membrane.

Financial Implications:

Funding is available in the current fiscal year through the Public Works 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 a 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.

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 \$209,619.16.

Proposed Motion:

I move to approve staff recommendation.

Attachments:

Contract for Independent Contractor Services - Vision Structures