



Memorandum

Date: May 24, 2012

To: SOUTHERN NEVADA DISTRICT BOARD OF HEALTH

From: Rory Chetelat, *Interim Director of Administration*
Lawrence Sands, D.O., M.P.H., *Chief Health Officer*

Subject: Supporting Documentation for Proposed Lease Agreements

I. CURRENT SITUATION:

The closure of the Ravenholt Public Health Center has brought the Southern Nevada Health District (SNHD) to the situation that now requires action to assist us with protecting the community. For several years now SNHD has sought the permission of the Board of Health to find a new location for central services. After an extensive investigation of available sites and resources we are proposing that the 330 S. Valley View building is the most suitable replacement for the Health District's main facility.

II. ASSESSMENT:

We are providing as a part of this document the history of our search for suitable replacement sites. The first document is a spreadsheet that identifies the buildings that were considered and brought forth the Replacement Facility Committee (see attachment A).

The research that has been provided to the Board in the past identified that the 330 S. Valley View building and the former IRS building on Oakey as the only two locations suitable for our needs on the market. Further investigation has shown that the Oakey building is smaller and will not be able to house all of the staff displaced by the Ravenholt closure. Additionally, it has less parking and is as expensive as the Valley View location. There is also a substantial common area maintenance fee in excess of \$250,000 annually. After the review of this evidence and presentations to the committee, the committee recommended the Valley View as the most appropriate choice. By contrast, the Valley View building is large enough to house all of the employees displaced by the Ravenholt closure as well as the employees housed in the Annex, and will also permit the Health District to terminate two (2) leases for a savings of \$7,682,984. The Valley View building is accessible via bus and there is ample parking.

It was not just employees that were displaced when the Ravenholt Public Health Center closed. Clinical services - essential community services - were displaced as well. By subleasing

additional space at the 400 Shadow Lane location, the Health District has an opportunity to immediately resume the provision of those essential clinical services; 6,127 square feet of space to provide immediate clinic space for nursing to meet the needs of STD, sexual health, and HIV services. No build-out, no tenant improvements required – just sign and go. This will increase our Shadow Lane lease obligation by \$10,408.79 monthly. With the approval of the amendment SNHD will be able to restore those vital community services as early as June 1, 2012 (see **attachment B**). The current lease expires January 31, 2014 and has a cancelation clause that will allow us to vacate the property early when the 330 S. Valley View building has been acquired and built out to our clinic needs.

After the closure of Ravenholt, the City of North Las Vegas generously offered their old City Hall as a temporary replacement facility – the offer was a for a two year period. SNHD staff and leadership did an extensive review of the properties for our use. Consultations with North Las Vegas building staff and SNHD staff identified a number of issues. Primarily, the main City Hall building is as old as the Ravenholt building, has extensive asbestos issues throughout the facility, and IT requirements presented a number of expensive challenges. The other two buildings on the site were newer without asbestos issues but the total size of both buildings was only about 25,000 square feet. There were also issues with the IT infrastructure. The current buildings had existing IT equipment still installed and functioning for the City's IT needs. This would require modification of IT closets, upgrading the electrical needs of the closets, increased cooling systems and re-wiring much of the buildings to meet the IT needs of the District. The costs were considerable and mostly permanent to the building (see **attachments C and D**). Accordingly, in the structural and infrastructural issues identified coupled with the temporary nature of the occupancy weigh against accepting the City of North Las Vegas' generous offer.

There were also offers for additional space in a variety of other locations in both county and city buildings. Much of the space offered was non-contiguous and limited per location. An investigation of the IT needs also indentified issues that would not allow us to piggy-back on the existing IT structures in the buildings. Many of our data needs are not web-based and require a direct connection into our servers. This would require serious modification to allow access to our systems; again, not a practical solution for temporary occupancy (see **attachment E**).

There were a total of 434 employees directly impacted by the closure of Ravenholt nearly 200 from Ravenholt alone. Those 434 employees were housed in 105,681 square feet of space. After the closure, that space was reduced to 64,627 square feet. These calculations do not include the Community Health Division located at 400 Shadow Lane, SNPHL personnel located at 700 Desert Lane, and warehouse and IT personnel also located at 700 Desert Lane. The total square footage for SNHD prior to the closure was 150,846 square feet and now consists of 90,834 square feet (see **attachments F and G**).

III. RECOMMENDATIONS:

Based upon the assessment of available space, staff recommend the following:

- That the Board authorize the Chief Health Officer and the Interim Director of Administration to negotiate and execute a lease on 330 S. Valley View. The lease proposal is attached as "Attachment H" (see **attachment H**) along with a lease cost analysis (see **attachment I**); and
- That the Board authorize the Chief Health Officer and the Interim Director of Administration to negotiate and execute the proposed lease amendment to 400 Shadow Lane, suites 106-108 for an additional 6,127 square feet of space to provide immediate clinic space for nursing to meet the needs of STD, sexual health and HIV services. This amendment will expand our current lease agreement to include the additional lease space under the current lease terms. This will increase our lease obligation by \$10,408.79 monthly. With the approval of the amendment SNHD will be able to restore those vital services as early as June 1, 2012 (see **attachment B**). The current lease expires January 31, 2014 and has a cancellation clause that will allow us to vacate the property early when the 330 S. Valley View building has been acquired and built out to our clinic needs.

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Attachments:

- Attachment A: Facility Search
- Attachment B: 400 Shadow Lane lease amendment
- Attachment C: Projected IT costs
- Attachment D: IT concerns - North Las Vegas location
- Attachment E: IT Concerns - Clark County location
- Attachment F: Building Closure Impacts
- Attachment G: SNHD Organizational Charts
- Attachment H: Valley View lease proposal
- Attachment I: Valley View lease cost analysis

Evaluation Criteria																									
1 - Central Location (Within Three Miles of Shadow Lane Campus)				2 - Existing Building								3 - Building Size (50,000 Square Feet or Greater)					4 - Site Size (To Accommodate Districts Space and Parking Requirements)				5 - Sales Price (Under \$120.00 Per Square Foot)				
6 - Lease Rate (Under \$2.00 Per Square Foot Full Service Gross)				7 - Parking (Minimum Ratio of 4.5 Stalls/1000 Square Feet of Space)								8 - Ease of Automobile Access to and from Parking Facilities					9 - Primary Street				10 - Visible from Primary Street or Freeway				
11 - Ability to Add Additional Space or Buildings				12 - Owner Control of Property (No Sublease of Building or Ground Lease)								13 - Single Tenant Building					14 - No Possible Asbestos (Build After 1976)				15 - No Use Restrictions Preventing Districts Use or Occupancy				
Site Number	Location	Building Size	Available Space	Property Size	Price	Building Age	For Sale	For Lease	Building Condition	Zip Code	Distance From Shadow Lane	Automobile Access	Parking	Distance From Public Transportation	Type of Construction	Comments									
1	330 Valley View	166,409 SF	166,409 SF	10 Acres	\$19,500,000/\$1.12/SF Triple Net	1983	Yes	Yes	Well Maintained	89107	1.98 Miles	Valley View Blvd. Less 1/2 mile from US 95	930 Spaces	Three bus stops within 792 Feet and two stops within 1056 Feet.	Concrete Tilt Up	Good visibility and access to public transportation and good automobile access. Parking meets the needs of the Health District. The property offers expansion capabilities. Building is in good condition and is competitively priced on a per square foot basis.									
2	4740 West Oakey Blvd.	106,625 SF	106,625 SF	3.19 Acres	\$19,950,000/\$1.50/SF Triple Net	1988	Yes	Yes	Well Maintained	89102	3.03 Miles	Oakey Blvd. approximately .10 miles from Decatur and approximately 2 miles from US 95	460 Spaces	Three bus stops within 792 Feet.	Steel Frame	The size and configuration accommodates the occupancy needs of the health district. Good visibility and access to public transportation. The building appears to be in excellent condition. Asking sales and lease rates are within an acceptable range. Median on Oakey prevents left turn ingress and egress to visitor parking. Parking is a little tight for the Districts needs. There are no expansion capabilities.									
3	700 East Charleston	63,598 SF	63,598 SF	1.46 Acres	\$8,900,000 \$1.95/SF Full Service Gross	1987	Yes	Yes	Deteriorating	89104	1.49 Miles	Charleston Blvd. approximately 1.5 miles east of I-15.	50 Spaces	Seven bus stops within 1320 Feet	Concrete	This property is centrally located however the building has significant deferred maintenance and would require extensive renovations. There are only 50 parking spaces for this property. The building has good visibility, automobile access and access to public transportation. Asking lease rate is within an acceptable range.									
4	NLV City Hall 2200 Constitution Way	44,000 SF	To Be Determined	30 Acres	No Price Set	1966	TBD	TBD	Deteriorating	89030	5.10 Miles	Civic Center Drive approximately mid-way between Lake Mead Blvd. and Las Vegas Blvd. There is no freeway access	To Be Determined	Ten bus stops within 1056 Feet.		This property is owned by the City of North Las Vegas. It is centrally located and has good access to public transportation. The property is in poor condition and requires extensive renovation. It has poor visibility and appears to be too small.									
5	United Way Building 8290 Arville Street	30,000 SF	30,000 SF	5.17 Acres	0.69 Per Square Foot Net	2004	No	Yes	Well Maintained	89138	7.05 Miles	No major access to major roads or freeways.	400 Spaces	No bus stops within one mile.	Concrete Tilt Up	This property has adequate parking and is priced significantly below market as a result of the short term left on the sublease. The building appears to be in very good condition. The property is in a poor location with no access to major roads or freeways. There is no visibility or public transportation. It is not centrally located and is a short term sublease. Therefore there is not adequate owner control.									
6	6000 West Cheyenne	72,000 SF	72,000 SF	6.71 Acres	\$7,000,000	1982	Yes	No	Deteriorating	89108	7.19 Miles	Easy access from Jones and Cheyenne. No free way access	To Be Determined	Eight bus stops within 1320 Feet	Block Construction	This property has good access to public transportation. Sublease through 2021. Therefore there is no adequate owner control of the property. Multi-tenant shopping center.									
7	4380 Boulder Highway	71,769 SF	71,769 SF	4.75 Acres	\$2,500,000	1989	Yes	No	Deteriorating	89121	7.64 Miles	No left turn ingress or egress from Boulder Highway. No freeway access.	261 Spaces	Two bus stops within 792 Feet.		The size and configuration can accommodate most of the needs of the Health District. Asking sales price is within an acceptable range. The property has high visibility and has good access to public transportation, however the building is in poor condition and would require extensive renovations.									
8	Hughes Airport Center 880 Grier Drive	81,000 SF	81,000 SF	450 Acre Park	\$8,900,000/\$2.00/SF Full Service Gross	1995	Yes	Yes	Well Maintained	89119	9.10 Miles	Grier Drive off of Sunset and Paradise Roads approximately 1.5 miles from Las Vegas Blvd.	370 Spaces	Two bus stops within 1320 Feet.	Concrete Tilt Up	The size and configuration can accommodate most of the needs of the Health District. The building appears to be in good condition. Asking sales and lease rates are within an acceptable range.									
9	Hillshire Business Center 1551 Hillshire Drive	69,500 SF	69,500 SF	4.55 Acres	\$2.00/SF Full Service Gross	1993	Yes	Yes	Well Maintained	89134	9.34 Miles	Off Summerlin Pkwy. And Town Center Drive there is no direct access to major roads. There is no freeway access.	290 Spaces	Four bus stops within 1320 Feet.	Concrete Tilt Up	The size and configuration can accommodate most of the Health District's needs. The lease rate is within an acceptable range. Access to public transportation is poor. There is no visibility and the property is not easily accessible. The property is not centrally located.									

Site Inquiry Matrix

Site Number	Location	Building Size	Available Space	Property Size	Price	Building Age	For Sale	For Lease	Building Condition	Zip Code	Distance From Shadow Lane	Automobile Access	Parking	Distance From Public Transportation	Type of Construction	Comments
10	Beltway Business Park 6770 Edmond Street	72,283 SF	72,283 SF	8.75 Acres	\$2.30/SF Modified Gross	2008	No	Yes	Well Maintained	89118	9.35 Miles	South of 215 in a mixed use office/industrial park. Freeway access is approximately one mile from the property.	324 Spaces	Three bus stops within 1848 Feet	Concrete Tilt Up	This is a new building and has never been occupied. The size and configuration can accommodate most of the Health District's needs. It is highly visible and has good access to public transportation. The building is not centrally located and the property is not easily accessible. The lease rate is out of an acceptable range.
<p>1 - Central Location (Within Three Miles of Shadow Lane Campus) 2 - Existing Building 3 - Building Size (50,000 Square Feet or Greater) 4 - Site Size (To Accommodate Districts Space and Parking Requirements) 5 - Sales Price (Under \$120.00 Per Square Foot)</p> <p>6 - Lease Rate (Under \$2.00 Per Square Foot Full Service Gross) 7 - Parking (Minimum Ratio of 4.5 Stalls/1000 Square Feet of Space) 8 - Ease of Automobile Access to and from Parking Facilities 9 - Primary Street 10 - Visible from Primary Street or Freeway</p> <p>11 - Ability to Add Additional Space or Buildings 12 - Owner Control of Property (No Sublease of Building or Ground Lease) 13 - Single Tenant Building 14 - No Possible Asbestos (Build After 1976) 15 - No Use Restrictions Preventing Districts Use or Occupancy</p>																
11	Charleston and Grand Central	N/A	N/A	9.29 Acres	No Price Set	N/A	Yes	No	N/A	89106	.83 Miles	Charleston Blvd. And Grand Central Parkway. Close proximity to I 15 and US 95	To Be Determined	Six bus stops within 1320 Feet	N/A	This property has good automobile access and access to public transportation. Vacant land. Development const and timing issues.
12	4300 Meadows Lane	N/A	N/A	10 Acres	No Price Set	N/A	No	Yes	N/A	89107	2.02 Miles	Close proximity to US 95. Just off Valley View Blvd.	To Be Determined	Two bus stops within 792 Feet.	N/A	This property has good automobile access and access to public transportation. Vacant land. Development const and timing issues.
13	1001 North Main Street	N/A	N/A	10.89 Acres	\$2,195,000	N/A	Yes	No	N/A	89101	2.52 Miles	Access on Main Street and Washington.	To Be Determined	Two bus stops within 528 Feet	N/A	This property has good automobile access and access to public transportation. Vacant land. Development const and timing issues.
14	Sahara and Paradise	N/A	N/A	12.22 Acres	No Price Set	N/A	Yes	No	N/A	89104	2.67 Miles	Sahara and Paradise	To Be Determined	Seven bus stops within 1056 Feet	N/A	This is a gaming property and will be cost prohibitive
15	2845 North Las Vegas Blvd.	N/A	N/A	12.12 Acres	\$2,500,000	N/A	Yes	No	N/A	89030	2.74 Miles	Access on Las Vegas Blvd.	To Be Determined	Four bus stops within 1056 Feet	N/A	This property has good automobile access and access to public transportation. Vacant land. Development const and timing issues.
16	Cheyenne And Decatur	N/A	N/A	10.84 Acres	\$9,200,000	N/A	Yes	No	N/A	89032	4.02 Miles	Cheyenne east of Decatur Blvd. No left turn ingress or egress. No freeway access.	To Be Determined	Five bus stops within 634 Feet.	N/A	Vacant Land. Development costs and timing has eliminated it from consideration at this time
17	Skyview	N/A	147,000 SF	9.0 Acres	No Price Set	N/A	No	Yes	N/A	89119	6.31 Miles	Las Vegas Blvd. South	To Be Determined	Three bus stops within 634 Feet	N/A	This is a gaming property and will be cost prohibitive
18	Marnell Airport Center	N/A	172,000 SF	14 Acres	No Price Set	N/A	No	Yes	N/A	89119	8.58 Miles	Access from Russell Road and Spencer Street	688 Spaces	Two bus stops within 792 Feet	N/A	This is a build to suite. Timing and cost issues has eliminated it from consideration.

2ND LEASE AMENDMENT

This 2nd Lease Amendment is dated May 2, 2012 for reference purposes, by and between Shadow Medical, LLC, Shadow Park, LLC and Shadow Investors, LLC, collectively hereinafter (“Lessor”) and Southern Nevada Health District, SNHD (“Lessee”) with regards to the Lease dated October 7, 2010, by and between Lessor and Lessee, for the Premises located at 400 Shadow Lane, Las Vegas, NV – Suite #101, 104-105, 202, 204, 205-206, 208, 210 hereinafter referred to as (“Premises”).

WHEREAS, the parties hereto desire to amend the Lease as set forth herein;

NOW THEREFORE, in consideration of the foregoing, the covenants and agreements here contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Premises:** Lessor hereby leases to Lessee the portion of the Property described as approximately 6,127 square feet of office space located at 400 Shadow Lane, Suite #106-108, in Las Vegas, NV 89106 (“Additional Premises”).

Section (1) of the Lease and the defined term (the “Premises”) shall hereby be amended and described as follows: Approximately 28,073 square feet of office space at 400 Shadow Lane in Las Vegas, NV comprised collectively of suites 101, 104-105, 106-108, 202, 204, 205-206, 208 and 210.

2. **Lease Term:** The lease term for the Additional Premises shall commence on June 1, 2012 and expire on January 31, 2014.
3. **Base Rent:** Commencing June 1, 2012, and Subject to the Fund Out Clause, SNHD agrees to pay, on the first day of each calendar month, the additional monthly rental amount of Ten-Thousand Four-Hundred Eight dollars and Seventy-nine cents (\$10,408.79) for the Additional Premises. Effective June 1, 2012, the total monthly rental amount for the collective Premises shall be Forty-seven Thousand Six-Hundred Ninety-one dollars and Fifty-four cents (\$47,691.54).
4. **Due at Signing:** Ten-Thousand Four-Hundred Eight dollars and Seventy-nine cents (\$10,408.79) for the first (1st) month’s rent.

Except as expressly amended herein, all other terms and conditions of the Lease shall remain in full force and effect.

This agreement may be executed in one or more counterparts and/or via facsimile, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

Lessor:

SHADOW MEDICAL, LLC

By: Mark Kanter
Title: Manager

Date: _____

Lessee:

SOUTHERN NEVADA HEALTH DISTRICT

By:
Title:

Date: _____

SHADOW PARK, LLC

By: David Azouz
Title: Manager

Date: _____

Approved as to form:

By: Annette L. Bradley
Title: SNHD Legal Counsel

SHADOW INVESTORS, LLC

By: Bruce Blavin
Title: Manager

Date: _____

COST ANALYSIS BASED ON SHORT TERM OCCUPANCY OF 2 YEARS

IT EQUIPMENT / SERVICE	ESTIMATE COST	OLD NLV CITY HALL EXPENSES	CENTURY LINK EXPENSES
Cisco 4507R+E switch	\$36,000	\$36,000	\$0
Batteries for Cisco 4507R+E switch	\$10,000	\$10,000	\$0
13 Cisco 3560x switches	\$78,000	\$78,000	\$0
Batteries for Cisco 3560x switches (\$1000/closet)	\$7,000	\$7,000	\$0
Century Link network connection (1G link monthly)	\$2,800	\$67,200	\$67,200
Patch cables	\$3,000	\$3,000	\$0
Cisco annual warranty contracts	\$10,000	\$20,000	\$0
IT hardware build out costs	\$134,000	\$134,000	\$0
Annual network circuits and service contracts	\$43,600	\$87,200	\$0
TOTAL IT COST		\$442,400	\$67,200

**CENTURY LINK FACILITY WOULD UTILIZE EXISTING IT EQUIPMENT FROM 625 SHADOW LANE FACILITY;
625 SHADOW LANE IT EQUIPMENT IS INCOMPATIBLE FOR USE AT OLD NLV FACILITY**

MAINTENANCE EQUIPMENT / SERVICE	ESTIMATE COST	OLD NLV CITY HALL EXPENSES	CENTURY LINK EXPENSES
Relocation costs	\$200,000	\$200,000	\$200,000
Asbestos Training (25 Mtn/Jan staff @ \$500 each/yr)	\$12,500	\$25,000	\$0
Electrical Upgrade	\$45,000	\$45,000	\$0
Plumbing Upgrade	\$20,000	\$20,000	\$0
Paint	\$10000-\$20000	\$10,000	\$20,000
Flooring	\$15000-\$20000	\$15,000	\$20,000
Air Quality Testing	\$7,000	\$7,000	\$0
TOTAL MAINTENANCE COST		\$322,000	\$240,000
TOTAL IT & MAINTENANCE RELOCATION COST		\$764,400	\$307,200

\$457,200 DIFFERENCE IN COST

North Las Vegas – IT Assessment

In reference to the North Las Vegas location, IT has identified some items that would need addressing prior to relocating. When SNHD walked through the location we identified the wiring closets throughout all the buildings are small in size. The network gear we currently have will not fit in these locations due to the size of the switches. SNHD IT would have to purchase additional networking gear to accommodate these smaller closets. The order could take up to 4 to 6 weeks for delivery and IT would need 1 week to configure and install.

To add to the need to purchase additional network equipment these closets is the lack 208V power in almost all wiring closets. With both the lack of space and lack of power this would require additional wiring run and purchasing done. Existing wiring may not be in the optimal locations, and asbestos in the City Hall building will prevent us from adding new data lines.

The demark point is located in the City Hall building, which has the smallest wiring closet. This wiring closet is where we would need the most space for our equipment. However, the City of North Las Vegas will be leaving their hardware in that building as it is needed to connect their new building to the police department. This gives us even less room for our required hardware.

Cooling may be adequate for our equipment but it is unknown if we would be allowed to add additional cooling. Also, there is no backup generator for the 2 modular buildings and only a very minimal option for the City Hall building. Overall, the space for IT is limited with power and space. All new network gear would be required for this location which will add time and money.

Attachment E

From: Eddie Larsen
Sent: Wednesday, May 09, 2012 4:41 PM
To: Lawrence Sands, DO, MPH; Rory Chetelat
Subject: FW: County Locations

All,

I asked Matt Colbert, our Network Administrator, to provide us with further details on adding us to Clark County's various locations and network with a variety scenarios. It is not an easy or quick fix and see below for further information. If you need additional clarification please let me know.

Eddie

Edward Larsen
Manager, Information Technology
Southern Nevada Health District
(702) 759-1228 Office
(702) 759-1401 Fax
Email: elarsen@snhdmail.org

From: Matthew Colbert
Sent: Wednesday, May 09, 2012 4:04 PM
To: Eddie Larsen
Cc: Chris Strickland
Subject: RE: County Locations

Eddie,

There will be numerous issues with housing our users at a county location. I will break it down into three likely scenarios. The first is we are provided with a floor or entire building, but supply the network connections ourselves. The second is that we use our computers but their network. The last scenario would have our employees using Clark County's computer equipment and network.

The first scenario would by far be the easiest and most secure. Clark County would have to give us space in a wiring closet and allow us to use our own network hardware. We would use their cables and connect them to our devices. We would also have to get a circuit connecting SNHD to whatever location we end up for our users. All applications and functionality for the users would be the same as any other remote location.

The main problem that would be encountered with the other scenarios is that our network is only partially accessible to Clark County and we are likewise mostly blocked from theirs. This is by design since we are not a county agency but do have some need to access a limited amount of county applications. Currently our internal IP address scheme is not compatible with theirs. We have conflicting IP addresses that normally never see each other in our current configuration. In order for our users to connect back to our applications and servers we would likely have to change a large portion of our network design. This would be a major undertaking and would require assistance from IBM and Dyntek, not to mention Clark County themselves. Clark County would have to allow our traffic to leave their network via the IGTnet network to come back into ours. Our Cisco phones will not work in their locations, requiring new phones and numbers to be provided by them. We would also need to max out our connections from Century Link to the county in order to connect faster, but it will still be much slower than we are used to at other remote locations.

If we bring our own computers and use their network we would also have to move all of our application servers, domain controllers, and databases to a network that is accessible to Clark County. This would be a huge undertaking and also opens multiple opportunities for conflicts between our servers and theirs. Our domain controllers, DHCP servers, email servers, etc would have to be configured to not interfere with Clark County's. This would require significant amounts of downtime to accomplish on our side.

Using their computers we would have the same issues listed above in addition to a few others. Our users would have to get Clark County logins, software, licenses and security permissions on their computers in order to work. This would also present a huge burden on their IT department and likely incur costs from their vendors, which would no doubt be passed back to us. Our users would almost surely have less functionality and access to applications than they are accustomed to.

If we have to move users to Clark County we will need to start the planning process with all of the players involved well in advance of a move in date. This will be a huge undertaking that will take weeks if not months to accomplish. It would take a slightly less amount of time to undo if we were to move back into our own buildings.

Let me know if you need more specifics or if we need to start the planning process.

Attachment F

ADMINISTRATION DIVISION (includes Admin, Finance, Health Cards/Vital Records, IT, PIO, and Security)

MAIN BUILDING	SQ FOOTAGE	# OF EMPLOYEES	SQ FT / EMPLOYEE	COMMENTS
Administration	12,230	66	185	Sq Ft includes common areas (restrooms, conference rooms, break rooms, auditorium and waiting rooms).

ADMINISTRATION STAFF FROM MAIN BUILDING RELOCATED TO THE FOLLOWING HEALTH DISTRICT FACILITIES:

HR ANNEX - 651 SHADOW LANE (HUMAN RESOURCES)	ADMINISTRATION DIVISION SQ FOOTAGE	# OF EMPLOYEES	SQ FT / EMPLOYEE	COMMENTS
PRIOR TO BUILDING CLOSURE	7,376	12	615	Sq Ft includes all common areas (restrooms, break rooms and conference rooms). 30 Employees relocated to the HR side of this facility. HR lost all conference/training rooms. HR Conference Room 1 consists of 10 employees using 16 sq ft work stations each. HR Room 2 consists of 15 Finance employees with the same 16 sq ft work stations. Remaining staff has occupied file storage room; conference room and displaced HR staff from their offices.
POST BUILDING CLOSURE	7,376	42	176	

HR ANNEX - 651 SHADOW LANE (COMMUNITY HEALTH)	COMMUNITY HEALTH SQ FOOTAGE	# OF EMPLOYEES	SQ FT / EMPLOYEE	COMMENTS
PRIOR TO BUILDING CLOSURE	6,480	23	282	Sq ft includes all common areas (restrooms, break rooms and conference rooms). 6 Employees relocated to the Community Health areas of the HR building. EMS lost their testing room.
POST BUILDING CLOSURE	6,480	29	223	

Nine (9) IT staff members were transferred as follows:

- 6 - Telecommuting**
- 2 - 400 Shadow Lane**
- 1 - Henderson PHC**

Five (5) Security staff were transferred to the Facilities location at 700 Desert Lane

- Loss of surveillance and security office**

HEALTH CARDS / VITAL RECORDS RELOCATED TO THE BELOW LISTED FACILITIES IN ADDITION TO MOVING TO THE HR BUILDING

EAST LAS VEGAS PHC HEALTH CARDS / VITAL RECORDS	DIVISION SQ FOOTAGE	# OF EMPLOYEES	SQ FT / EMPLOYEE	COMMENTS
PRIOR TO BUILDING CLOSURE	4,100	9	456	Sq ft includes all common areas (waiting rooms, conference rooms and restrooms). 9 Health cards/Vital records employees relocated to this facility. As a result of closing the main building and Henderson health cards operations, the ELV and Cambridge offices are overwhelmed with clients.
POST BUILDING CLOSURE	4,100	18	228	

HENDERSON LAS VEGAS PHC HEALTH CARDS / VITAL RECORDS	DIVISION SQ FOOTAGE	# OF EMPLOYEES	SQ FT / EMPLOYEE	COMMENTS
PRIOR TO BUILDING CLOSURE	5,005	6	834	Sq ft includes all common areas (waiting rooms, conference rooms and restrooms). 6 Vital Records employees relocated to this facility. Health Cards operations cancelled and the space was given to EH.
POST BUILDING CLOSURE	275	12	23	

CAMBRIDGE PHC HEALTH CARDS / VITAL RECORDS	DIVISION SQ FOOTAGE	# OF EMPLOYEES	SQ FT / EMPLOYEE	COMMENTS
PRIOR TO BUILDING CLOSURE	1,088	6	181	Sq ft includes all common areas (waiting rooms, break room and restrooms). 2 employees relocated to this facility. As a result of closing the main building and Henderson Health cards operations, the ELV and Cambridge offices are overwhelmed with clients.
POST BUILDING CLOSURE	275	8	34	

Five (5) remaining Health Cards/Vital Records staff were transferred to the following locations:

- 3 - Coroner's office**
- 1 - 400 Shadow Lane**
- 1 - Spring Valley**

NURSING DIVISION

MAIN BUILDING	SQ FOOTAGE	# OF EMPLOYEES	SQ FT / EMPLOYEE	COMMENTS
Nursing	21,015	84	250	Sq Ft includes common areas (restrooms, conference rooms, break rooms, auditorium and waiting rooms) and doesn't include TB Clinic 2,100 sf .

NURSING STAFF FROM MAIN BUILDING RELOCATED TO THE FOLLOWING HEALTH DISTRICT FACILITIES

HENDERSON PHC	DIVISION SQ FOOTAGE	# OF EMPLOYEES	SQ FT / EMPLOYEE	COMMENTS
PRIOR TO BUILDING CLOSURE	6,032	19	317	Sq ft includes common areas (restrooms, conference rooms, break rooms and waiting areas). 24 Employees relocated to this facility. Loss of 830 sf to EH division; gained 684 sf from the Alternate District Operations Center however District lost its only Emergency Operations Center by giving up the ADOC.
POST BUILDING CLOSURE	5,886	43	137	

EAST LAS VEGAS PHC	DIVISION SQ FOOTAGE	# OF EMPLOYEES	SQ FT / EMPLOYEE	COMMENTS
PRIOR TO BUILDING CLOSURE	15,400	27	570	Sq ft includes all common areas (waiting rooms, conference rooms, 12 Immunization rooms, 12 exam rooms and 6 restrooms). 36 Employees relocated to this facility.
POST BUILDING CLOSURE	15,400	63	244	

400 SHADOW LANE OFFICE	DIVISION SQ FOOTAGE	# OF EMPLOYEES	SQ FT / EMPLOYEE	COMMENTS
PRIOR TO BUILDING CLOSURE	6,118	31	197	Sq ft includes common areas (restrooms, conference rooms, and break rooms). 14 Employees relocated to this facility.
POST BUILDING CLOSURE	6,118	45	136	

TB CLINIC - MAIN CAMPUS	DIVISION SQ FOOTAGE	# OF EMPLOYEES	SQ FT / EMPLOYEE	COMMENTS
PRIOR TO BUILDING CLOSURE	2,100	11	191	Sq ft includes 4 exam rooms; 1 medicine room; waiting room and 2 restrooms. 5 Employees relocated to this facility.
POST BUILDING CLOSURE	2,100	16	131	

Three (3) remaining staff members were transferred to the following locations:

1 - Child Protective Services

1 - SNPHL

1 - Facilities at 700 Desert Lane

ENVIRONMENTAL HEALTH DIVISION

MAIN BUILDING	SQ FOOTAGE	# OF EMPLOYEES	SQ FT / EMPLOYEE	COMMENTS
Environmental Health	10,926	48	228	Sq Ft includes common areas (restrooms, conference rooms, break rooms, auditorium and waiting rooms).

EH STAFF FROM MAIN BUILDING RELOCATED TO THE FOLLOWING HEALTH DISTRICT FACILITIES:

HENDERSON PHC	DIVISION SQ FOOTAGE	# OF EMPLOYEES	SQ FT / EMPLOYEE	COMMENTS
PRIOR TO BUILDING CLOSURE	4,547	41	111	Sq ft includes common areas (restrooms, conference rooms, break rooms and waiting areas). 18 Employees relocated to this facility. EH gained 3136 sq ft due to the closure of Health Cards operations and gaining additional sq ft from the Nursing conference room.
POST BUILDING CLOSURE	7,683	59	130	

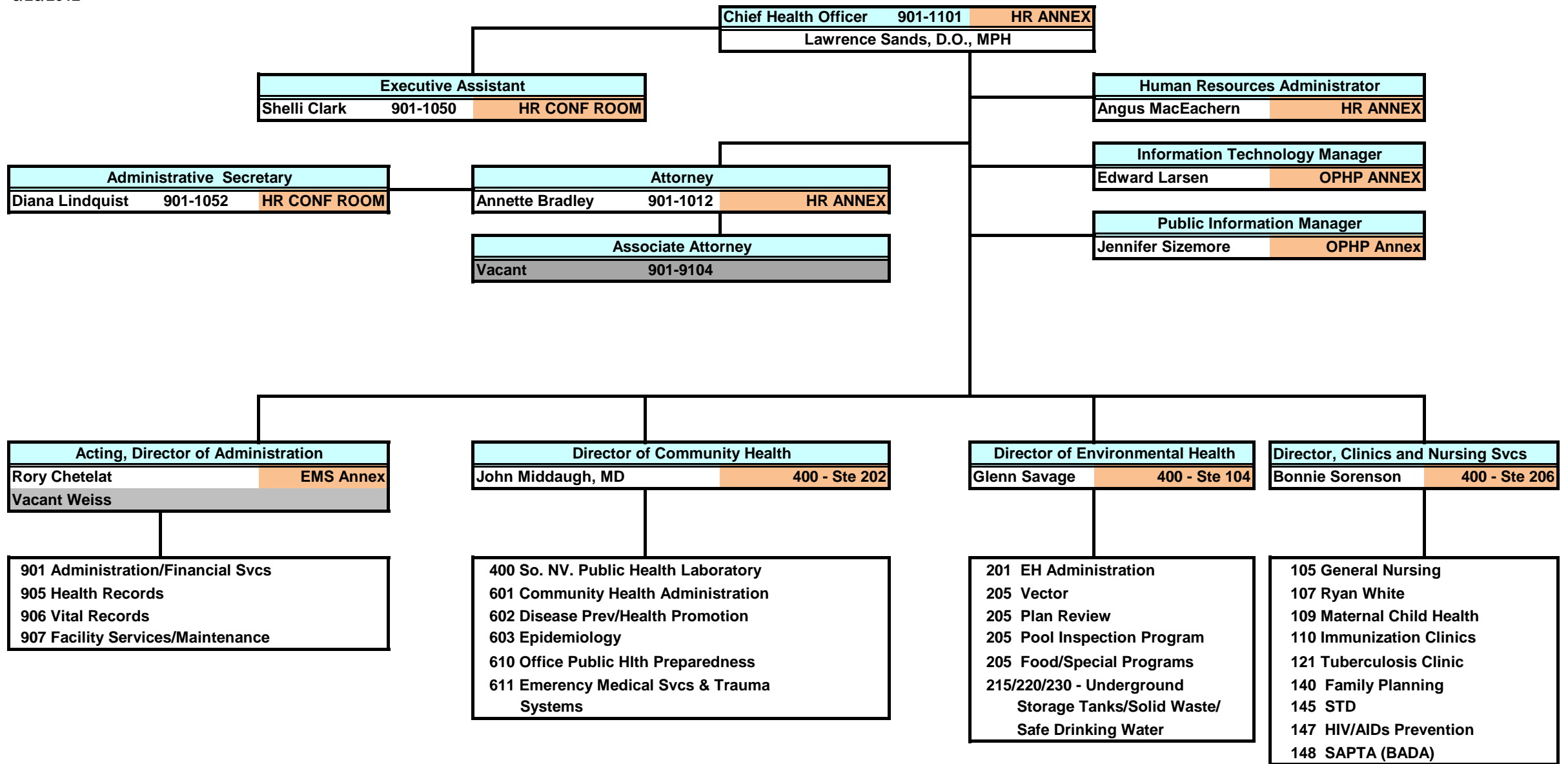
SPRING VALLEY PHC	DIVISION SQ FOOTAGE	# OF EMPLOYEES	SQ FT / EMPLOYEE	COMMENTS
PRIOR TO BUILDING CLOSURE	5,149	23	224	Sq ft includes all common areas (break room, conference room and restroom). 11 Employees relocated to this facility.
POST BUILDING CLOSURE	5,149	34	151	

400 SHADOW LANE OFFICE	DIVISION SQ FOOTAGE	# OF EMPLOYEES	SQ FT / EMPLOYEE	COMMENTS
PRIOR TO BUILDING CLOSURE	4,999	28	179	Sq ft includes common areas (restrooms, conference rooms, and break rooms). 20 Employees relocated to this facility. EH gained 352 sq ft from the Epidemiology conference room which is staffed with 9 EH/Vector Control employees.
POST BUILDING CLOSURE	5,351	47	114	

Attachment G

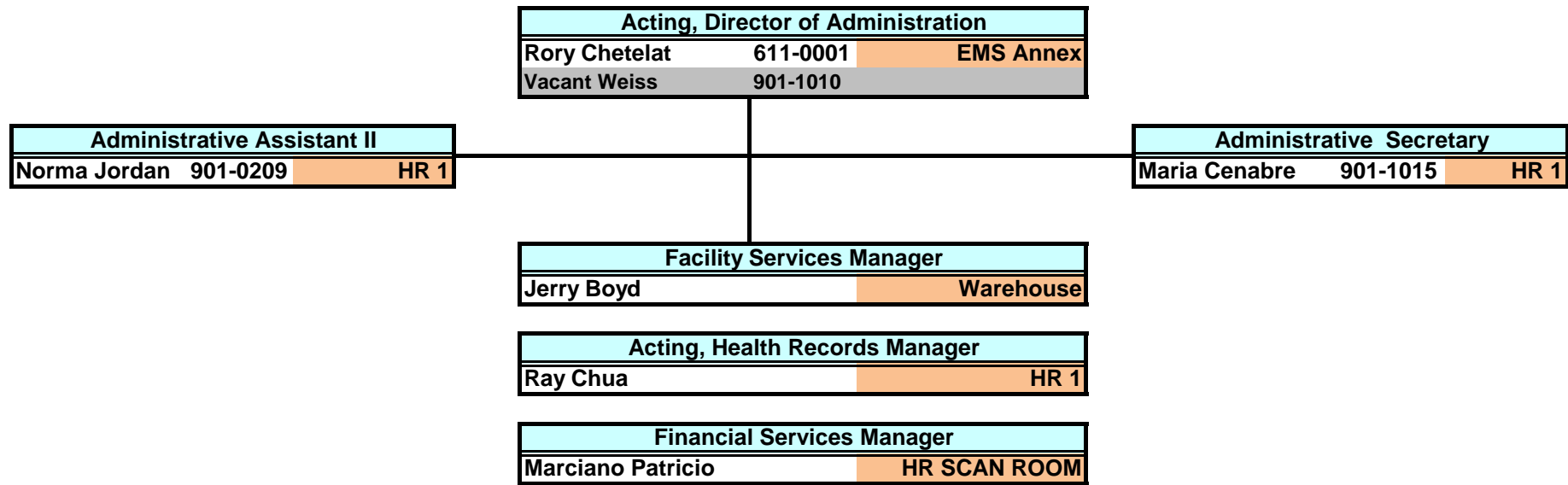
SNHD Organizational Charts

as of May 25, 2012

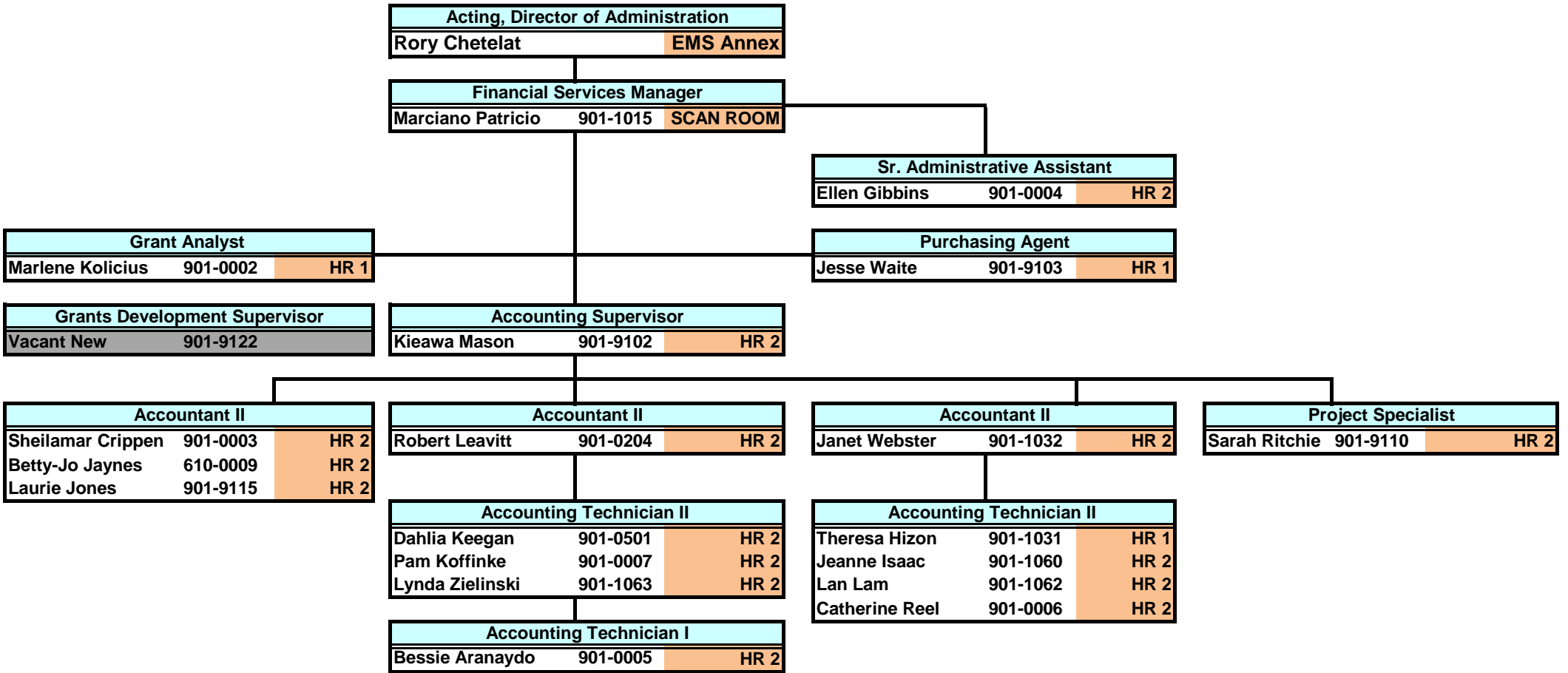


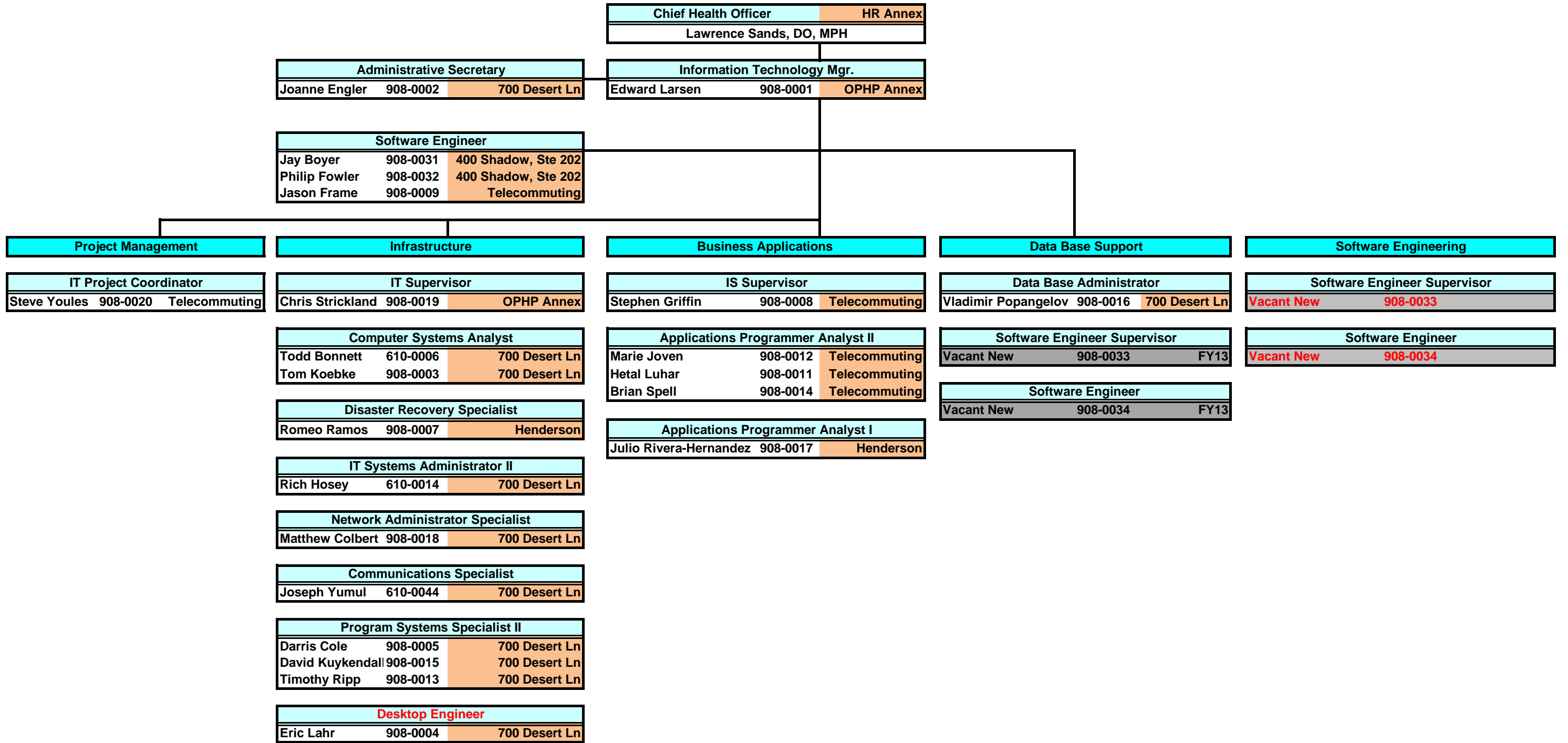
Administration Overview - By Location

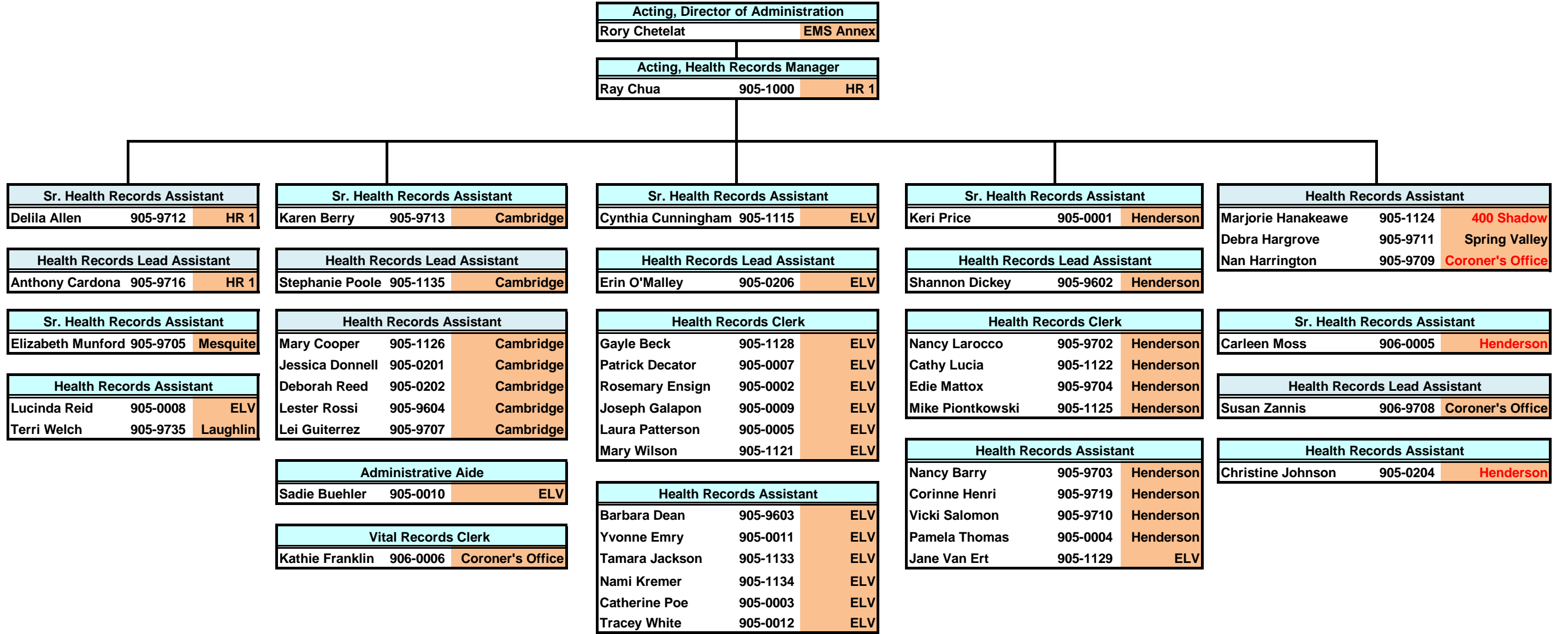
5/25/2012



Financial Services - By Location
5/25/2012

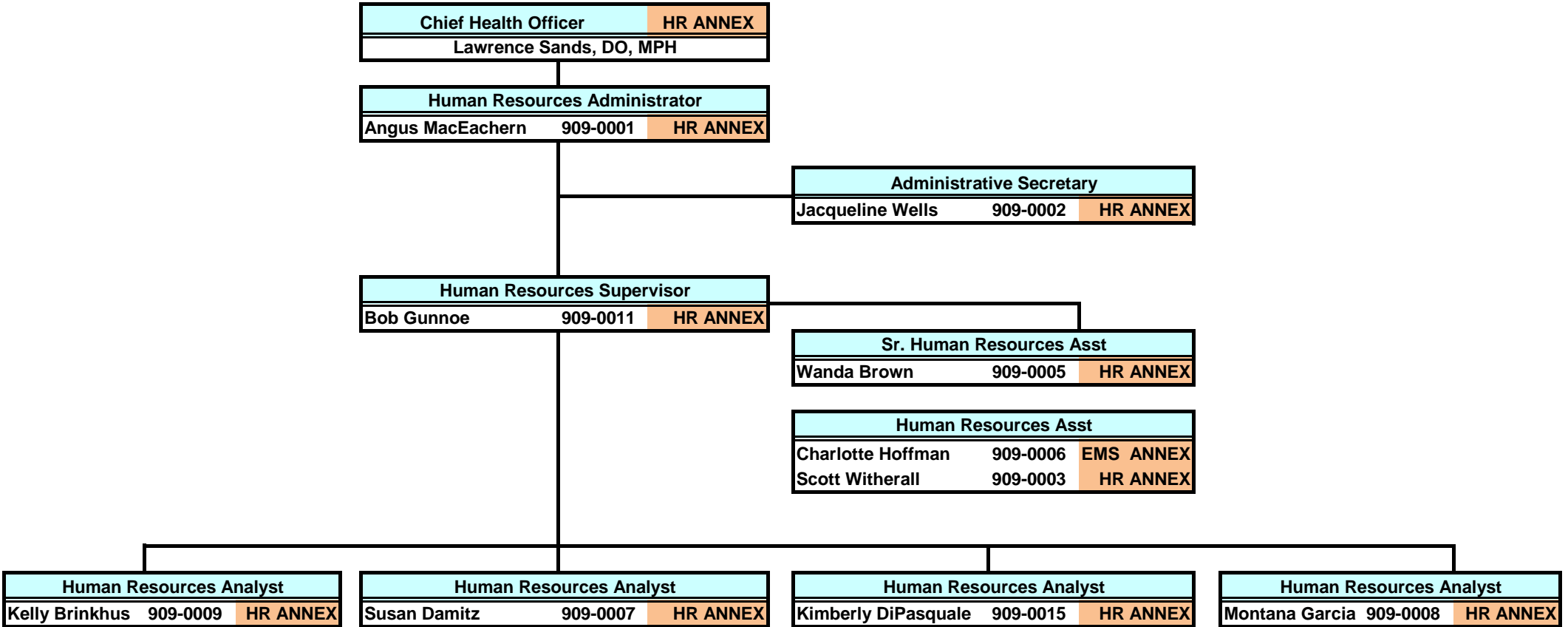




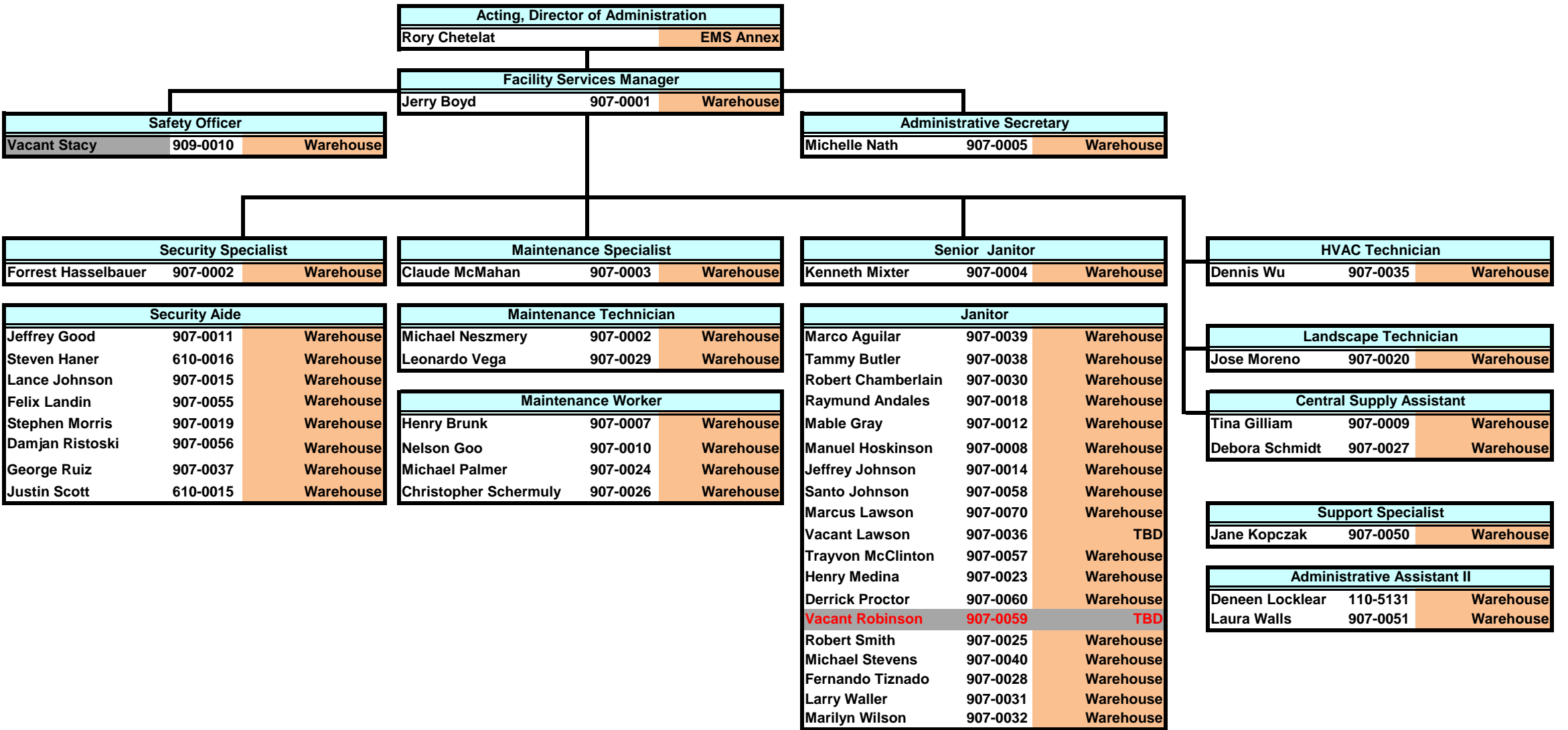


Human Resources - By Location

5/25/2012

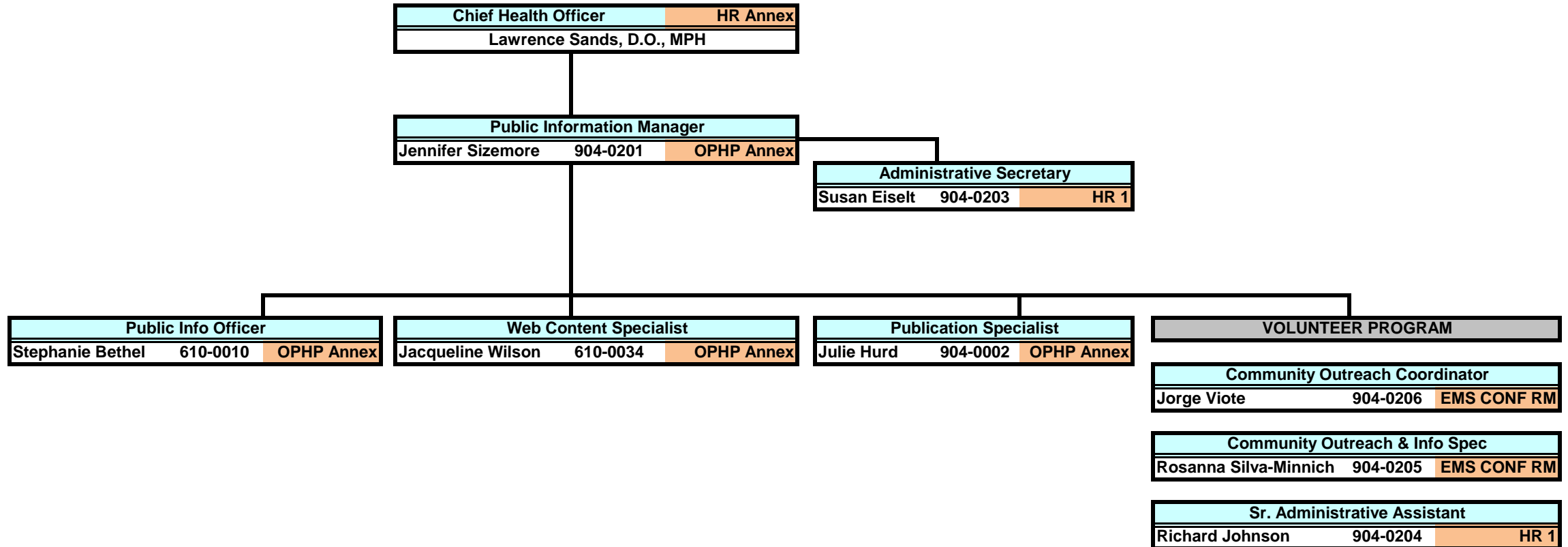


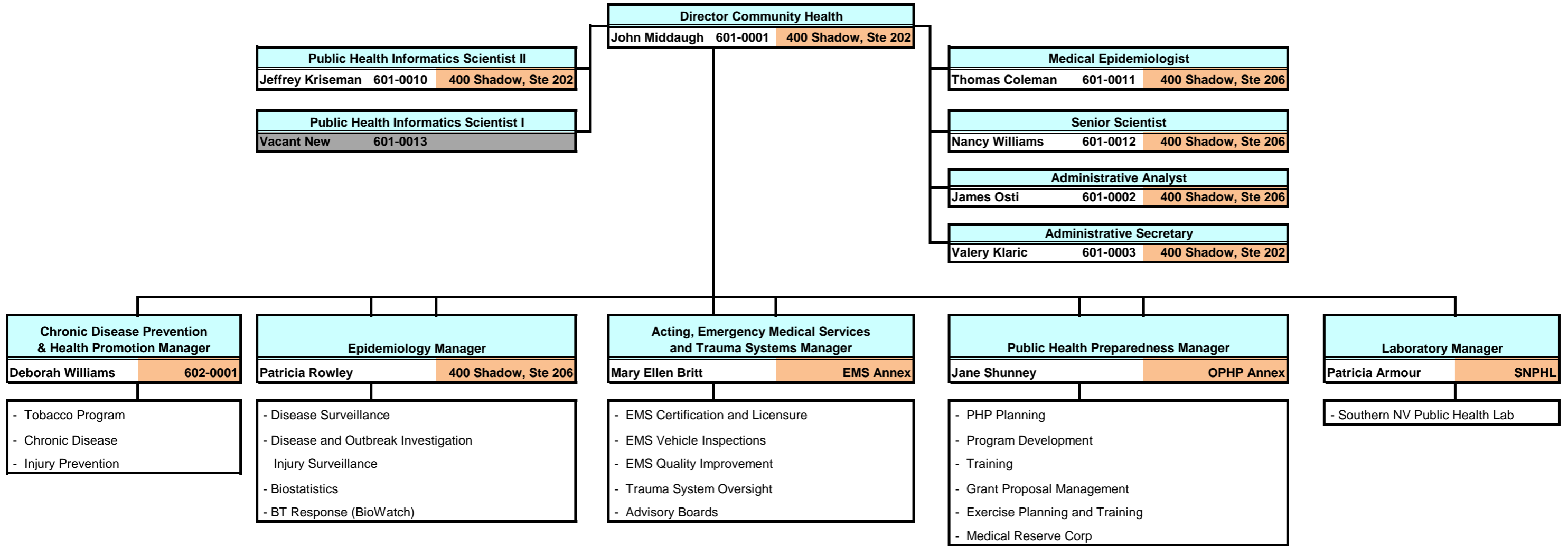
Facility Maintenance - By Location
5/25/2012



Public Information Office - By Location

5/25/2012





Emergency Medical Services and Trauma Systems - By Location

5/25/2012

Director, Community Health Services	400 Shadow, Ste 202
John Middaugh, MD	

Acting, Emergency Medical Services and Trauma Systems Mgr		
Mary Ellen Britt	611-0007	EMS Annex
Vacant Chetelat	611-0001	

Regional Trauma Coordinator		
Vacant Britt	611-0007	

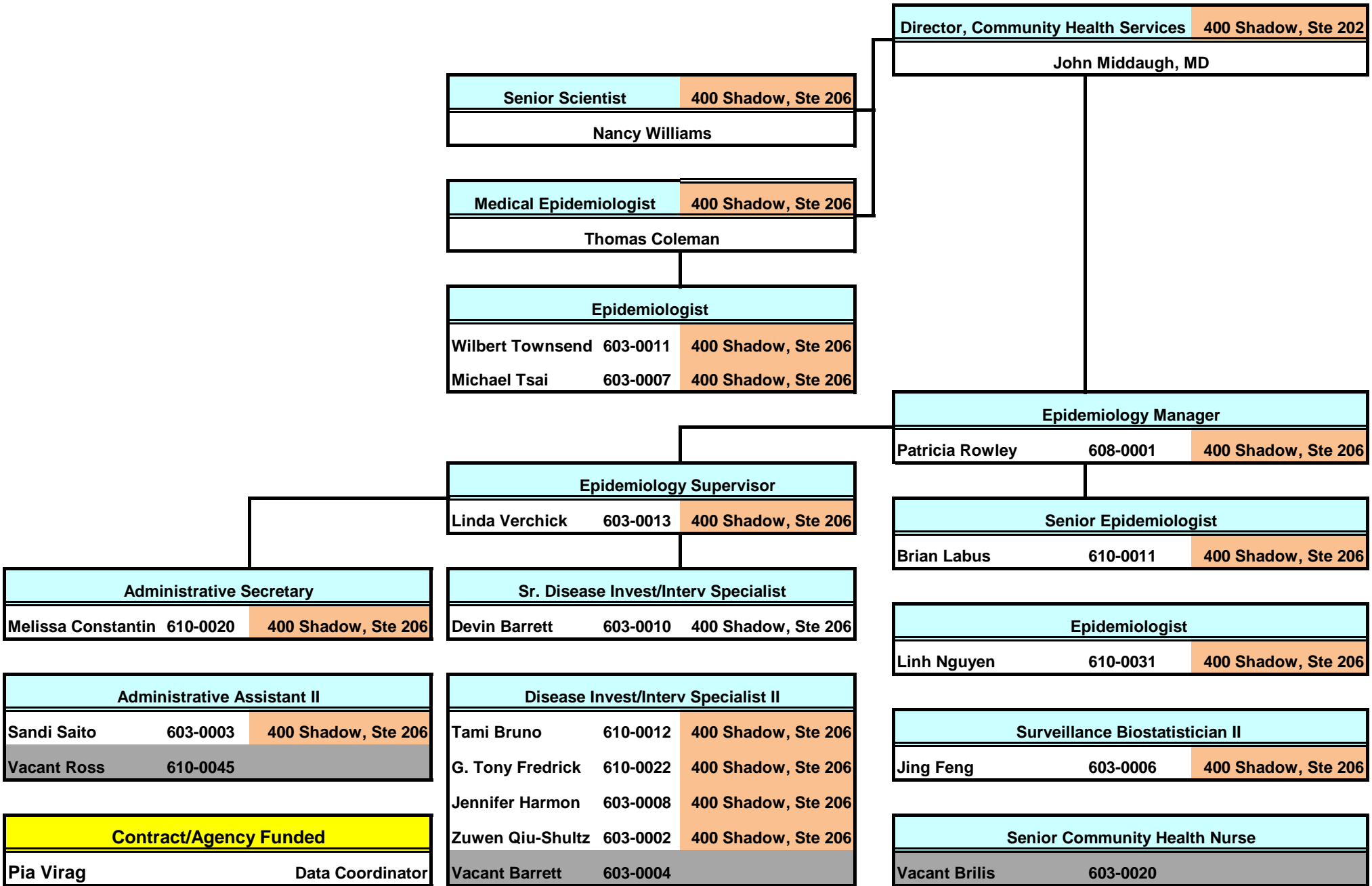
EMS Field Representative		
Patricia Beckwith	611-0002	EMS Annex
John Hammond	611-0003	EMS Annex

EMS Program/Project Coordinator		
Moana Hanawahine-Yamamoto	611-0010	EMS Annex
Rae Pettie	611-0008	EMS Annex

Sr. Administrative Assistant		
Judith Tabat	611-0004	EMS Annex

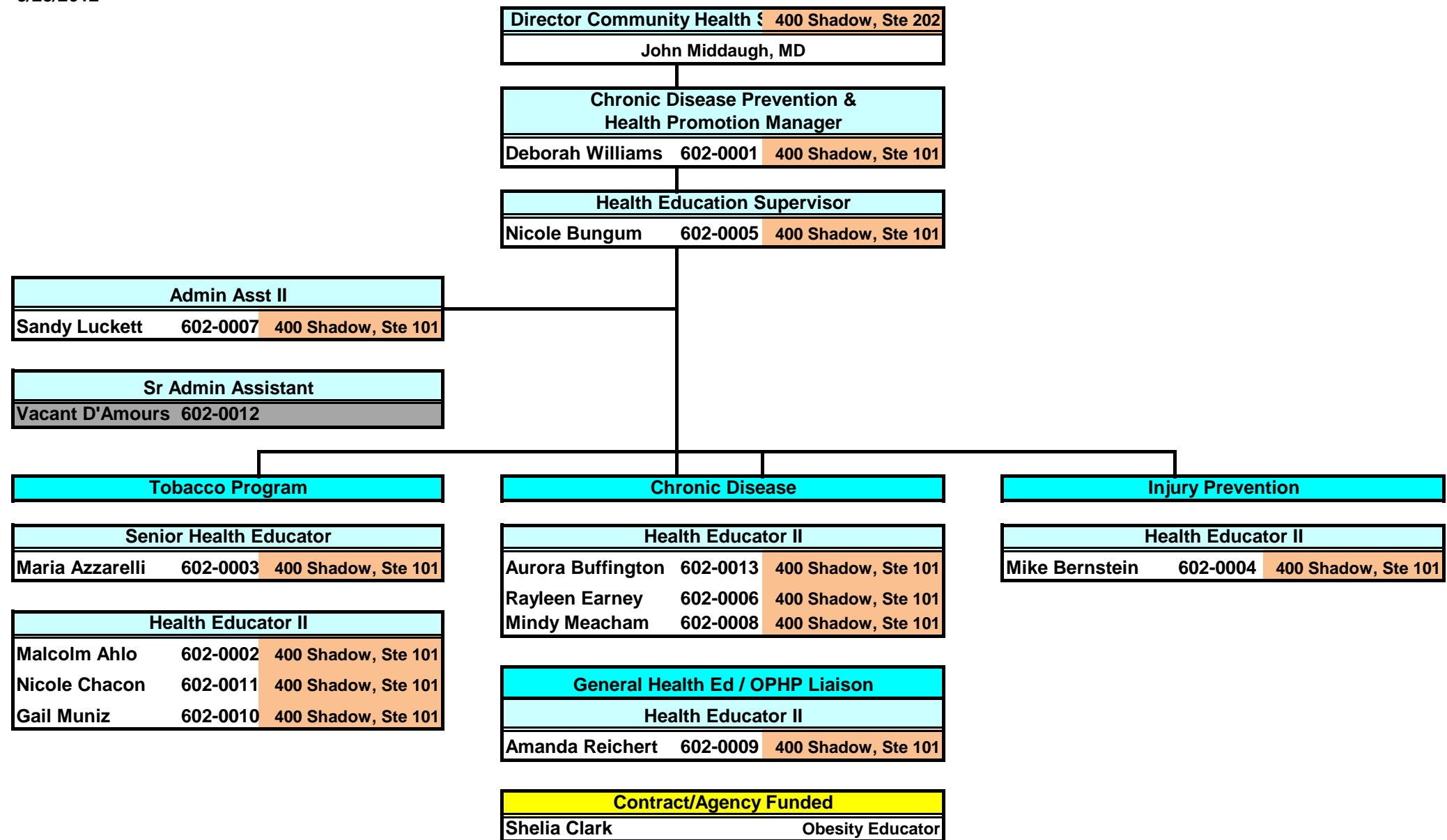
Epidemiology - By Location

5/25/2012



Chronic Disease Prevention & Health Promotion - By Location

5/25/2012



Office of Public Health Preparedness - By Location

5/25/2012

Director Community Health Svcs 400 Shadow, Ste 202		
John Middaugh, MD		

Public Health Preparedness Manager		
Jane Shunney	610-0047	OPHP Annex

Public Health Preparedness Supervisor		
Steven Kramer	610-0101	OPHP Annex

Administrative Secretary		
Shannon Randolph	610-0048	OPHP Annex

Administrative Assistant II		
Mary Bulloch-Khayat	610-0035	OPHP Annex
Deborah Moran	610-0033	OPHP Annex

Public Health Preparedness Nurse		
Dale Klabacha	610-0042	OPHP Annex

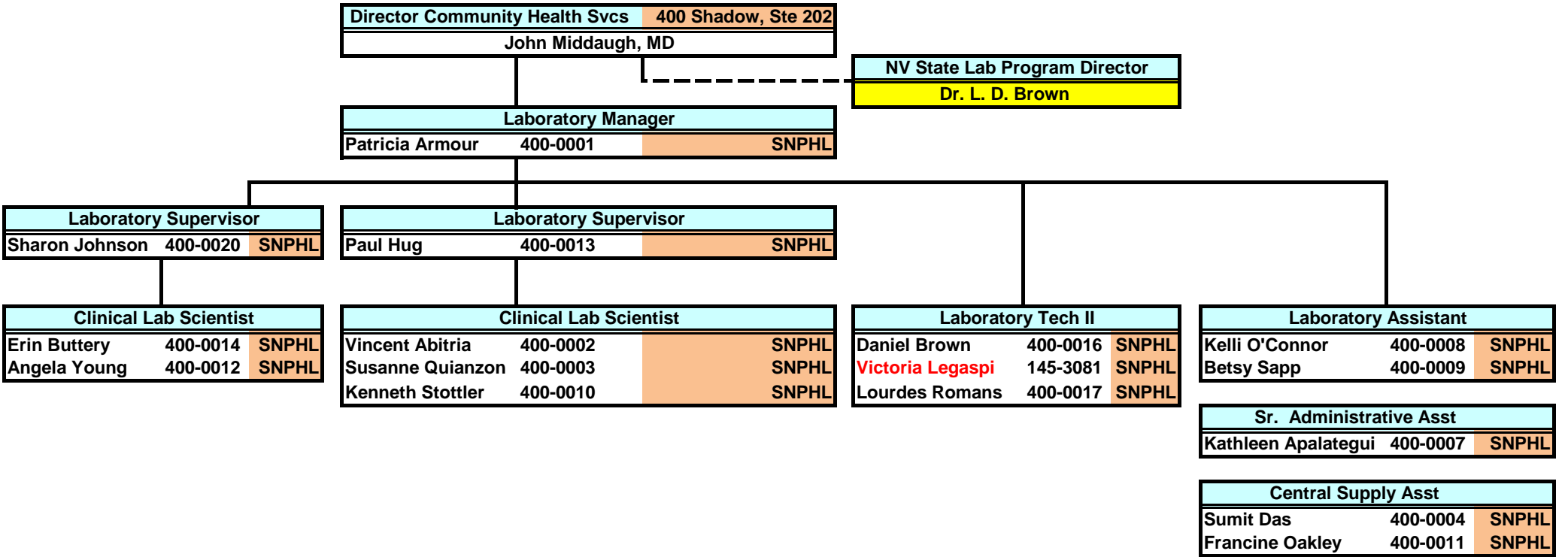
Program Project Coordinator		
Paula Martel	610-0049	OPHP Annex

Sr Public Health Preparedness Planner		
Kay Godby	610-0008	OPHP Annex
Jeffrey Quinn	610-0200	OPHP Annex

Public Health Preparedness Planner II		
Misty Robinson	610-0036	OPHP Annex

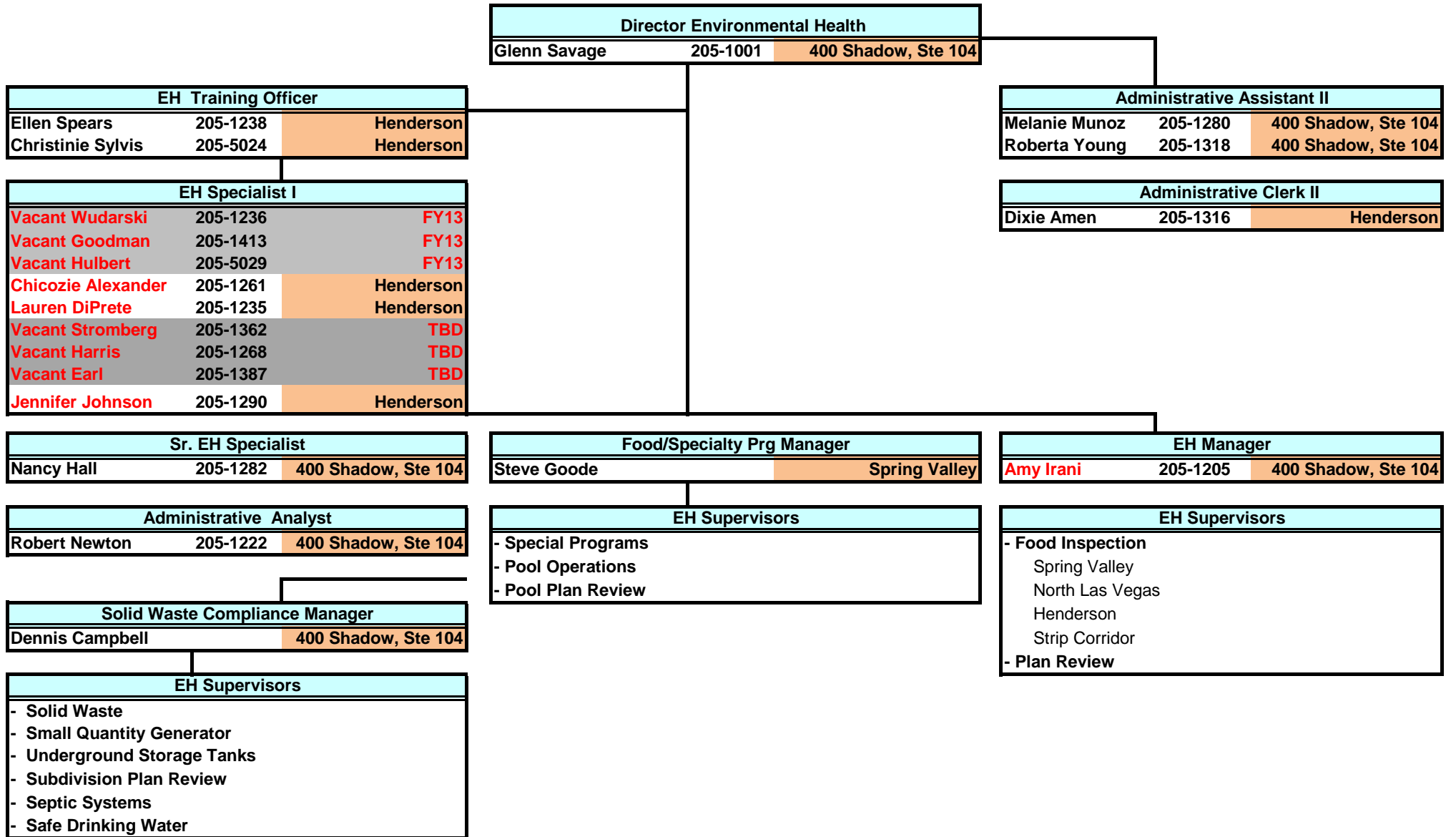
PHP Training Officer		
Nancy Gerken	610-0007	OPHP Annex
Linda Newton	610-0003	OPHP Annex

5/25/2012



Environmental Health Overview - By Location

5/25/2012



Vector Control - By Location

5/25/2012

Director, Environmental Health 400 Shadow, Ste 104		
Glenn Savage		

Vector Entomologist/Supervisor		
Phillip Bondurant	205-1400	400 Shadow, Ste 206

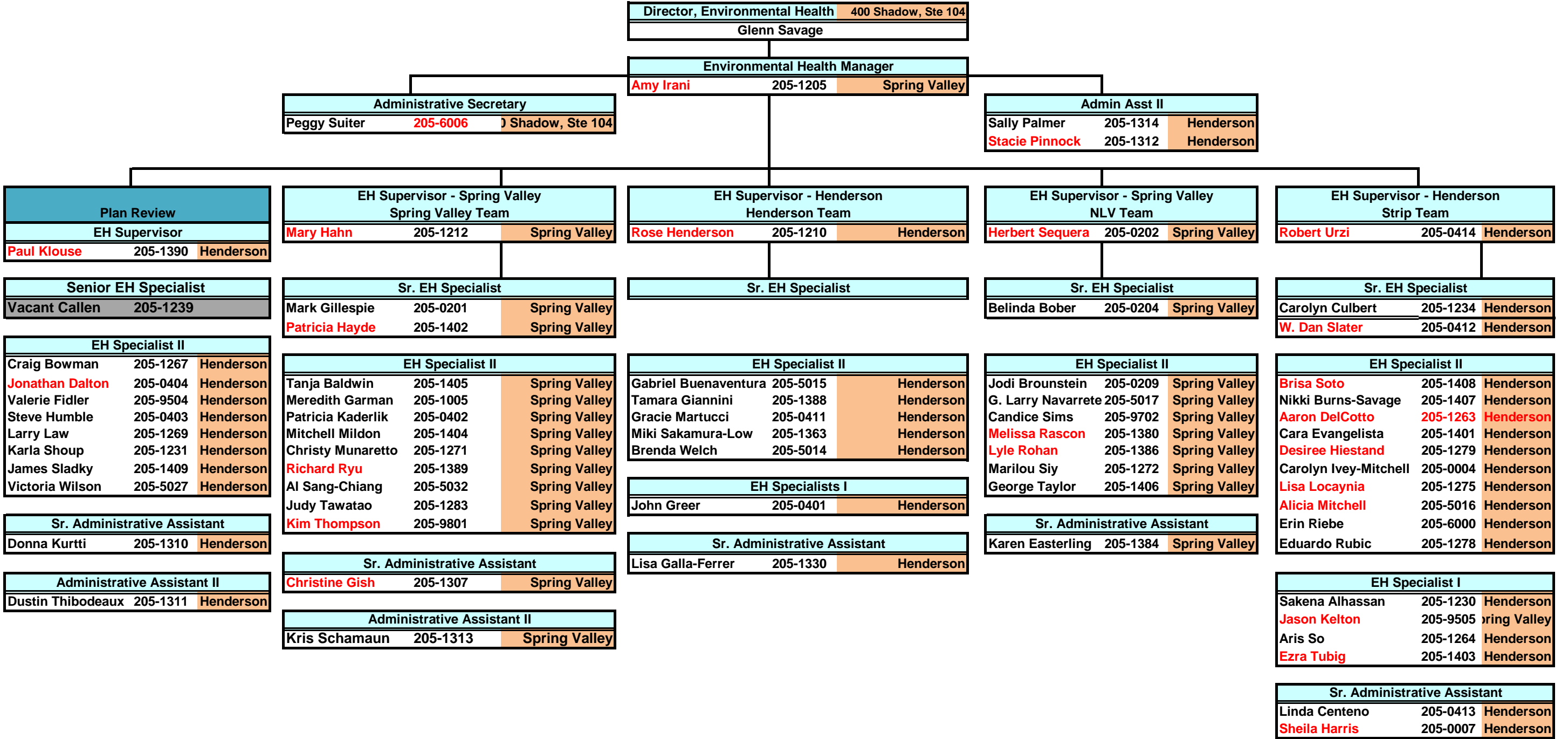
Sr. Administrative Assistant		
Heather Hanoff	205-5033	400 Shadow, Ste 206

Sr. EH Specialist		
Larry Rogers	205-5026	400 Shadow, Ste 206
Keith Zupnik	205-1415	400 Shadow, Ste 206

EH Specialist II		
Robert Cole	205-1411	400 Shadow, Ste 206
Theresa Daspit	205-1229	400 Shadow, Ste 206
Ignacio Leycegui	205-5020	400 Shadow, Ste 206
Vivek Raman	205-1412	400 Shadow, Ste 206
Vacant Ripp	205-5018	

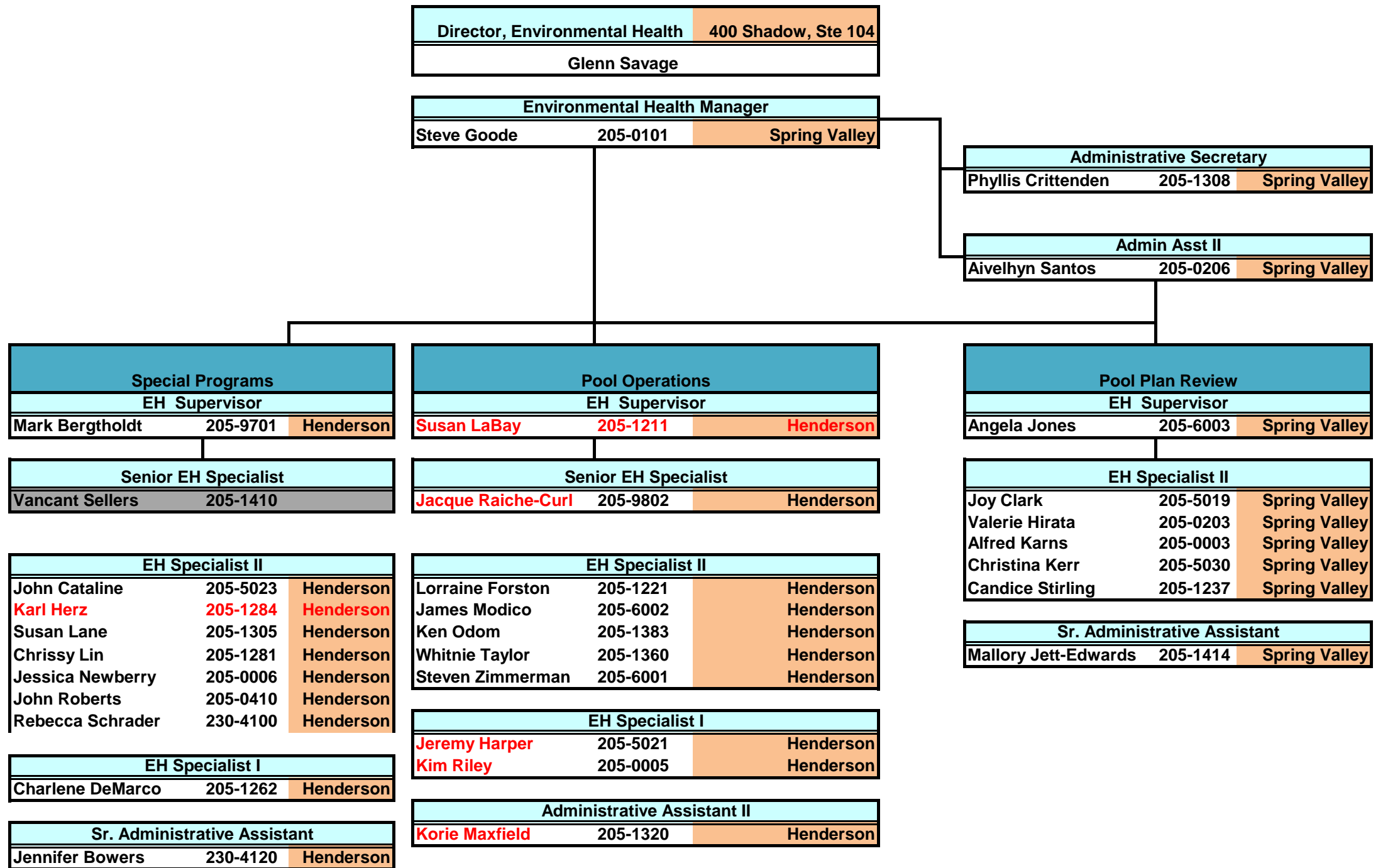
EH Specialist I		
Vacant Gore	205-5031	FY13

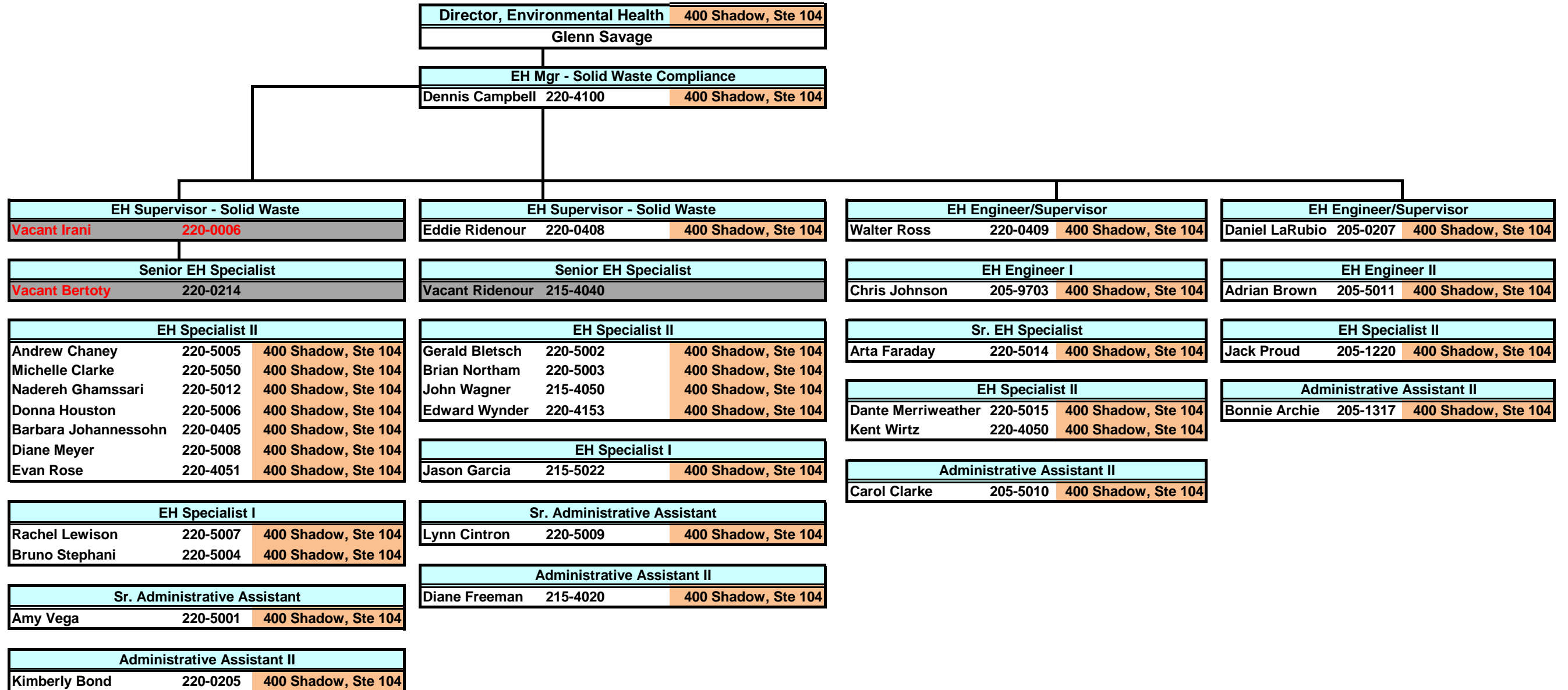
Administrative Asst II		
Garren Jakubiak	205-1416	400 Shadow, Ste 206



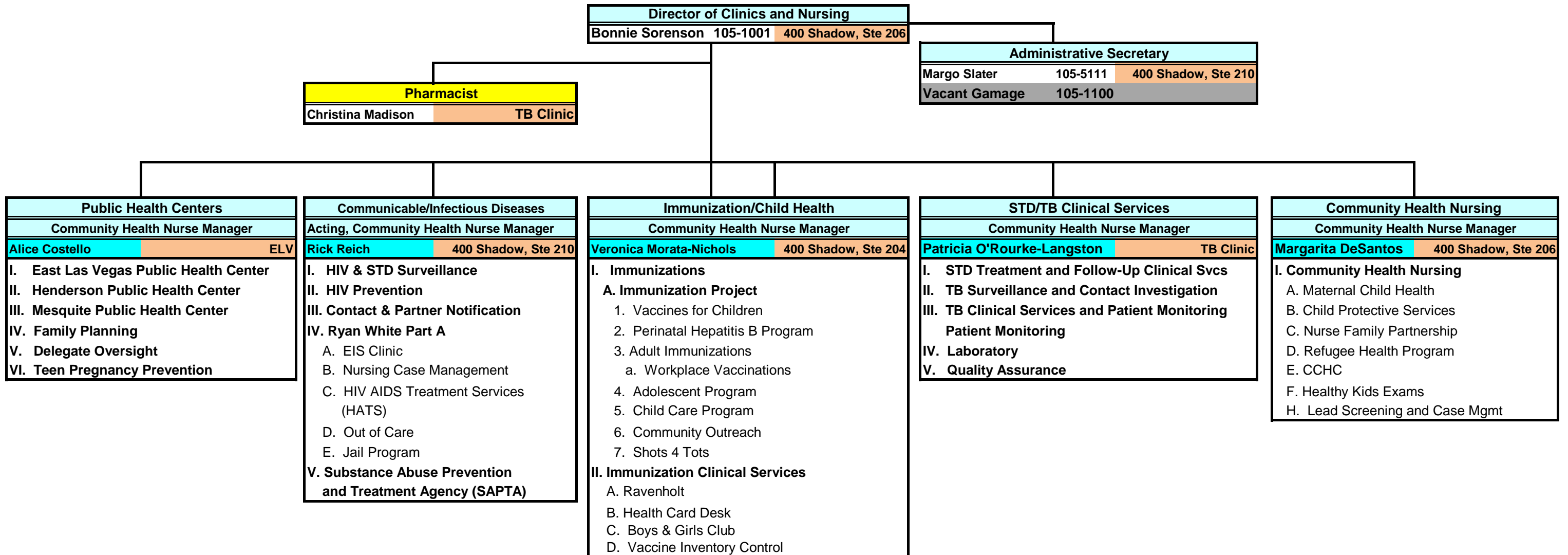
Pool/Specialty Programs - By Location

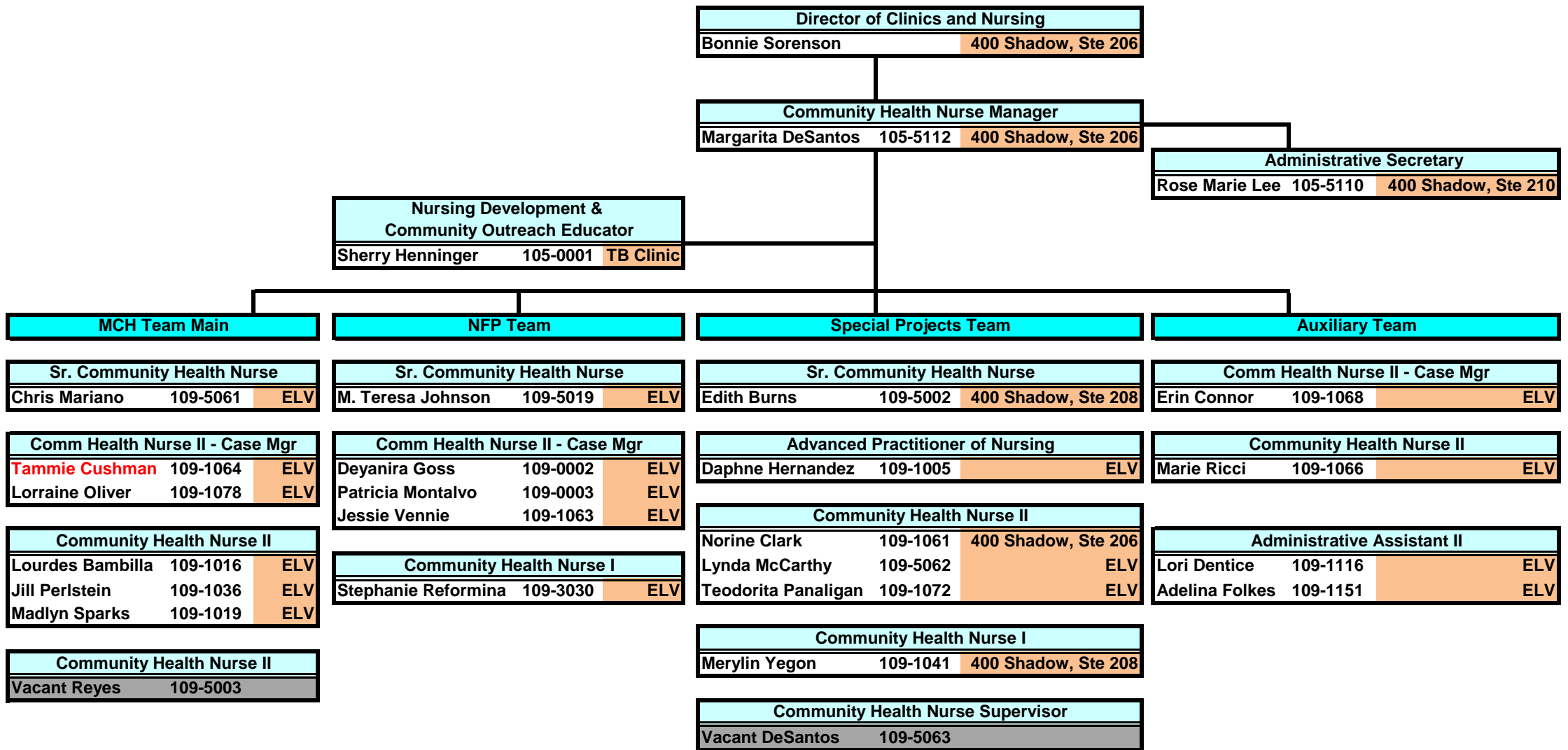
5/25/2012

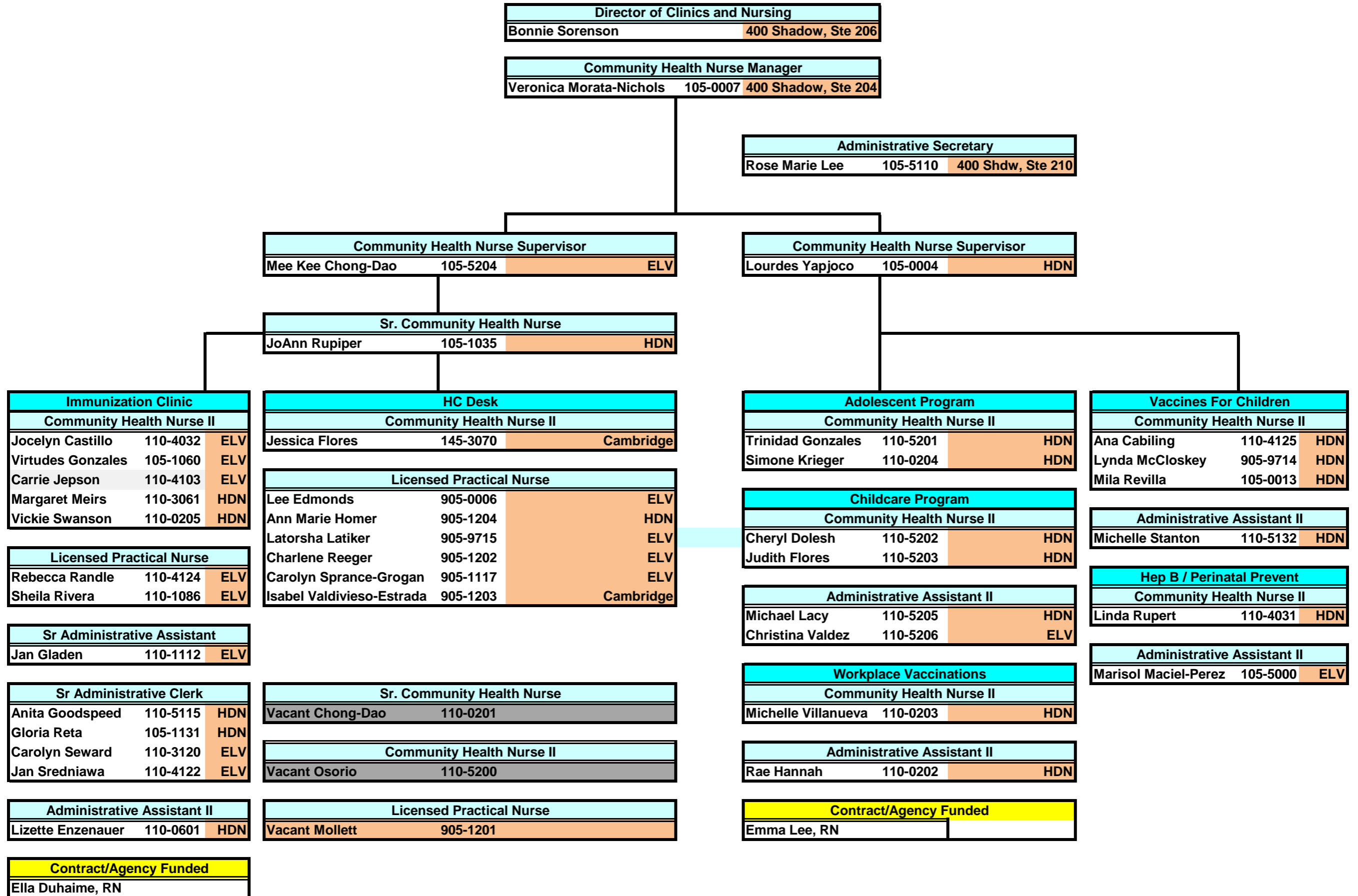




Nursing Division Overview - By Location
5/25/2012

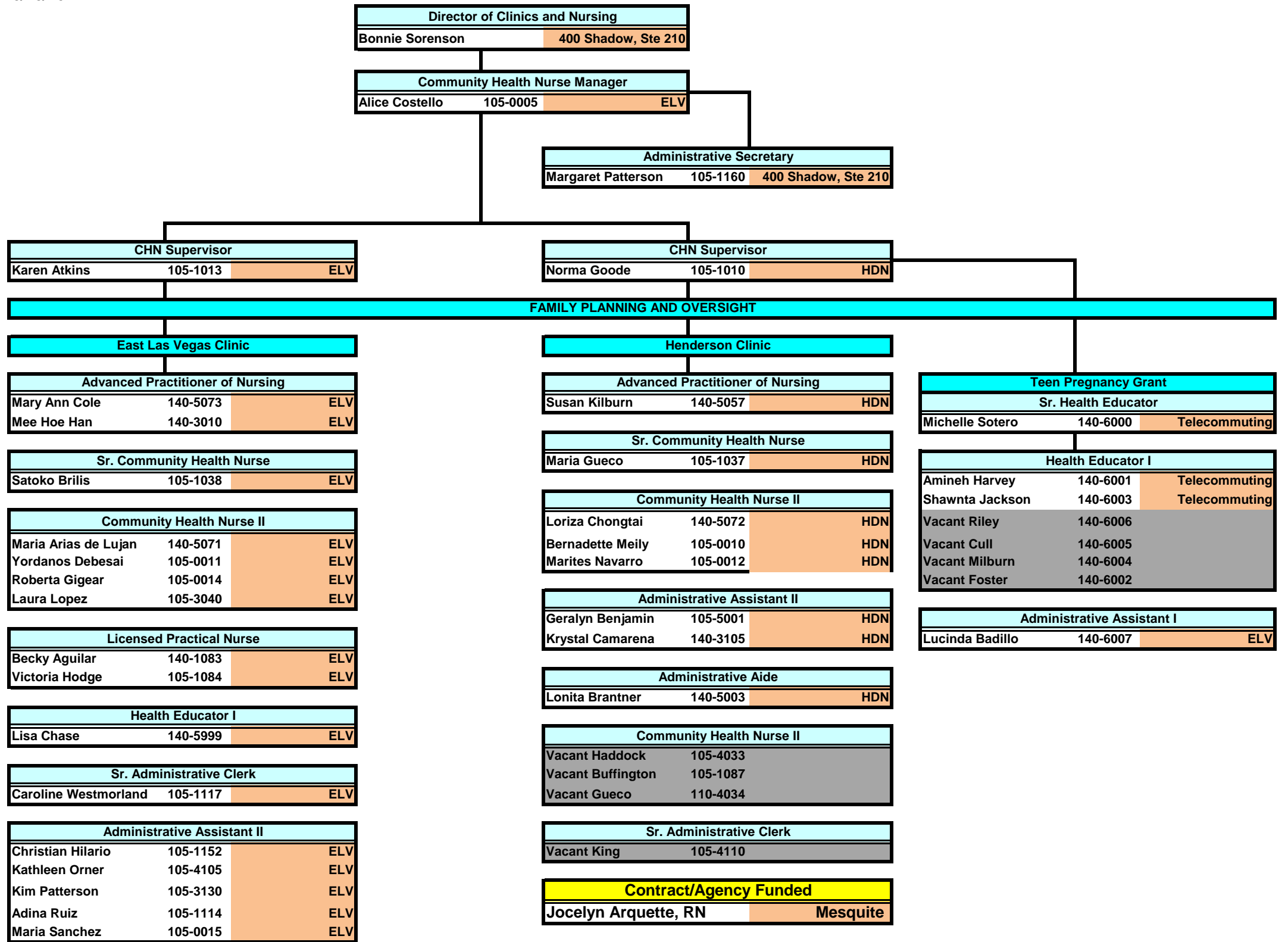


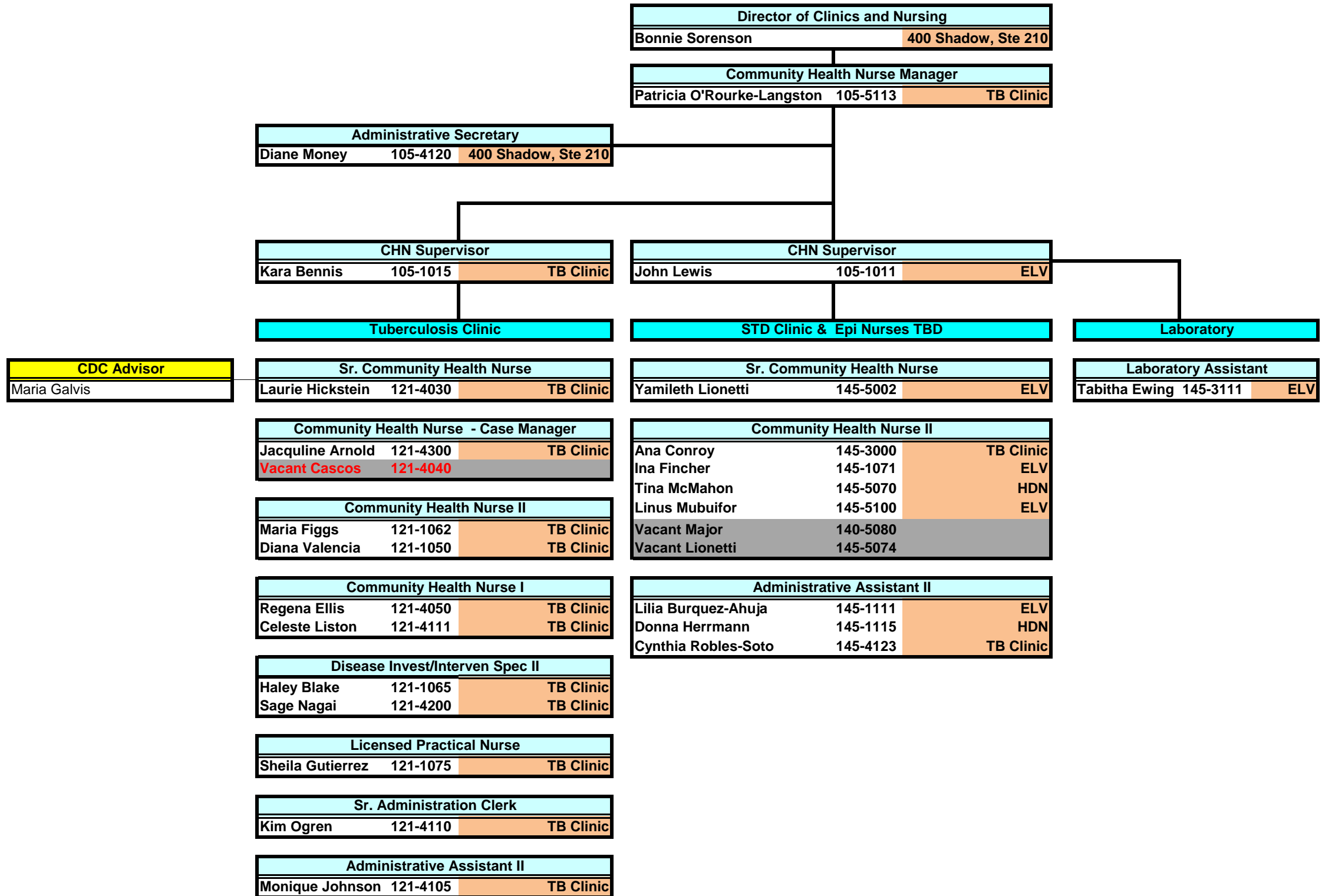




Outlying Clinical Services - By Location

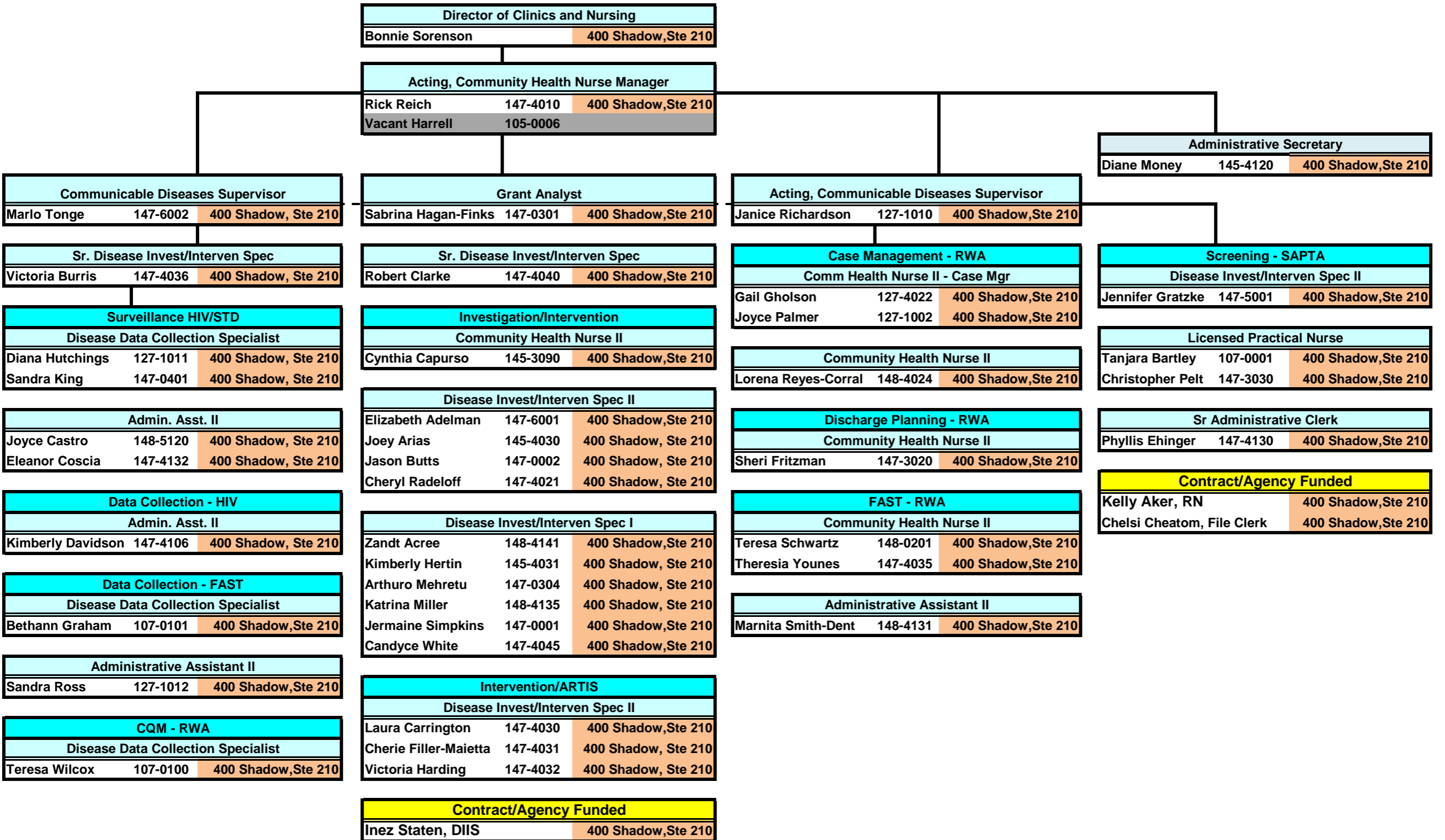
5/25/2012





Communicable Diseases - By Location

5/25/2012





TIBERTI MANAGEMENT
C O M P A N Y

May 18, 2012

Larry Singer
Vice President
Grubb & Ellis
3930 Howard Hughes Parkway, Suite 180
Las Vegas, NV 89169

**RE: Southern Nevada Health District
Response to Lease Proposal**

Dear Larry,

Thank you for your offer to lease dated May 16, 2012. Below is our response to your offer.

Short Term Lease:

1. **PROPERTY:** The complete office building located at 330 Valley View Boulevard, Las Vegas, NV 89107 consisting of ± 166,409 Rentable Square Feet.
2. **LEASE TERM AND POSSESSION:** The lease term shall be for eighteen (18) months commencing upon SNHD's substantial completion of SNHD's work. It is anticipated that SNHD's work shall consist of repairing or replacing the building's flooring, installation of IT equipment and painting the building's interior and shall be completed no later than June 30, 2012.
3. **MONTHLY BASE RENT:**
 - a. The monthly base rental rate shall be \$0.00 per month, triple net for the first six (6) months of the lease term.
 - b. Commencing on the seventh (7) month and continuing through the end of the lease term the monthly base rent shall be \$75,000.00 per month, triple net.
 - c. Commencing on the thirteenth (13th) month and continuing through the end of the lease term the monthly base rent shall be \$100,000.00.
4. **OPERATING EXPENSES:** Tenant shall be responsible for payment of all operating expenses incurred from the time of occupancy through the end of the lease term.
5. **CONDITION AND DELIVERY:** Landlord shall deliver the premises with all HVAC, electrical, sprinklers, evaporative coolers, plumbing and other systems in good working order.

Long Term Lease:

1. **PROPERTY:** The complete office building located at 330 Valley View Boulevard, Las Vegas, NV 89107 consisting of ± 166,409 Rentable Square Feet.
2. **LEASE TERM AND POSSESSION:** The lease term shall be for One Hundred Forty Four (144) months commencing July 1, 2012. It is anticipated that SNHD's work shall consist of repairing or replacing of the building's flooring, installation of IT equipment and painting the building's interior and shall be completed no later than June 30, 2012.
3. **MONTHLY BASE RENT:**
 - a. The monthly base rental rate shall be \$0.00 per month, triple net for the first twelve (12) months of the lease term. Starting July 1, 2012.
 - b. Commencing on the thirteenth (13th) month and continuing through the twenty fourth (24th) month of the lease term, the monthly base rent shall be \$108,000.00 per month, triple net.
 - c. Commencing on the twenty fifth (25th) month and continuing through the thirty sixth (36) month, the monthly rent shall be \$141,700.00 per month, triple net.
 - d. Commencing on the thirty seventh (37th) month of the lease term and continuing through the balance of the term of the lease, the annual base rent shall increase by a rate equal to the increase in the Consumer Price Index, except that the increase will never exceed three percent (3%) per annum.
4. **OPERATING EXPENSES:** Tenant shall be responsible for payment of all operating expenses incurred from the time of occupancy through the end of the lease term.
5. **BUILDING IMPROVEMENTS:** SNHD shall have the right to select contractors of their choice to construct their tenant improvements within the premises at their cost. The Owner reserves the right to review the scope of work and approve the Contractors. In exchange for the rent waiver noted above, SNHD is not requesting a tenant improvement allowance from the landlord.
6. **CONDITION AND DELIVERY:** Landlord shall deliver the premises with all HVAC, electrical, sprinklers, evaporative coolers, plumbing and other systems in good working order.
7. **CANCELLATION OPTION:** SNHD shall have a onetime Right to Cancel in the 18th month of the lease term. SNHD may exercise this option to cancel by providing a Notice to Cancel to the Landlord ten (10) months prior to the 18th month and paying a penalty of \$900,000.00.
8. **PURCHASE OPTION:** SNHD shall be granted two options to purchase the property:
 - a. June 1 to July 15, 2017 at Market Appraised Value
 - b. June 1 to July 15, 2019 at Market Appraised Value
9. **RIGHT OF FIRST REFUSAL:** SNHD shall be granted the right to purchase the property at a purchase price equal to any offer received by the Landlord at any time during the term of the lease.
10. **BROKERAGE COMMISSION:** Landlord shall be responsible for payment of a brokerage commission to Grubb & Ellis Las Vegas, its Assigns, Successors or Ayers in accordance with a separate brokerage agreement.

Please note that this proposal is an outline in the general lease provisions and is not binding on either party. It is understood that no agreement, contract or understanding shall exist, unless and until, the parties have both fully executed the final lease as a formal written agreement between them.

This proposal shall expire at the close of business on May 25, 2012.

Thank you,

A handwritten signature in black ink, appearing to read "Paul J. Maffey", is written over a solid black rectangular redaction box.

Paul J. Maffey

Paulmaffey@tiberti.com

TIBERTI - 330 Valley View BL			166409 sq. ft.																		
From	To	No. of Mos.	Accumulated Total	Lease per Month	Total Lease	Monthly Cost per Sq. Ft.	Notes	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	
								7.01.11-6.30.12	7.01.12-6.30.13	7.01.13-6.30.14	7.01.14-6.30.15	7.01.15-6.30.16	7.01.16-6.30.17	7.01.17-6.30.18	7.01.18-6.30.19	7.01.19-6.30.20	7.01.20-6.30.21	7.01.21-6.30.22	7.01.22-6.30.23	7.01.23-6.30.24	
Short-Term Lease (18 Months)																					
07/01/12	12/31/2012	6	6	\$0.00	-	\$ -			-												
01/01/13	6/30/2013	6	12	\$75,000.00	450,000.00	\$ 0.45		450,000													
07/01/13	12/31/2013	6	18	\$100,000.00	600,000.00	\$ 0.60		-	600,000												
		Total	18		1,050,000.00			-	450,000	600,000											
		Lease Shadow Pro & Spring Valley (with CAM)			(984,037.76)			(416,705)	(567,332)												
		Funds Required			65,962.24			33,295	32,668												
Long-Term Lease (144 Months)																					
7/1/2012	12/31/2012	12		\$0.00	\$ -	\$ -	(a)		-												
7/1/2013	6/30/2014	12	24	\$108,000.00	\$ 1,296,000.00	\$ 0.65	(b)			1,296,000											
7/1/2014	6/30/2015	12	36	\$141,700.00	\$ 1,700,400.00	\$ 0.85	(c)				1,700,400										
7/1/2015	6/30/2016	12	48	\$145,951.00	\$ 1,751,412.00	\$ 0.88	(d)					1,751,412									
7/1/2016	6/30/2017	12	60	\$150,329.53	\$ 1,803,954.36	\$ 0.90	(d)						1,803,954								
7/1/2017	6/30/2018	12	72	\$154,839.42	\$ 1,858,072.99	\$ 0.93	(d)							1,858,073							
7/1/2018	6/30/2019	12	84	\$159,484.60	\$ 1,913,815.18	\$ 0.96	(d)								1,913,815						
7/1/2019	6/30/2020	12	96	\$164,269.14	\$ 1,971,229.64	\$ 0.99	(d)									1,971,230					
7/1/2020	6/30/2021	12	108	\$169,197.21	\$ 2,030,366.53	\$ 1.02	(d)										2,030,367				
7/1/2021	6/30/2022	12	120	\$174,273.13	\$ 2,091,277.52	\$ 1.05	(d)											2,091,278			
7/1/2022	6/30/2023	12	132	\$179,501.32	\$ 2,154,015.85	\$ 1.08	(d)												2,154,016		
7/1/2023	6/30/2024	12	144	\$184,886.36	\$ 2,218,636.32	\$ 1.11	(d)													2,218,636	
		Total	144		\$ 20,789,180.38			LEASE - VALLEY VIEW	-	1,296,000	1,700,400	1,751,412	1,803,954	1,858,073	1,913,815	1,971,230	2,030,367	2,091,278	2,154,016	2,218,636	-
		Lease Shadow Pro & Spring Valley (with CAM)			(7,682,983.59)			LEASE SAVINGS	(416,705)	(567,332)	(584,352)	(601,883)	(619,940)	(638,538)	(657,694)	(677,425)	(697,747)	(718,680)	(740,240)	(762,447)	-
		Funding Required: Bond (Building) Fund			(13,979,561.21)			BOND FUND	(1,134,283)	(1,180,928)	(1,086,453)	(999,537)	(1,039,519)	(1,081,099)	(1,124,343)	(1,169,317)	(1,216,090)	(1,264,733)	(1,315,323)	(1,367,936)	-
		Funding Required: General Fund			(873,364.42)			SAVINGS	(1,550,988)	(452,260)	29,594	149,992	144,496	138,436	131,778	124,488	116,529	107,864	98,453	88,253	-
Long-Term Lease Notes:																					
Notes	Period Covered	Lease/month																			
(a)	First 12 months	\$ -																			
(b)	13th to 24th months	\$ 108,000.00																			
(c)	25th to 36th months	\$ 141,700.00																			
(d)	37th to 132th month	CPI (no more than 3% increase).																			
								Prop Tax Allo	\$ 15,879,962	\$ 16,532,987	\$ 15,210,348	\$ 13,993,520	14,553,261	15,135,391	15,740,807	16,370,439	17,025,257	17,706,267	18,414,518	19,151,099	
								Bond Fund	1,134,283	1,180,928	1,086,453	999,537	1,039,519	1,081,099	1,124,343	1,169,317	1,216,090	1,264,733	1,315,323	1,367,936	
								Notes on Property Tax Allocation:													
								FY 2013 Prop Tax Allocation represents latest info from County as of 5/21/2012													
								FY 2014 to FY 2016 represents 8% decline per year.													
								FY 2017 to FY 2024 represents 4% increase per year.													