Southern Nevada Health District New Facility Options

April 2014

PGAL



Purchase Both — 400 Shadow Lane and **Covington Cross** 400 Shadow Lane (43,000sf) **Primarily NS with some CH** \$11M Excellent location **Covington Cross (61,000sf)** Unable to accommodate NS \$15M

Reasonable location

Total cost \$26M

Option One – Two Building Combinations



Purchase One, Lease Another:
Purchase 400 Shadow Lane (43,000sf) and Lease North Las Vegas (48,000sf)
400 Shadow Lane—See above
NLV—Next slide

Total cost \$19.4M (7 years)



		NLV	Benefits
Cost/square foot	\$	1.85	- Location
Lease per month	\$	88,800	 Work with partner
Lease per year	\$	1,065,600	 Buildout costs minimal
7 year cost	\$	7,459,200	Drawbacks
Build out and moving costs	\$	947,500	 Cost is high Still need to save for another permanent
Total	\$	8,406,700	building
	¢.	8,408,700	

Option Two – One Building



- 330 S. Valley View (Tiberti)
 - Cost is \$26M (total building and buildout)—prohibitive
- 278 Decatur (Meadows Lane)
 - Cost is (total building and buildout)—reasonable and affordable
 - Location is excellent
 - Lots of parking

Total \$15M

- Almost all of us housed together
- Primary drawback is age of building (but refurbished in 2008)

Implementation Schedule



MINIMAL BUILD-OUT OPTIONS

Space Planning 2 Weeks Construction Documents 1 Months Bid/Permit 3 Months Construction 2 Months Space Planning 1 Month CLINICAL SPACE BUILD-OUT OPTIONS 1 Month Space Planning 1 Month Construction Documents 2 Months Bid/Permit 3 Months Construction Documents 3 Months Bid/Permit 3 Months Construction 3 Months Buil DING PURCHASE/FULL BUILD-OUT OPTIONS Due Diligence 6 Weeks Space Planning 1 Month Construction Documents 4 Months Bid/Permit 3 Months Construction Documents 9 Months Buil DING PURCHASE/FULL BUILD-OUT OPTIONS Due Diligence 6 Weeks Space Planning 1 Month Construction Documents 9 Months Bid/Permit 3 Months Construction 9 Months Bid/Permit 9 Months Bid/Permit 9 Months Construction Documents 4 Months Bid/Permit 9 Months Construction Documents 9 Months Bid/Permit 9 Months Construction Documents 4 Months Bid/Permit 9 Months Construction Documents 9 Months Bid/Permit 9 Months Construction Documents 9 Months Bid/Permit 9 Months Construction Documents 9 Months Bid/Pe		MINIMAL BUILD-OUT OF HONS					
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Construction Documents Image: Construction Documents <		Demolition	6 Weeks				
Bid/Permit 3 Months		Design Phase	5 Months				
		Construction Documents	4 Months				
Construction Image: Construction		Bid/Permit	3 Months				
		Construction	14 Months				

Recommendation

Out



Purchase 278 Decatur and Build

Where we are today.....



Three very different but viable options

 BOH should make a decision—we have discussed all of these options in the past

Authorize CHO to move forward on BOH choice

Questions



