

# Southern Nevada Health District New Facility Options



April 2014

# Option One – Two Building Combinations



- **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)

# Lease NLV

	NLV
Cost/square foot	\$ 1.85
Lease per month	\$ 88,800
Lease per year	\$ 1,065,600
7 year cost	\$ 7,459,200
Build out and moving costs	\$ 947,500
Total	\$ 8,406,700

- Benefits
  - Location
  - Work with partner
  - Buildout costs minimal
- Drawbacks
  - Cost is high
  - Still need to save for another permanent building

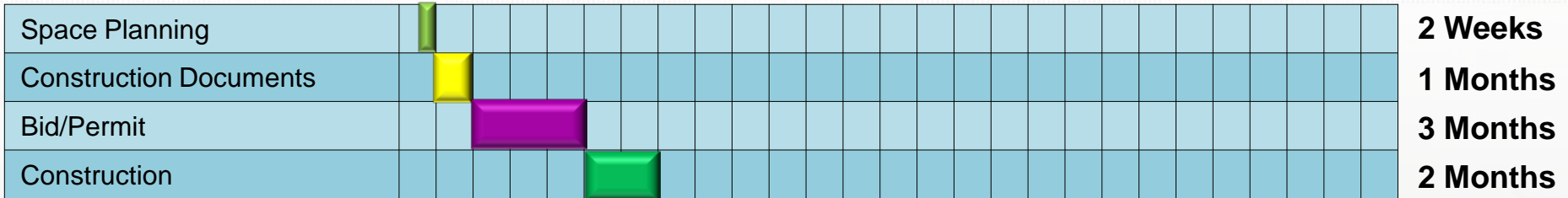


# Option Two – One Building

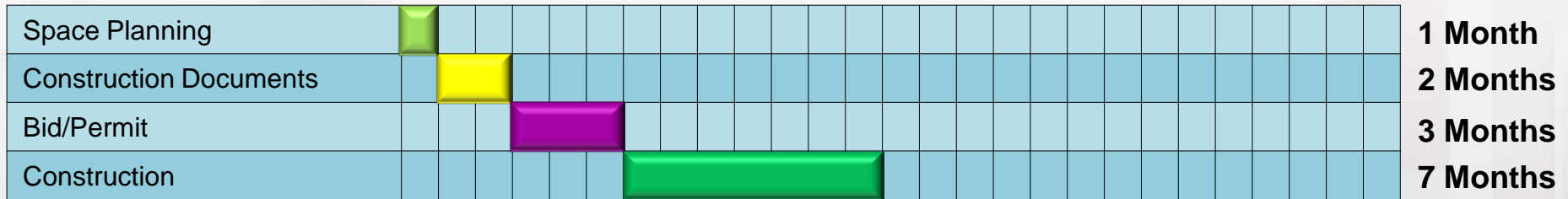
- **330 S. Valley View (Tiberti)**
  - Cost is \$26M (total building and buildout)—prohibitive
- **278 Decatur (Meadows Lane)**
  - Cost is (total building and buildout)—reasonable and affordable
  - Location is excellent
  - Lots of parking
  - Almost all of us housed together
  - Primary drawback is age of building (but refurbished in 2008)
  - Total \$15M

# Implementation Schedule

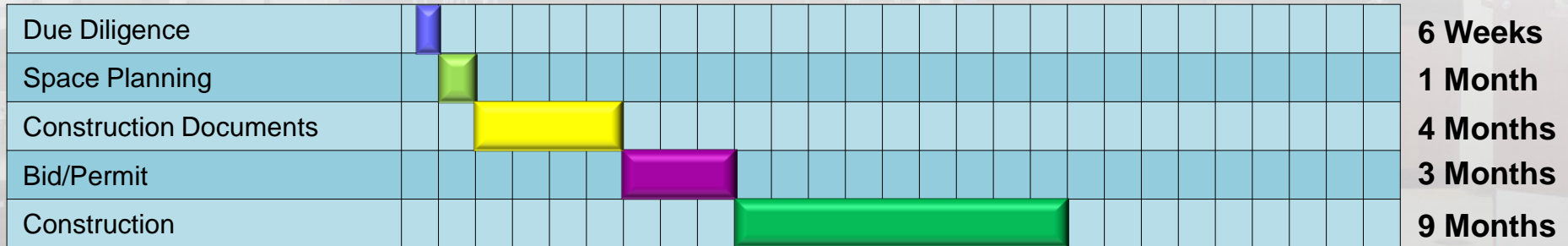
## MINIMAL BUILD-OUT OPTIONS



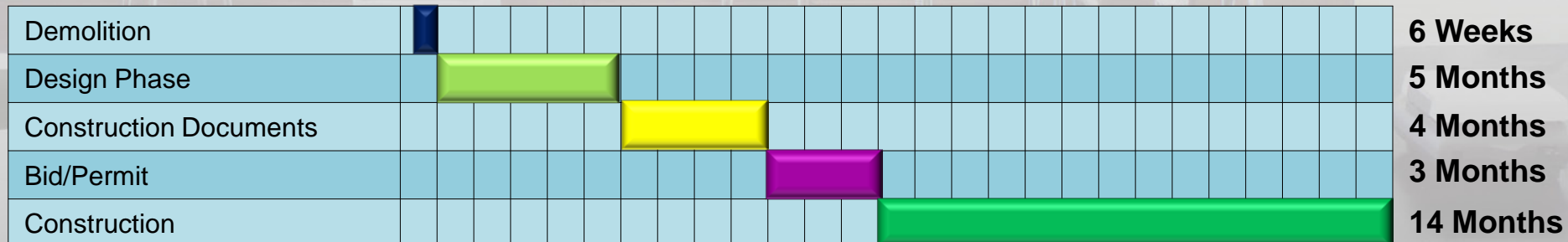
## CLINICAL SPACE BUILD-OUT OPTIONS



## BUILDING PURCHASE/FULL BUILD-OUT OPTIONS



## NEW BUILDING DESIGN



# Recommendation

- Purchase 278 Decatur and Build Out

# 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

