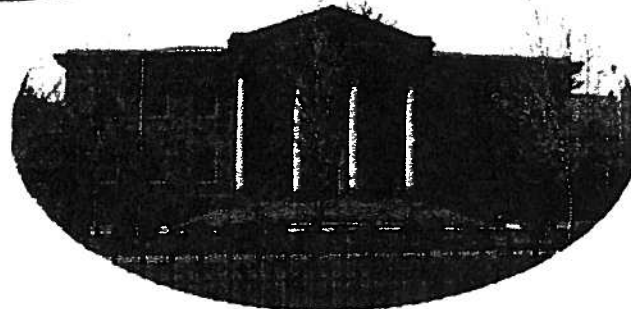
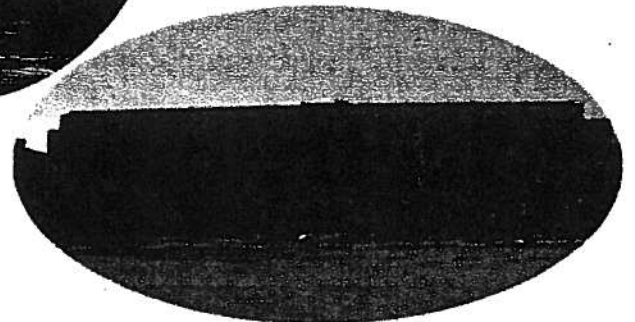
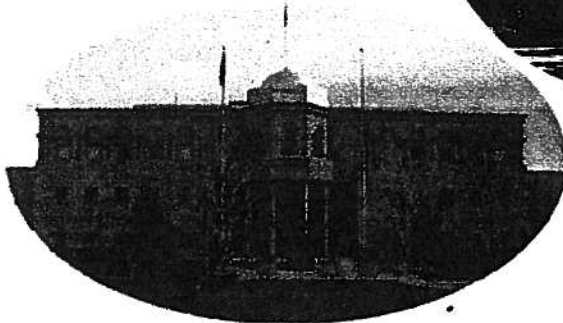
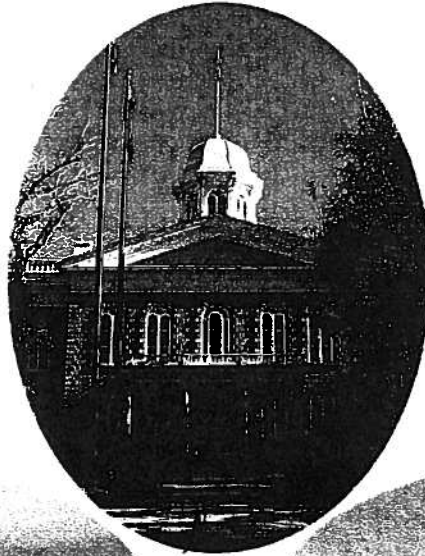




Nevada State Capitol Complex Master Plan 2002 Update



Prepared by:
Ganthner Melby LLC, Architects and Planners
Daniel C. Smith and Associates, Planning and Programming
Fehr and Peers, Transportation Consultants



OFFICE OF THE GOVERNOR

KENNY C. GUINN
Governor

May 20, 2003

My Fellow Nevadans:

As Governor of the State of Nevada, I am pleased to present this Capitol Complex Master Plan Update. I would like to thank the members of the Steering Committee, the Department Heads and Representatives, and the members of the Consultant Team for their assistance with this endeavor.

For some time, there has been a need to review and update the previous Master Plan and to establish a workable concept for the future development of our Capitol Complex. This concept provides the basis on which we, and future administrations, can build.

The goal of this planning effort is to establish a guideline for a future development program for the State Capitol Complex. Appropriate centralization, efficiency, flexibility, and cost effectiveness are objectives required to attain that goal, along with creating a plan that presents an attractive identity for the Capitol Complex.

The 2002 Master Plan Update reviews our current staffing and space projections and creates a basic outline for the Complex development in order to accommodate planned growth in the foreseeable future.

It should be realized that the Master Plan is a general guide for growth and development. As such, the plan should be reviewed and updated periodically. I have asked the State Public Works Board to budget and plan for this update, so that it may serve as a valuable tool for future administrations.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenny C. Guinn".

KENNY C. GUINN
Governor

DO'Brien/frm

ACKNOWLEDGMENT

Special Acknowledgment to the Steering Committee

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Perry Comeaux, Director, Department of Administration

Jim Manning, Budget Analyst, Budget Office

Pam Wilcox, State Lands

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INTRODUCTION

The state government of Nevada occupies a wide range of facilities including offices, warehouses, educational campuses, correctional complexes and other building types necessary to provide services to the citizens of this rapidly expanding state. The educational and correctional facilities that account for a substantial portion of the State's total facilities inventory has been the subject of separate facilities master planning efforts. Some time ago, the state offices in Carson City were the object of a macro level facilities plan focusing on land use and site feasibility.

With the rapid expansion of the State's population, specifically in Clark County, the demand for state services and, in turn state staff and facilities has increased proportionally. This growth has lead to a recognition on the part of the State Public Works Board staff that a need exists to update and expand on the 1989 Nevada State Capitol Complex Master Plan prepared by D.C. West for the Capitol Complex in Carson City, which can provide a multi-year capital improvement strategy for state decision makers.

While there is recognition of the need to prepare this Master Plan, there is also an understanding that the magnitude, sequencing and cost of the plan needs to be carefully structured to meet the State's immediate and long-range needs and available funding. With this understanding in mind, **Ganthner Melby, LLC, Architects & Planners (GML)**, **Daniel C. Smith and Associates (DSA)**, a nationally recognized facilities planning firm, and **Fehr & Peers, Transportation Consultants**, have prepared a scope of services that addresses the preliminary phase of this Facilities Master Plan for the state offices in Carson City.

This Master Plan Update reviews and addresses four key issues, which will allow the State to begin a process of addressing its future growth and economic needs. These issues are:

1. **Facilities inventory and existing staffing inventory** from which space projections and staffing projections are made for those who occupy the Capitol Complex.
2. **Review of previous Master Plans**, which includes a review of the two Master Plans prepared to date, the 1989 Nevada State Capitol Master Plan and the 40 Year Site Development Master Plan. This report develops and recommends an updated plan for the future, recognizing the fact that a more detailed Phasing Plan will have to be developed after the recommended initial steps have been completed.
3. **Transportation**, which will review existing parking and projected parking together with vehicular movement.
4. **Architectural theme or guidelines** for the various building zones and establishing the basic design guidelines for the future building development, including the exterior building material, together with the building size and the building height. Detailed building guidelines and mall design guidelines shall be developed at a later date.

EXECUTIVE SUMMARY

The State of Nevada presently leases 673,000 gross square feet of office space in Carson City. Of this total, 462,305 or 68% is occupied by divisions of five departments: **Administration, Business and Industry, Conservation and Natural Resources, Human Resources and Employment, Training and Rehabilitation**. One obvious option is to consolidate leased space into owned space by incrementally constructing new buildings which would house the majority of divisions and units of one or more of these departments. This would stage the reduction in leased space and improve communication and intra-departmental operation. The sequencing of this process should be based on constructing facilities for those departments with the greatest amount of their facilities in leased space. This would result in the following sequencing of reduction in leased space.

- Business and Industry - 59,693 gsf
- Conservation and Natural Resources - 103,064 gsf
- Human Resources - 165,157 gsf
- Employment, Training and Rehabilitations - 93,805 gsf
- Administration - 40,585 gsf

These planning assumptions became the basis for identification of development options and sequencing of the Capitol Complex Master Plan.

PROJECTIONS - STAFF AND SPACE

Table 1 details the historical and projected growth in state employees for those agencies included within the scope of the project. These projections were derived from the questionnaires and where necessary, modified or interpolated by the consultant. It should be noted that because of organizational changes occurring in the later 1990's, comparisons between 1990, 1995 and 2000 might be misleading. The projected staffing shows an overall increase of 33% over the next 23 years (2002 to 2025). That rate is significantly lower than projected 49% increase in state population. This is viewed as appropriate given the fact that a major portion of the Carson City employees are administrative and regulatory as opposed to direct services.

These projections were reviewed with the Project Steering Committee and deemed valid for strategic facilities planning purposes. These staffing projections became the basis for the development of the space requirements projections discussed in the following section.

**Table 1-1
State of Nevada Capitol Complex Master Plan
Carson City Employee Historical, Current and Projected Staff**

	1990	1995	2000	Current	2005	2010	2015	2025	# Increase 2002 - 2025	% Increase 2002 - 2025	% Annual Increase 2002 - 2025
01 Governor's Office *	n/a	n/a	44	45	48	52	54	58	13	29%	1.3
02 Lt. Governor	2	4	7	7	7	8	8	9	2	29%	1.3
03 Attorney General	95	148	155	168	170	181	185	195	27	16%	0.7
04 Controller	34	37	44	45	48	50	52	55	10	22%	1.0
05 Secretary of State	45	55	76	95	98	112	126	140	45	47%	2.0
06 Treasurer	15	15	19	21	24	26	26	26	5	24%	1.0
07 Dept of Administration	156	235	253	250	260	276	290	301	51	20%	0.9
07-01 Administrative Services	0	18	13	20	21	21	21	21	1	5%	0.2
07-02 Budget & Planning	23	22	30	27	28	30	32	36	9	33%	1.4
07-03 Buildings & Grounds	51	51	55	55	55	59	67	70	15	27%	1.2
07-04 Hearings & Appeals	10	12	12	12	12	12	12	12	0	0%	0.0
07-05 Internal Audits	0	3	24	24	24	29	29	28	4	17%	0.7
07-06 Motor Pool	7	6	6	6	6	7	7	7	1	17%	0.7
07-07 Printing	0	42	38	30	34	34	34	34	4	13%	0.6
07-08 Public Works Board	40	41	42	43	47	50	53	57	14	33%	1.4
07-09 Purchasing	25	18	26	26	26	26	26	26	0	0%	0.0
07-10 Risk Management	0	22	7	7	7	8	9	10	3	43%	1.9
08 Dept of Agriculture	1	1	1	4	7	8	14	16	12	300%	13.0
09 Dept of Business & Industry	120	145	170	164	171	200	214	234	70	43%	1.9
Director's Office	0	4	6	7	8	20	20	20	13	186%	8.1
09-01 Attorney for Injured Workers	4	5	6	6	6	7	7	8	2	33%	1.4
09-02 Financial Institutions	0	0	11	16	16	16	16	16	0	0%	0.0
09-03 Housing	17	19	20	20	23	27	31	38	18	90%	3.9
09-04 Industrial Relations	34	48	53	39	40	42	44	46	7	18%	0.8
09-05 Insurance	35	41	52	57	57	66	73	83	26	46%	2.0
09-06 Labor Commission	9	9	6	5	6	6	6	6	1	20%	0.9
09-07 Manufactured Housing	2	2	3	3	3	3	4	4	1	33%	1.4
09-08 Real Estate	19	17	13	11	12	13	13	13	2	18%	0.8
10 Dept of Conservation & Natural Resources	211	260	312	331	379	436	460	490	159	48%	1.9
Director's Office	4	8	11	11	14	18	18	20	9	82%	3.6
10-01 Advisory Board on Natural Resources	<i>no staff</i>										
10-02 Board of Financing Water Projects	<i>no staff</i>										
10-03 Conservation Districts	2	2	3	3	3	5	5	8	5	167%	7.3
10-04 Division of Forestry	10	12	22	31	34	37	40	43	12	39%	1.7
10-05 State Lands	11	11	18	19	22	27	30	33	14	74%	3.2
10-06 State Parks	16	14	14	17	22	23	24	25	8	47%	2.0
10-07 Water Resources	45	41	61	61	64	71	78	86	25	41%	1.8
10-08 Environmental Commission	<i>under Environment Protection</i>										
10-09 Environmental Protection Division	120	168	177	181	210	240	250	260	79	44%	1.9
10-10 Land Use Planning Advisory Council	<i>no staff</i>										
10-11 Natural Heritage Program	3	4	6	8	10	15	15	15	7	88%	3.8
10-12 Nevada Tahoe Regional Planning Agency	<i>no staff</i>										
10-13 State Conservation Commission	<i>no staff</i>										
10-14 Well Drillers Advisory Board	<i>no staff</i>										
11 Dept of Education	94	80	102	113	114	120	126	132	19	17%	0.7
12 Dept of Employment Training & Rehab	300	388	476	511	536	562	590	621	110	22%	1.0
13 Gaming Control Board	117	120	129	127	127	134	142	148	21	17%	0.7

Table 1-1...Continued

	1990	1995	2000	Current	2005	2010	2015	2025	# Increase 2002 - 2025	% Increase 2002 - 2025	% Annual Increase 2002 - 2025
14 Dept of Human Resources	276	381.5	589	722	809	871	944	1,127	405	56%	2.4
14-01 Welfare Division	200	223	158	161	183	160	150	150	-11	-7%	n/a
14-02 Public Defender	11	11	12	12	12	13	13	14	2	17%	0.7
14-03 Health Care Financing & Policy	0	0	112	121	136	163	195	273	152	126%	5.5
14-04 Div. of Mental Health/Dev. Svcs	0	0	0	22	25	32	40	55	33	150%	6.5
14-05 Health Division	52	131.5	231	259	286	310	327	360	101	39%	1.7
14-06 Div. of Child & Family Svcs	0	1	58	94	97	102	109	127	33	35%	1.5
14-07 Div. of Aging Svcs	13	15	18	39	41	62	81	119	80	205%	8.9
14-08 Director's Office	0	0	0	14	29	29	29	29	15	107%	4.7
15 Department of Information Technology	n/a	n/a	n/a	194	211	234	255	273	79	41%	1.8
16 Dept of Military **	(300)	(300)	(300)	(300)	(300)	(300)	(300)	(300)	n/a	n/a	n/a
17a Dept of Motor Vehicles	536	637	825	397	426	485	505	545	148	37%	1.6
17b Dept of Public Safety	9	39	34	316	331	367	403	458	142	45%	2.0
Director's Office		incl. w/DMV		4	4	4	5	5	1	25%	1.1
17b-01 Capitol Police	9	13	16	16	20	30	40	50	34	213%	9.3
17b-02 Emergency Management	0	26	18	18	20	30	40	50	32	178%	7.7
17b-03 Highway Patrol		incl. w/DMV		134	140	150	160	179	45	34%	1.5
17b-04 Investigation Division		incl. w/DMV		40	42	43	44	55	15	38%	1.7
17b-05 Parole & Probation	0	0	0	90	90	94	97	101	11	12%	0.5
17b-06 State Fire Marshal	n/a	n/a	n/a	14	15	16	17	18	4	29%	1.3
18 Dept of Cultural Affairs	69	89	120	115	115	136	158	179	64	56%	2.4
19 Dept of Personnel	51	53	62	75	77	78	80	85	10	13%	0.6
20 Dept of Corrections	124	139	154	160	169	184	199	214	54	34%	1.5
21 Taxation	93	98	103	105	106	111	116	126	21	20%	0.9
22 Dept of Transportation	600	621	696	766	788	811	836	848	82	11%	0.5
27-02 Economic Development						no staff					
27-03 Minerals	11	8	7	7	8	10	10	10	3	43%	1.9
27-04 Public Employee Benefit Program	32	34	36	37	36	39	42	46	9	24%	1.0
27-06 Public Utilities Commission	72	72	74	76	84	86	88	90	14	18%	0.8
27-07 Tourism	13	16	19	21	21	24	26	32	11	52%	2.3
Total	5,066	5,671	6,507	4,872	7,175	7,611	7,964	8,483	3,611	74%	1.4

Interpolated from available data

- * Includes Consumer Health Assistance, Nevada Energy Office & Nuclear Waste Project Office.
- ** Not included in total.

Space Requirements Projections

The development of space requirements for those included state functions is essentially a two step process. The first step is assessing the amount of owned and leased space occupied by each of the functions. The consultant team worked with staff of the Public Works Board to identify each location and the amount of gross square feet occupied. This data was retrieved from State Buildings and Grounds inventory of facilities. The analysis of this inventory required that the non-office or non-work space be filtered out of the database.

In addition, a major effort was directed by the Public Works Board staff to ascertain that the data represent gross square feet. The results of this effort are shown in Table 1-2. As detailed the state presently occupies 1,593,966 gross square feet of office and related space. Of this space, 673,107 gross square feet is provided in approximately 80 leased buildings.

Table 1-2
State of Nevada Capitol Complex Master Plan
Owned vs. Leased Space (GSF)

		Owned	Leased	Total
01	Governor's Office	15,200	13,029	28,229
02	Lt. Governor	1,778	0	1,778
03	Attorney General	76,479	13,357	89,836
04	Controller	12,645	0	12,645
05	Secretary of State	23,726	13,187	36,913
06	Treasurer	11,619	0	11,619
07	Dept of Administration	76,916	40,585	117,501
08	Dept of Agriculture		667	667
09	Dept of Business & Industry	5,000	59,693	64,693
10	Dept of Conservation & Natural Resources	17,015	76,425	93,440
11	Dept of Education	27,658	5,141	32,799
12	Dept of Employment Training & Rehab	37,489	93,805	131,294
13	Gaming Control Board		27,000	27,000
14	Dept of Human Resources	53,908	165,157	219,065
15	Department of Information Technology	32,437	28,727	61,164
16	Dept of Military	N/A	0	0
17A	Dept of Motor Vehicles	76,851	0	76,851
17B	Dept of Public Safety	79,168	0	79,168
18	Dept of Cultural Affairs	138,408	6,575	144,983
19	Dept of Personnel	17,035	8,973	26,008
20	Dept of Corrections	39,990	19,105	59,095
21	Taxation	0	27,939	27,939
22	Dept of Transportation	154,796	0	154,796
27-01	Commission on Economic Development	0	8,150	8,150
27-02	Commission on Minerals	0	2,591	2,591
27-03	Public Employee Benefit Program	0	5,802	5,802
27-05	Public Utilities Commission	0	30,560	30,560
27-06	Tourism	19,076	0	19,076
Total		917,194	646,468	1,563,662

The second step in this process was the development of area factors for each of the included functions. The area factors were determined by dividing the existing gross square footages occupied by the number of employees accommodated in the space. The existing area factor was adjusted based on:

- Review of questionnaire concerning space deficiencies;
- Comparison with area factors for similar functions; and
- General industry standards for similar office types.

The area factor calculations are shown in Table 1-3. As detailed the area factors will vary from state office to state office. These variations can be attributed to such factors as:

- Size of operation, more people sharing common space such as work rooms reduce the area factor;

- The type of staff, for example, attorney positions require larger offices which result in higher area factors; and
- Specialized functions, tourism for example, have more storage spaces or other non-workstation spaces.

Table 1-3
State of Nevada Capitol Complex Master Plan
Macro Space Program
Carson City

	Existing Sq. Ft.	Current Staff	Current Area Factor	Proposed Area Factor	2005	2010	2015	2025
01 Governor's Office	28,229	45	627	*	29,949	30,669	31,149	32,109
02 Lt. Governor	1,778	7	254	250	1,778	2,000	2,000	2,250
03 Attorney General	89,836	168	535	535	90,950	96,835	98,975	104,325
04 Controller	12,645	45	281	280	13,440	14,000	14,560	15,400
05 Secretary of State	36,913	95	389	380	37,240	42,560	47,880	53,200
06 Treasurer	11,619	21	553	*	13,119	14,119	14,119	14,119
07 Dept of Administration **	117,501	250	470	260	121,101	126,861	131,901	135,861
08 Dept of Agriculture	667	4	167	*	1,680	1,920	3,360	4,560
09 Dept of Business & Industry	64,693	164	394	360	64,693	72,000	77,040	84,240
10 Dept of Conservation & Natural Resources	93,440	331	282	280	106,120	122,080	128,800	137,200
11 Dept of Education	32,799	113	290	290	33,060	34,800	36,540	38,280
12 Dept of Employment Training & Rehab	131,294	511	257	260	139,360	146,120	153,400	161,460
13 Gaming Control Board	27,000	127	213	215	27,305	28,810	30,530	31,820
14 Dept of Human Resources	219,065	722	303	320	255,040	274,560	297,920	356,160
15 Department of Information Technology	61,164	194	315	320	67,520	74,880	81,600	87,360
16 Dept of Military	NA				<i>Not included</i>			
17A Dept of Motor Vehicles	76,851	397	194	260	110,760	126,100	131,300	141,700
17B Dept of Public Safety	79,168	316	251	260	86,060	95,420	104,780	119,080
18 Dept of Cultural Affairs	144,983	115	1,261	*	144,938	149,978	155,258	160,298
19 Dept of Personnel	26,008	75	347	360	27,720	28,080	28,800	30,600
20 Dept of Corrections	59,095	160	369	360	60,840	66,240	71,640	77,040
21 Taxation	27,939	105	266	300	31,800	33,300	34,800	37,800
22 Dept of Transportation	154,796	766	202	260	204,880	210,860	217,360	220,480
27-02 Economic Development	8,150				8,150	8,150	8,150	8,150
27-03 Minerals	2,591	7	370	370	2,960	3,700	3,700	3,700
27-04 Public Employee Benefit Program	5,802	37	157	240	8,640	9,360	10,080	11,040
27-06 Public Utilities Commission	30,560	76	402	400	33,600	34,400	35,200	36,000
27-07 Tourism	19,076	21	908	*	19,076	19,796	20,276	21,716
Total	1,563,662	4,872			1,741,779	1,867,598	1,971,118	2,125,948
Average			316	312				

NOTE: Governor's Office current staff includes Consumer Health Assistance, Nevada Energy Office & Nuclear Waste Project Office

* Additional staff added at 240 per staff.

** Administration Department staff increased at 360 gsf above existing occupied.

The adjusted area factors were utilized with the staffing projections in the development of gross square footage requirements for those state functions having a potential placement in the Capitol Complex. As shown, these potential state functions presently occupy 1,563,662 gross square feet. These functions are projected to require 2,125,948 gross square feet by 2025, an increase of 562,286 gross square feet or a 36% increase. The above square footage requirements form the foundation for development and analysis of the master plan options.

MASTER PLAN REVIEW

The three master plans formulate a basis for overall development and expansion of the Complex. They illustrate the proposed expansion of the Complex and suggest the centralized relocation of various State offices that are now scattered through Carson City. These developments would create a campus-like Complex performing two major functions: (1) the centralization and consolidation of State services into a single geographic portion of Carson City; and (2) the creation of a show place, through which the qualities and advantages of Nevada may be presented.

Two Master Plans have been reviewed:

- The Nevada State Capitol Complex Master Plan prepared in 1989 by DC West
- The 40-Year Site Development Master Plan prepared in 2000 by the State Public Works Board

The third Master Plan is the recommended update:

- 2002 Master Plan Update prepared by Ganthner Melby, LLC, Architects and Planners. (See the following 2002 Master Plan Update, Site Build-out drawing.)

The 2002 Master Plan creates a north-south pedestrian mall line with trees that ties the Capitol Complex together. This allows for development flexibility, and visually ties one end of the mall to the other, with minimal impact to the existing Complex. This continuous pedestrian space will allow for special site development features such as public gather spaces, special artwork such as statues or memorials, and items special to Nevada, similar to those between the Legislative Building and the Capitol Building.

The buildings shown represent approximately 1,039,671 square feet of building area, in structures no higher than six stories, which accommodate approximately 2,979 employees, and provides approximately 2,085 square feet of surface parking spaces, utilizing no parking structures.

The Capitol Complex mall itself encompasses approximately 757,668 square feet of open and landscaped area. This space includes the mall and green space paralleling the major arterials.

This Update recommends the first three phases of the mall development. Phase I will be the initial building with related site development. Phase II will be a mirror image of Phase I, thereby saving the State time and effort. Phase III will entail the design for the mall itself as a separate entity. These first three phases will create the least impact to existing government operations and existing facilities during construction. (See the following 2002 Development Phasing drawing and 2002 Initial Project Phasing drawing.)

This Master Plan recommends that the Capitol Mall Complex be designed and constructed separate from the buildings.

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 TRANSPORTATION ARCHITECTS

**Capitol Complex
 Master Plan
 2002 Update**

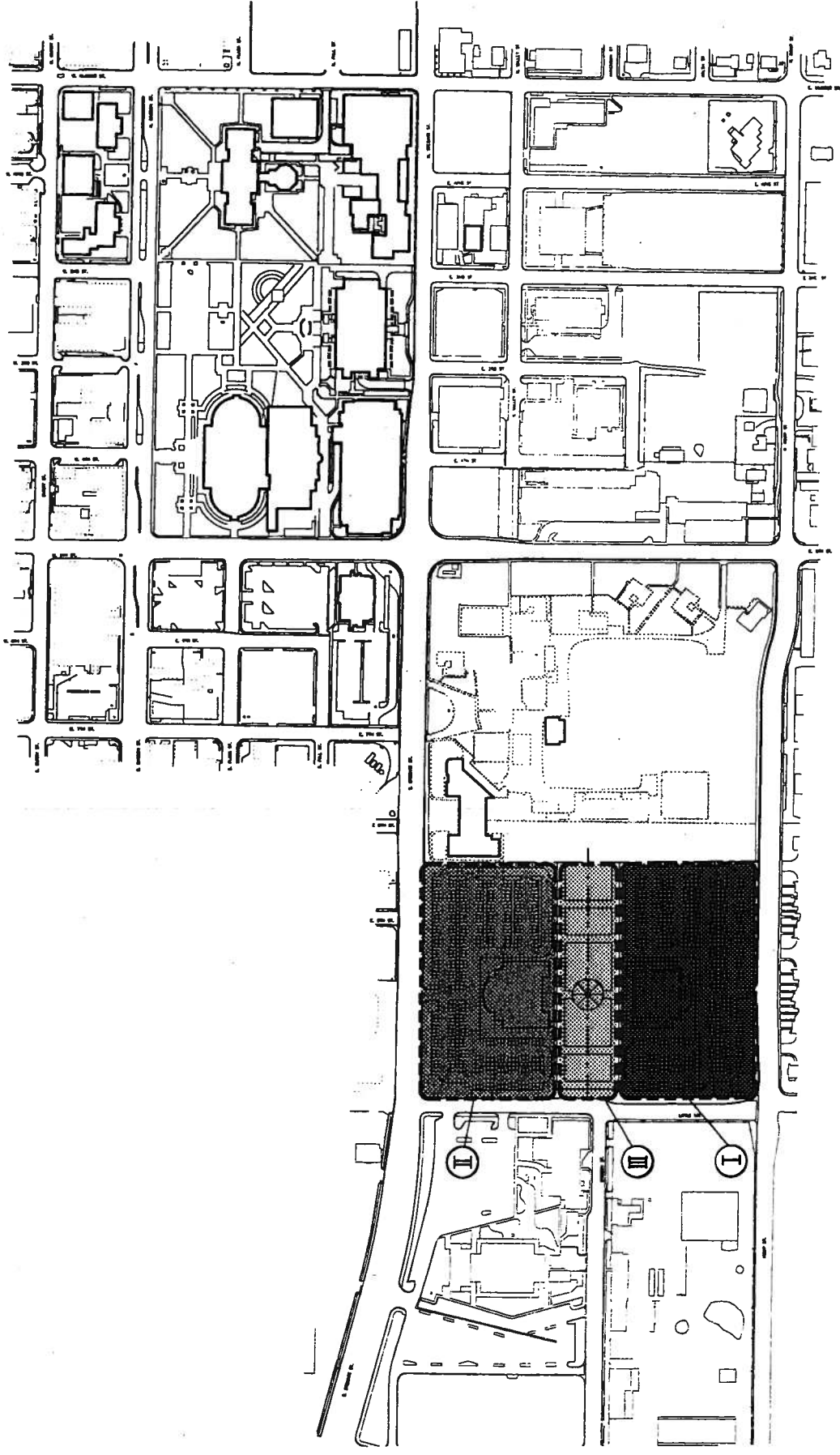
**NEVADA
 STATE PUBLIC
 WORKS BOARD**

Caron Chi, Nevada

DATE	07/25/03
JOB NO	552
DRAWN	PH
CHECKED	TJM

Key Plan

**2002
 DEVELOPMENT
 PHASING**



Development Areas Phase I, II & III



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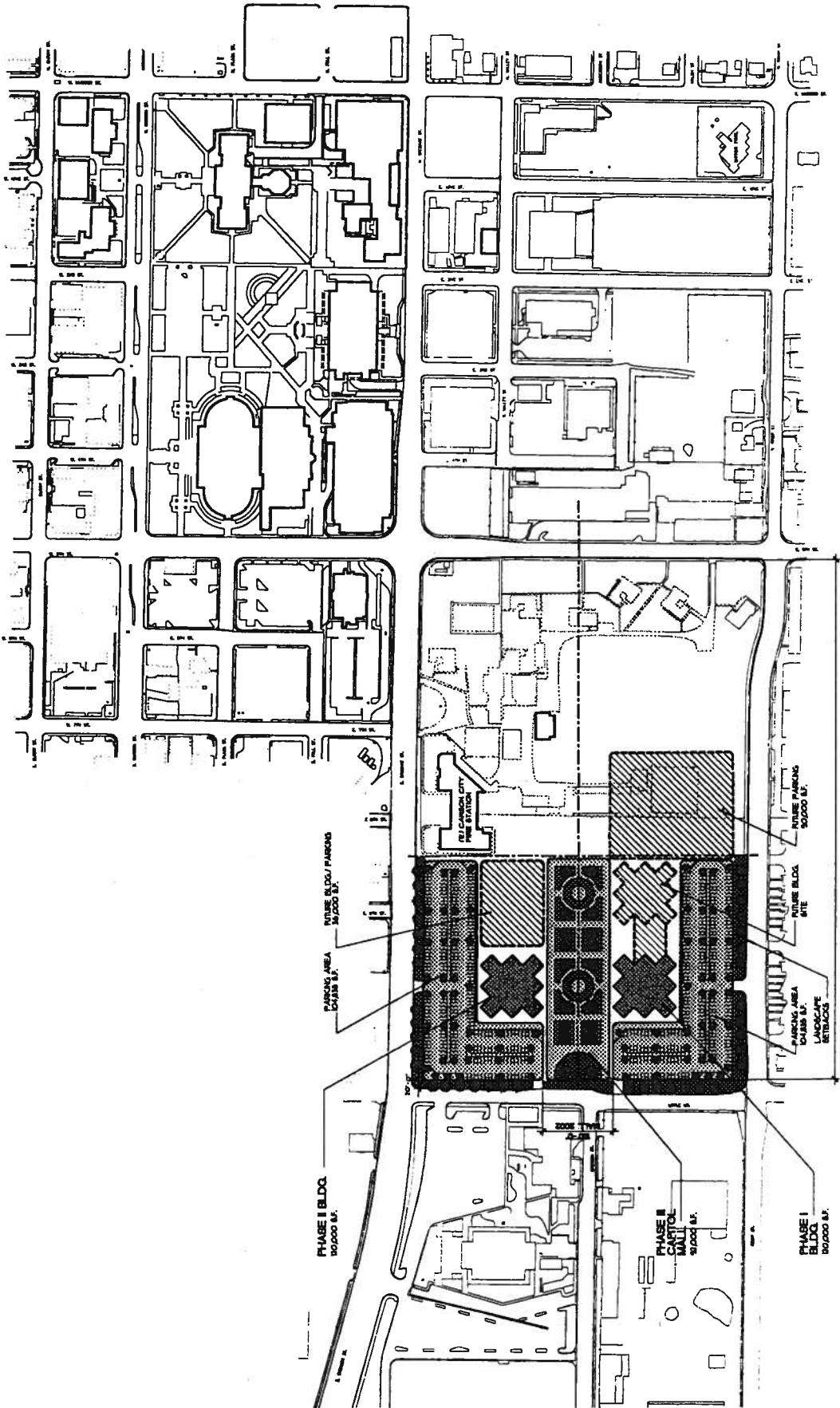
Capitol Complex
 Master Plan
 2002 Update

NEVADA STATE PUBLIC WORKS BOARD
 Carson City, Nevada

DATE	01/25/03
JOB NO	553
DRAWN	FPF
CHECKED	JCM

Key Plan

2002 INITIAL PROJECT PHASING



Initial Project Phasing I, II & III



ZONE D

TRAFFIC AND PARKING REVIEW

The following are the key findings from the traffic and parking study:

- The results of the existing condition level of service analysis indicate that intersections along Roop Street are at or near capacity. Unless additional transportation improvements are proposed, this will likely be a transportation constraint since additional traffic generated by the development of the Capitol Complex may not be served at these intersections without intersection capacity improvements.
- The existing public transit system provides an opportunity for commuters from Reno, Fallon, and Minden to utilize alternate travel modes for their trips to Carson, however limited transit opportunities are available to Carson City residents since there is not a local "city wide" public transit system.
- There are opportunities for abandonment of street segments in the area bound by Stewart, Musser, Roop, and 5th Streets. Abandonment of these little used and regionally unimportant streets could create opportunities for the Master Plan team to create a more pedestrian oriented campus setting with common areas and open space.
- Several planned transportation improvement projects will affect traffic conditions in the project vicinity. The first is construction of the two-phase "Carson City Freeway". Construction of a traffic signal at the Roop Street/Musser Street intersection is also being considered. These future improvements would allow higher traffic volumes to the Capitol Complex.
- Parking surveys were completed during October 2002 and again during February 2003 while the Legislature was in session. Although several individual parking lots were found to be 100% occupied, parking is generally available in the study area. In general, parking occupancy was found to be 73% during the mid-morning period and 71% during the mid-afternoon period on a typical day. During periods when the Legislature is in session, parking occupancies increase to 82% during the mid-morning period and 78% during the mid-afternoon period. Since several parking areas are currently fully utilized it is crucial that parking spatial allocation be strongly considered when locating each new Capitol Complex facility and associated parking.
- The existing parking utilization ratio is approximately one parking space for 60% of the employees. The desired parking supply should include an efficiency factor of 10-percent (demand plus 10-percent) in order to accommodate turnover and potential unavailability of selected spaces for larger vehicles. Therefore, the current parking supply rate of one space per .60 employees plus a 10-percent efficiency factor should be sufficient. The recommended rate is .70 spaces per employee.
- The industry standard average rate for government office building on a weekday is .77 spaces per employee (*Parking Generation, Institute of Transportation Engineers.*). While this rate is higher than the recommended rate, the existing condition parking occupancy surveys found a surplus of approximately 18-percent,

indicating a lower parking demand rate when compared to the industry average for a government office building.

- In order to maintain a sufficient parking supply, approximately 3,860 would need to be provided (including ADA spaces) to meet demand for the future build-out condition. Therefore, an additional 1,370 spaces over the existing parking supply (does not account for displaced parking due to Capitol Complex facility construction) would need to be constructed in order to accommodate the total Master Plan build-out parking demand.
- Level of service calculations were performed for the PM peak hour (worst traffic conditions) at seven study intersections in the project vicinity to determine the future Master Plan build-out traffic flow characteristics proximate to the Capitol Complex planning area. The results of this analysis indicate that all of the intersections and roadway segments will continue to operate at acceptable levels of traffic service except the segment of Roop Street adjacent to the Capitol Complex and the intersections of Roop Street with Musser Street and with 5th Street, which are projected to operate at LOS F. It should be noted that even without development of the Capitol Complex Master Plan, Roop Street in the vicinity of the Capitol Complex and the Roop Street intersections with Musser Street and 5th Street, are projected to operate at an unacceptable level of traffic service by 2007.
- Intersection and roadway segment improvements are required in order to attain an acceptable level of service. These improvements include widening Roop Street to 4 lanes from Washington Street to Fairview Drive and the installation of a traffic signal at the Roop Street/Musser Street intersection. The additional lanes recommended for Roop Street, plus the addition of exclusive right-turn lanes, would also improve operations at the Roop Street intersection with 5th Street.
- Due to the consolidation of State employees from sites in and around Carson City onto the Capitol Complex, reductions in overall trip-making along with reductions in vehicle miles of travel and average trip lengths is expected. This should be considered a regional travel benefit and could improve air quality.

GOALS FOR CAPITOL COMPLEX

During meetings over the course of the planning process, the Steering Committee reviewed the goals and objectives of the previously completed 1989 Master Plan. In preparing for the 2002 Master Plan Update, the Steering Committee consolidated and expanded those goals and objectives to reflect issues the Master Plan will address.

a. ***Shall be the Government Seat***

The Capitol Complex shall be the seat of government for the constitutional officers of the State and the site of the main offices of the executive, legislative and judicial branches of the government.

b. ***Shall Reflect the Values and Culture***

The Capitol Complex shall reflect the values and culture of the people of the State, and shall be an attractive civic center of which all citizens of the State can be proud.

c. ***Shall be Functional, Efficient and Cost Effective***

The Capitol Complex shall be planned to help establish a more functional, efficient, and cost effective state government.

d. ***Shall provide Quality Facilities***

The Capitol Complex shall provide quality facilities for state employees to serve the public.

e. ***Shall Endure for the Future***

The Capitol Complex is a place of enduring value for the State. Its historical, cultural and archaeological resources shall be protected for the future.

OBJECTIVES FOR THE STATE CAPITOL COMPLEX

- a. **Centralization:** Locate and consolidate appropriate State offices that are scattered around Carson City into one State owned Capitol Complex.
- b. **Lease vs. Own:** Reduce state dependency on leased space.
- c. **State Worker Amenities:** To provide a broad array of amenities that will enhance the State Workers view of the facility, attract personnel to State employment and enhance the ability to retain State employees.
- d. **Attractive:** Develop an attractive State Capitol Complex that visually says to the general public and to visitors to the State that this is Nevada's State Capitol Complex, by providing landscaping and design features that helps identify the State Capitol Complex and establishes a stage to show off the State of Nevada.
- e. **Identity:** Provide a clear identity of entry and exit.
- f. **Welcome:** Provide a sense of welcome.
- g. **Efficient:** Provide for user friendly access. Provide for efficient and functional movement between the building uses and efficient utilization of the site.
- h. **Parking:** Easy access to and from the site and adequate parking for State Workers and visitors to the State.
- i. **Education of the History and Culture:** Emphasis facilities that will help educate tourists, residents and businesses that come to Nevada about the history and culture of the State.
- j. **Link Complex:** Tie together and infill the component pieces of the Capitol Complex from the northern part to the southern part.

TRANSPORTATION AND CIRCULATION OBJECTIVES

(includes alternative modes - not in order of importance)

- Provide a balanced transportation system.
- Improve the transit system.
- Provide shuttle service.
- Minimize auto intrusion into the campus core areas.
- Provide well-designed intersections and crossing locations.
- Think beyond cars.
- Maintain the street hierarchy.
- Implement Transportation Demand Management (TDM).
- Increase bicycle circulation.
- Increase pedestrian circulation.
- Improve emergency services.
- Pursue roadway closures.
- Calm traffic and improve streets with trees and streetlights.
- Increase pedestrian safety.
- Lessen traffic on internal roadways.
- Discourage through traffic on internal streets.
- Provide way-finding/signage.

PARKING OBJECTIVES

(not in order of importance)

- Regulate parking supply.
- Provide only as much parking as is necessary and maintain flexibility.
- Create a pedestrian-friendly environment through proper siting of parking.
- Emphasize convenient parking locations.
- Maintain efficient traffic flow on complex streets and access roadways.
- Emphasize cost effectiveness or optimum land use.
- Encourage alternative modes of transportation.
- Continue to provide adequate short-term parking.
- Provide parking at a level that serves the identified need.

DATA GATHERING AND STRATEGIC REQUIREMENTS

STAFFING AND SPACE PROJECTIONS

Introduction

The State of Nevada currently has offices and related support spaces decentralized throughout the Carson City area. Based on a recent review of state owned and leased facilities there is approximately 1.6 million gross square feet of office and related support space, of which approximately 673,000 is in leased facilities. The State of Nevada is in the process of updating previous Capitol Complex Master Planning documents to assess what portion of the state facilities in Carson City can or should be located within the Capitol Complex boundaries. A major variable in this assessment is the need to replace leased space with owned space. In addition, there is a recognition on the part of the Executive Branch of the state government that operational efficiencies could be achieved by co-locating like functions and consolidating certain departments which are presently located in numerous decentralized leased and owned facilities.

An essential step in the updating process is the development of a strategic plan identifying the state's facility needs in the Carson City Capitol region over a twenty-five year planning horizon. This section of the Capitol Complex Master Plan Update document provides a description of the methodology utilized to determine the projection of space needs, as well as a summary of the findings and conclusions generated from the projection process.

Scope of the Project

The consultant team worked with a Steering Committee of state staff representing the Governor's Office, Division of Buildings and Grounds, Division of State Lands, Department of Administration and the Public Works Board. The committee identified the state functions to be surveyed. The scope of the project did not include the Legislative or Judicial Branches of state government. The following list identifies those departments which were initially considered candidates for placement with the capitol complex.

Table 1
Capitol Complex Master Plan
Surveyed Executive Branch Functions

Governor's Office	Dept. of Information Technology
Lt. Governor	Dept. of Military
Attorney General	Dept. of Motor Vehicles
Controller	Dept. of Public Safety
Secretary of State	Dept. of Cultural Affairs
Treasurer	Dept. of Personnel
Dept. of Administration	Dept. of Corrections
Dept. of Agriculture	Dept. of Taxation
Dept. of Business & Industry	Dept. of Transportation

Dept. of Conservation & Natural Resources	Commission on Economic Development
Dept. of Education	Commission on Minerals
Dept. of Employment Training & Rehabilitation	Public Employee Benefit Program
Gaming Control Board	Public Utilities Commission
Dept. of Human Resources	Tourism

Questionnaires

The consultant team, working with the Steering Committee, prepared and distributed a survey to each department, division, board and commission included within the scope of the project. The intent of the questionnaire was to elicit information concerning historical, current and projected staffing, relevant operational issues and concerns, space and related facility requirements and adjacency needs. The questionnaire was distributed to each entity. The questionnaires were then reviewed and summarized in both textual and table formats. Appendix A provides summaries of each entities' response received

Projected Staffing Requirements

In September 1989, then Governor Bob Miller presented a Nevada State Capitol Complex Master Plan. The plan, developed in 1988 defined a strategy for development of the Capitol Complex. At the time this plan was developed, the state population was 1,121,500 and there were approximately 2,540 state employees, not including the legislature and judiciary located in the Carson City region. In the intervening 14 years the State of Nevada population has increased to 2,196,500, an increase of 96% or an annual increase of 6.8%. The total number of employees has increased to 4,872, an increase of 98%. It is estimated that the total office space has increased from approximately 850,000 gross square feet (gsf) to 1,670,000 gsf in that 14-year period. A major part of that increase in state facilities has been accomplished through increases in leased space.

The historic and projected State of Nevada population is shown in Table 2. As shown, the state population has more than doubled over the last twenty years. Over the next twenty-five years it is estimated that the state will continue to grow (approximately 45%), but not at the same dramatic rate as experienced in the last twenty years. Historically, state employees have grown at a rate somewhat less than population growth (4.3% vs. 6.8%). From 1989 to 2000 overall state employees grew from 10,223 in 1989 to 15,912 in January 2002. As stated previously, state employees in the Carson City region grew by 98%.

Table 2
State of Nevada Population
Actual/Projected, 1980 – 2025

	Historical	Projected	% of Growth	Annual Growth
1980	800,493			
1988	1,121,565		40.1	5.0
1990	1,201,833		7.2	3.6
1995	1,530,000		27.3	5.5
2000	2,059,483		34.6	6.9
2002	2,214,813		7.5	3.8
2005		2,402,097	¹ 16.6	3.3
2010		2,611,453	¹ 8.7	1.7
2015		2,820,371	² 8.0	1.6
2020		3,046,001	² 8.0	1.6
2025		3,289,681	² 8.0	1.6

¹ 2005 and 2010 projections from the Nevada Demographer.

² Interpolated by DSA based on average 2005 to 2010 growth rate.

Table 3 details the historical and projected growth in state employees for those agencies included with the scope of the project. These projections were derived from the questionnaires and where necessary, modified or interpolated by the consultant. It should be noted that because of organizational changes occurring in the later 1990's, comparisons between 1990, 1995 and 2000 might be misleading. The projected staffing shows an overall increase of 33% over the next 23 years (2002 to 2025). That rate is significantly lower than projected 49% increase in state population. This is viewed as appropriate given the fact that a major portion of the Carson City employees are administrative and regulatory as opposed to direct services.

These projections were reviewed with the Project Steering Committee and deemed valid for strategic facilities planning purposes. These staffing projections became the basis for the development of the space requirements projections discussed in the following section.

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Table 3
State of Nevada Capitol Complex Master Plan
Carson City Employee Historical, Current and Projected Staff

	1990	1995	2000	Current	2005	2010	2015	2025	# Increase 2002 - 2025	% Increase 2002 - 2025	% Annual Increase 2002 - 2025
01 Governor's Office *	n/a	n/a	44	45	48	52	54	58	13	29%	1.3
02 Lt. Governor	2	4	7	7	7	8	8	9	2	29%	1.3
03 Attorney General	95	148	155	168	170	181	185	195	27	16%	0.7
04 Controller	34	37	44	45	48	50	52	55	10	22%	1.0
05 Secretary of State	45	55	76	95	98	112	126	140	45	47%	2.0
06 Treasurer	15	15	19	21	24	26	26	26	5	24%	1.0
07 Dept of Administration	156	235	253	250	260	276	290	301	51	20%	0.9
07-01 Administrative Services	0	18	13	20	21	21	21	21	1	5%	0.2
07-02 Budget & Planning	23	22	30	27	28	30	32	36	9	33%	1.4
07-03 Buildings & Grounds	51	51	55	55	55	59	67	70	15	27%	1.2
07-04 Hearings & Appeals	10	12	12	12	12	12	12	12	0	0%	0.0
07-05 Internal Audits	0	3	24	24	24	29	29	28	4	17%	0.7
07-06 Motor Pool	7	6	6	6	6	7	7	7	1	17%	0.7
07-07 Printing	0	42	38	30	34	34	34	34	4	13%	0.6
07-08 Public Works Board	40	41	42	43	47	50	53	57	14	33%	1.4
07-09 Purchasing	25	18	26	26	26	26	26	26	0	0%	0.0
07-10 Risk Management	0	22	7	7	7	8	9	10	3	43%	1.9
08 Dept of Agriculture	1	1	1	4	7	8	14	16	12	300%	13.0
09 Dept of Business & Industry	120	145	170	164	171	200	214	234	70	43%	1.9
Director's Office	0	4	6	7	8	20	20	20	13	186%	8.1
09-01 Attorney for Injured Workers	4	5	6	6	6	7	7	8	2	33%	1.4
09-02 Financial Institutions	0	0	11	16	16	16	16	16	0	0%	0.0
09-03 Housing	17	19	20	20	23	27	31	38	18	90%	3.9
09-04 Industrial Relations	34	48	53	39	40	42	44	46	7	18%	0.8
09-05 Insurance	35	41	52	57	57	66	73	83	26	46%	2.0
09-06 Labor Commission	9	9	6	5	6	6	6	6	1	20%	0.9
09-07 Manufactured Housing	2	2	3	3	3	3	4	4	1	33%	1.4
09-08 Real Estate	19	17	13	11	12	13	13	13	2	18%	0.8
10 Dept of Conservation & Natural Resources	211	260	312	331	379	436	460	490	159	48%	1.9
Director's Office	4	8	11	11	14	18	18	20	9	82%	3.6
10-01 Advisory Board on Natural Resources	<i>no staff</i>										
10-02 Board of Financing Water Projects	<i>no staff</i>										
10-03 Conservation Districts	2	2	3	3	3	5	5	8	5	167%	7.3
10-04 Division of Forestry	10	12	22	31	34	37	40	43	12	39%	1.7
10-05 State Lands	11	11	18	19	22	27	30	33	14	74%	3.2
10-06 State Parks	16	14	14	17	22	23	24	25	8	47%	2.0
10-07 Water Resources	45	41	61	61	64	71	78	86	25	41%	1.8
10-08 Environmental Commission	<i>under Environment Protection</i>										
10-09 Environmental Protection Division	120	168	177	181	210	240	250	260	79	44%	1.9
10-10 Land Use Planning Advisory Council	<i>no staff</i>										
10-11 Natural Heritage Program	3	4	6	8	10	15	15	15	7	88%	3.8
10-12 Nevada Tahoe Regional Planning Agency	<i>no staff</i>										
10-13 State Conservation Commission	<i>no staff</i>										
10-14 Well Drillers Advisory Board	<i>no staff</i>										
11 Dept of Education	94	80	102	113	114	120	126	132	19	17%	0.7
12 Dept of Employment Training & Rehab	300	388	476	511	536	562	590	621	110	22%	1.0
13 Gaming Control Board	117	120	129	127	127	134	142	148	21	17%	0.7

Table 3...Continued

	1990	1995	2000	Current	2005	2010	2015	2025	# Increase 2002 - 2025	% Increase 2002 - 2025	% Annual Increase 2002 - 2025
14 Dept of Human Resources	276	381.5	589	722	809	871	944	1,127	405	56%	2.4
14-01 Welfare Division	200	223	158	161	183	160	150	150	-11	-7%	n/a
14-02 Public Defender	11	11	12	12	12	13	13	14	2	17%	0.7
14-03 Health Care Financing & Policy	0	0	112	121	136	163	195	273	152	126%	5.5
14-04 Div. of Mental Health/Dev. Svcs	0	0	0	22	25	32	40	55	33	150%	6.5
14-05 Health Division	52	131.5	231	259	286	310	327	360	101	39%	1.7
14-06 Div. of Child & Family Svcs	0	1	58	94	97	102	109	127	33	35%	1.5
14-07 Div. of Aging Svcs	13	15	18	39	41	62	81	119	80	205%	8.9
14-08 Director's Office	0	0	0	14	29	29	29	29	15	107%	4.7
15 Department of Information Technology	n/a	n/a	n/a	194	211	234	255	273	79	41%	1.8
16 Dept of Military **	(300)	(300)	(300)	(300)	(300)	(300)	(300)	(300)	n/a	n/a	n/a
17a Dept of Motor Vehicles	536	637	825	397	426	485	505	545	148	37%	1.6
17b Dept of Public Safety	9	39	34	316	331	367	403	458	142	45%	2.0
Director's Office		incl. w/DMV		4	4	4	5	5	1	25%	1.1
17b-01 Capitol Police	9	13	16	16	20	30	40	50	34	213%	9.3
17b-02 Emergency Management	0	26	18	18	20	30	40	50	32	178%	7.7
17b-03 Highway Patrol		incl. w/DMV		134	140	150	160	179	45	34%	1.5
17b-04 Investigation Division		incl. w/DMV		40	42	43	44	55	15	38%	1.7
17b-05 Parole & Probation	0	0	0	90	90	94	97	101	11	12%	0.5
17b-06 State Fire Marshal	n/a	n/a	n/a	14	15	16	17	18	4	29%	1.3
18 Dept of Cultural Affairs	69	89	120	115	115	136	158	179	64	56%	2.4
19 Dept of Personnel	51	53	62	75	77	78	80	85	10	13%	0.6
20 Dept of Corrections	124	139	154	160	169	184	199	214	54	34%	1.5
21 Taxation	93	98	103	105	106	111	116	126	21	20%	0.9
22 Dept of Transportation	600	621	696	766	788	811	836	848	82	11%	0.5
27-02 Economic Development		no staff									
27-03 Minerals	11	8	7	7	8	10	10	10	3	43%	1.9
27-04 Public Employee Benefit Program	32	34	36	37	36	39	42	46	9	24%	1.0
27-06 Public Utilities Commission	72	72	74	76	84	86	88	90	14	18%	0.8
27-07 Tourism	13	16	19	21	21	24	26	32	11	52%	2.3
Total	5,066	5,671	6,507	4,872	7,175	7,611	7,964	8,483	3,611	74%	1.4

Interpolated from available data

* Includes Consumer Health Assistance, Nevada Energy Office & Nuclear Waste Project Office.

** Not included in total.

Space Requirements Projections

The development of space requirements for those included state functions is essentially a two step process. The first step is assessing the amount of owned and leased space occupied by each of the functions. The consultant team worked with staff of the Public Works Board to identify each location and the amount of gross square feet occupied. This data was retrieved from State Building and Grounds inventory of facilities. The analysis of this inventory required that the non-office or non-work space be filtered out of the database.

In addition, a major effort was directed by the Public Works Board staff to ascertain that the data represent gross square feet. The results of this effort are shown in Table 4. As detailed the state presently occupies 1,593,966 gross square feet of office and related space. Of this space, 673,107 gross square feet is provided in approximately 80 leased buildings.

**Table 4
State of Nevada Capitol Complex Master Plan
Carson City Owned vs. Leased Space (GSF)**

		Owned	Leased	Total
01	Governor's Office	15,200	13,029	28,229
02	Lt. Governor	1,778	0	1,778
03	Attorney General	76,479	13,357	89,836
04	Controllor	12,645	0	12,645
05	Secretary of State	23,726	13,187	36,913
06	Treasurer	11,619	0	11,619
07	Dept of Administration	76,916	40,585	117,501
08	Dept of Agriculture		667	667
09	Dept of Business & Industry	5,000	59,693	64,693
10	Dept of Conservation & Natural Resources	17,015	76,425	93,440
11	Dept of Education	27,658	5,141	32,799
12	Dept of Employment Training & Rehab	37,489	93,805	131,294
13	Gaming Control Board		27,000	27,000
14	Dept of Human Resources	53,908	165,157	219,065
15	Department of Information Technology	32,437	28,727	61,164
16	Dept of Military	N/A	0	0
17A	Dept of Motor Vehicles	76,851	0	76,851
17B	Dept of Public Safety	79,168	0	79,168
18	Dept of Cultural Affairs	138,408	6,575	144,983
19	Dept of Personnel	17,035	8,973	26,008
20	Dept of Corrections	39,990	19,105	59,095
21	Taxation	0	27,939	27,939
22	Dept of Transportation	154,796	0	154,796
27-01	Commission on Economic Development	0	8,150	8,150
27-02	Commission on Minerals	0	2,591	2,591
27-03	Public Employee Benefit Program	0	5,802	5,802
27-05	Public Utilities Commission	0	30,560	30,560
27-06	Tourism	19,076	0	19,076
Total		917,194	646,468	1,563,662

The second step in this process was the development of area factors for each of the included functions. The area factors were determined by dividing the existing gross square footages occupied by the number of employees accommodated in the space. The existing area factor was adjusted based on:

- Review of questionnaire concerning space deficiencies;
- Comparison with area factors for similar functions; and
- General industry standards for similar office types.

The area factor calculations are shown in Table 5. As detailed the area factors will vary from state office to state office. These variations can be attributed to such factors as:

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- Size of operation, more people sharing common space, such as work rooms, reduce the area factor;
- The type of staff, for example, attorney positions require more offices which result in higher area factors; and
- Specialized functions, tourism for example, have more storage spaces or other non-workstation spaces.

**Table 5
State of Nevada Capitol Complex Master Plan
Carson City Square Foot Projections**

	Existing Sq. Ft.	Current Staff	Current Area Factor	Proposed Area Factor	2005	2010	2015	2025
01 Governor's Office	28,229	45	627	*	29,949	30,669	31,149	32,109
02 Lt. Governor	1,778	7	254	250	1,778	2,000	2,000	2,250
03 Attorney General	89,836	168	535	535	90,950	96,835	98,975	104,325
04 Controller	12,645	45	281	280	13,440	14,000	14,560	15,400
05 Secretary of State	36,913	95	389	380	37,240	42,560	47,880	53,200
06 Treasurer	11,619	21	553	*	13,119	14,119	14,119	14,119
07 Dept of Administration **	117,501	250	470	260	121,101	126,861	131,901	135,861
08 Dept of Agriculture	667	4	167	*	1,680	1,920	3,360	4,560
09 Dept of Business & Industry	64,693	164	394	360	64,693	72,000	77,040	84,240
10 Dept of Conservation & Natural Resources	93,440	331	282	280	106,120	122,080	128,800	137,200
11 Dept of Education	32,799	113	290	290	33,060	34,800	36,540	38,280
12 Dept of Employment Training & Rehab	131,294	511	257	260	139,360	146,120	153,400	161,460
13 Gaming Control Board	27,000	127	213	215	27,305	28,810	30,530	31,820
14 Dept of Human Resources	219,065	722	303	320	255,040	274,560	297,920	356,160
15 Department of Information Technology	61,164	194	315	320	67,520	74,880	81,600	87,360
16 Dept of Military	NA				<i>Not included</i>			
17A Dept of Motor Vehicles	76,851	397	194	260	110,760	126,100	131,300	141,700
17B Dept of Public Safety	79,168	316	251	260	86,060	95,420	104,780	119,080
18 Dept of Cultural Affairs	144,983	115	1,261	*	144,938	149,978	155,258	160,298
19 Dept of Personnel	26,008	75	347	360	27,720	28,080	28,800	30,600
20 Dept of Corrections	59,095	160	369	360	60,840	66,240	71,640	77,040
21 Taxation	27,939	105	266	300	31,800	33,300	34,800	37,800
22 Dept of Transportation	154,796	766	202	260	204,880	210,860	217,360	220,480
27-02 Economic Development	8,150				8,150	8,150	8,150	8,150
27-03 Minerals	2,591	7	370	370	2,960	3,700	3,700	3,700
27-04 Public Employee Benefit Program	5,802	37	157	240	8,640	9,360	10,080	11,040
27-06 Public Utilities Commission	30,560	76	402	400	33,600	34,400	35,200	36,000
27-07 Tourism	19,076	21	908	*	19,076	19,796	20,276	21,716
Total	1,563,662	4,872			1,741,779	1,867,598	1,971,118	2,125,948
Average			316	312				

NOTE: Governor's Office current staff includes Consumer Health Assistance, Nevada Energy Office & Nuclear Waste Project Office

* Additional staff added at 240 per staff.

** Administration Department staff increased at 360 gsf above existing occupied.

Macro Space Program

The adjusted area factors were utilized with the staffing projections in the development of gross square footage requirements for those state functions having a potential placement in the Capitol Complex. As shown, these potential state functions presently occupy 1,563,662 gross square feet. These functions are projected to require 2,125,948 gross square feet by 2025, an increase of 562,286 gross square feet or a 36% increase. The above square footage requirements form the foundation for development and analysis of the master plan options.

MASTER PLAN OPTIONS

Introduction

Section 1 of this document presented the methodology and results of the consultant team's projection of staff and facilities for those State of Nevada functions that are potential candidates for inclusion in the Capitol Complex Master Plan. This projection of space needs resulted in a gross square footage total requirement of 2,125,948 by the year 2025.

In looking at the options available to the state for development of the Capitol Complex area, there are a number of questions whose answers may impact the manner in which the state proceeds with the development of the Capitol Complex. These are summarized in the following:

- What state operations should be located at the Capitol Complex?
- What amount of lease space should be replaced with owned space and over what timeframe should that take place?
- What buildings presently located on the Capitol Complex should be replaced and in what sequence?

The answers to these questions will dictate the magnitude of the state's facilities needs over the next twenty-five years. For example, assuming the state replaces 70% of the existing leased space, provides for all expansion and replaces the Kincaid Building, the existing Children's Home buildings, and over the long term planning period, the Blasdel Building, the state would be required to construct over 1,200,000 gross square feet of state offices over the next twenty-three years. The calculation is as follows:

Expansion Space	569,477
Replacement	
Kincaid	84,966
Children's Home	25,135
Blasdel Building	41,679
<hr/>	
Subtotal	151,780
70% of 673,107	471,175
Total	1,192,432

The following paragraphs discuss each of these issues and the assumptions developed as a part of this master plan.

Proposed Capitol Complex Occupants

The Steering Committee and the consultant team reviewed the list of existing and proposed Capitol Complex occupants. From this list a number of state functions were removed as candidates either for adjacency reasons (i.e., PUC) because their facility fund mechanisms suited a leased environment (i.e., Gaming Control Board) or plans existed to be developed at another site (i.e., Public Safety). The departments and agencies that were removed are:

- Public Safety Department
 - Nevada Highway Patrol
 - Investigation Division
 - Parole and Probation
 - State Fire Marshal
- Department of Corrections
- Office of Veteran's Services
- Public Utilities Commission
- Public Employee Retirement System
- Gaming Control Board
- Tourism

The remaining state functions were determined to be candidates for inclusion in the Capitol Complex Master Plan and were then assigned to development zones in the Capitol Complex area. The included departments and space requirements by zone are detailed in Table 6 and Table 7.

Nevada Capitol Complex Master Plan Update

**Table 6
State of Nevada Capitol Complex Master Plan**

	1990	1995	2000	Current	2005	2010	2015	2025	# Increase 2002 - 2025	% Increase 2002 - 2025	Annual Increase 2002 - 2025
ZONE "A"											
03 Attorney General	95	148	155	168	170	181	185	195	27	16%	0.7
Sub-Total Zone "A"	95	148	155	168	170	181	185	195	27	16%	0.7
ZONE "B"											
01 Governor's Office *	n/a	n/a	44	45	48	52	54	58	13	29%	1.3
02 Lt. Governor	2	4	7	7	7	8	8	9	2	29%	1.3
04 Controller	34	37	44	45	48	50	52	55	10	22%	1.0
05 Secretary of State	45	55	76	95	98	112	126	140	45	47%	2.0
06 Treasurer	15	15	19	21	24	26	26	26	5	24%	1.0
18 Dept of Cultural Affairs	69	89	120	115	115	136	158	179	64	56%	2.4
Sub-Total Zone "B"	165	200	310	328	340	384	424	467	139	42%	1.8
ZONE "C"											
07 Dept of Administration	156	235	253	250	260	276	290	301	51	20%	0.9
07-01 Administrative Services	0	18	13	20	21	21	21	21	1	5%	0.2
07-02 Budget & Planning	23	22	30	27	28	30	32	36	9	33%	1.4
07-03 Buildings & Grounds	51	51	55	55	55	59	67	70	15	27%	1.2
07-04 Hearings & Appeals	10	12	12	12	12	12	12	12	0	0%	0.0
07-05 Internal Audits	0	3	24	24	24	29	29	28	4	17%	0.7
07-06 Motor Pool	7	6	6	6	6	7	7	7	1	17%	0.7
07-07 Printing	0	42	38	30	34	34	34	34	4	13%	0.6
07-08 Public Works Board	40	41	42	43	47	50	53	57	14	33%	1.4
07-09 Purchasing	25	18	26	26	26	26	26	26	0	0%	0.0
07-10 Risk Management	0	22	7	7	7	8	9	10	3	43%	1.9
15 Department of Information Technology	n/a	n/a	n/a	194	211	234	255	273	79	41%	1.8
19 Dept of Personnel	51	53	62	75	77	78	80	85	10	13%	0.6
21 Taxation	93	98	103	105	106	111	116	126	21	20%	0.9
27-04 Public Employee Benefit Program	32	34	36	37	36	39	42	46	9	24%	1.0
Sub-Total Zone "C"	332	420	454	661	690	738	783	831	170	26%	1.1
ZONE "D"											
08 Dept of Agriculture	1	1	1	4	7	8	14	16	12	300%	13.0
09 Dept of Business & Industry	120	145	170	164	171	200	214	234	70	43%	1.9
Director's Office	0	4	6	7	8	20	20	20	13	186%	8.1
09-01 Attorney for Injured Workers	4	5	6	6	6	7	7	8	2	33%	1.4
09-02 Financial Institutions	0	0	11	16	16	16	16	16	0	0%	0.0
09-03 Housing	17	19	20	20	23	27	31	38	18	90%	3.9
09-04 Industrial Relations	34	48	53	39	40	42	44	46	7	18%	0.8
09-05 Insurance	35	41	52	57	57	66	73	83	26	46%	2.0
09-06 Labor Commission	9	9	6	5	6	6	6	6	1	20%	0.9
09-07 Manufactured Housing	2	2	3	3	3	3	4	4	1	33%	1.4
09-08 Real Estate	19	17	13	11	12	13	13	13	2	18%	0.8
10 Dept of Conservation & Natural Resources	211	260	312	331	379	436	460	490	159	48%	2.1
Director's Office	4	8	11	11	14	18	18	20	9	82%	3.6
10-03 Conservation Districts	2	2	3	3	3	5	5	8	5	167%	7.3
10-04 Division of Forestry	10	12	22	31	34	37	40	43	12	39%	1.7
10-05 State Lands	11	11	18	19	22	27	30	33	14	74%	3.2
10-06 State Parks	16	14	14	17	22	23	24	25	8	47%	2.0
10-07 Water Resources	45	41	61	61	64	71	78	86	25	41%	1.8
10-08 Environmental Commission	<i>under Environment Protection</i>										
10-09 Environmental Protection Division	120	168	177	181	210	240	250	260	79	44%	1.9
10-10 Land Use Planning Advisory Council	<i>no staff</i>										
10-11 Natural Heritage Program	3	4	6	8	10	15	15	15	7	88%	3.8

Nevada Capitol Complex Master Plan Update

Table 6... Continued

	1990	1995	2000	Current	2005	2010	2015	2025	# Increase 2002 - 2025	% Increase 2002 - 2025	Annual Increase 2002 - 2025
11 Dept of Education	94	80	102	113	114	120	126	132	19	17%	0.7
12 Dept of Employment Training & Rehab	300	388	476	511	536	562	590	621	110	22%	1.0
14 Dept of Human Resources	276	381.5	589	722	809	871	944	1,127	405	56%	2.5
14-01 Welfare Division	200	223	158	161	183	160	150	150	-11	-7%	n/a
14-02 Public Defender	11	11	12	12	12	13	13	14	2	17%	0.7
14-03 Health Care Financing & Policy	0	0	112	121	136	163	195	273	152	126%	5.5
14-04 Div. of Mental Health/Developmental Svcs	0	0	0	22	25	32	40	55	33	150%	6.5
14-05 Health Division	52	131.5	231	259	286	310	327	360	101	39%	1.7
14-06 Div. of Child & Family Svcs	0	1	58	94	97	102	109	127	33	35%	1.5
14-07 Div. of Aging Svcs	13	15	18	39	41	62	81	119	80	205%	8.9
14-08 Director's Office	0	0	0	14	29	29	29	29	15	107%	4.7
27-03 Minerals	11	8	7	7	8	10	10	10	3	43%	1.9
Sub-Total Zone "D"	1,013	1,264	1,657	1,852	2,024	2,207	2,358	2,630	778	42%	1.8
ZONE "E"											
17a Dept of Motor Vehicles	536	637	825	397	426	485	505	545	148	37%	1.6
17b Dept of Public Safety											
Director's Office				4	4	4	5	5	1	25%	1.1
22 Dept of Transportation	600	621	696	766	788	811	836	848	82	11%	1.0
Sub-Total Zone "E"	1,136	1,258	1,521	1,167	1,218	1,300	1,346	1,398	231	20%	0.9
MISCELLANEOUS/OFF SITE											
17b-01 Capitol Police - Capitol Complex	9	13	16	16	20	30	40	50	34	213%	9.3
17b-02 Emergency Management	0	26	18	18	20	30	40	50	32	178%	7.7
17b-03 Highway Patrol				134	140	150	160	179	45	34%	1.5
17b-04 Investigation Division				40	42	43	44	55	15	38%	1.7
17b-05 Parole & Probation	0	0	0	90	90	94	97	101	11	12%	0.5
17b-06 State Fire Marshal	n/a	n/a	n/a	14	15	16	17	18	4	29%	1.3
20 Dept of Corrections	124	139	154	160	169	184	199	214	54	34%	1.5
27-06 Public Utilities Commission	72	72	74	76	84	86	88	90	14	18%	0.8
13 Gaming Control Board	117	120	129	127	127	134	142	148	21	17%	0.7
27-07 Tourism	13	16	19	21	21	24	26	32	11	52%	2.3
Sub-Total Miscellaneous/Off Site	335	386	410	696	728	791	853	937	241	35%	1.5
TOTAL CAPITOL COMPLEX	3,076	3,676	4,507	4,872	5,170	5,601	5,949	6,458	1,586	33%	1.4

Interpolated from available data

- * Includes Consumer Health Assistance, Nevada Energy Office & Nuclear Waste Project Office.
- ** Not included in total.

Nevada Capitol Complex Master Plan Update

**Table 7
State of Nevada Capitol Complex Master Plan
Projected Functional and Spatial Distribution by Zone**

	2002	2005	2010	2015	2025
Zone A					
03 Attorney General	89,836	90,950	96,835	98,975	104,325
Total Category A	89,836	90,950	96,835	98,975	104,325
Zone B					
01 Governor's Office	28,229	29,949	30,669	31,149	32,109
02 Lt. Governor	1,778	1,778	2,000	2,000	2,250
04 Controller	12,645	13,440	14,000	14,560	15,400
05 Secretary of State	36,913	37,240	42,560	47,880	53,200
06 Treasurer	11,619	13,119	14,119	14,119	14,119
18 Dept. of Cultural Affairs	144,938	144,938	149,978	155,258	160,298
Total Category B	236,122	240,464	253,326	264,966	277,376
Zone C					
07 Dept. of Administration	117,501	121,101	126,861	131,901	135,861
15 Dept. of Information Technology	61,164	67,520	74,880	81,600	87,360
19 Dept. of Personnel	26,008	27,720	28,080	28,800	30,600
21 Taxation	27,939	31,800	33,300	34,800	37,800
27-04 Public Employees Benefit Program	5,802	8,640	9,360	10,080	11,040
Total Category C	238,414	256,781	272,481	287,181	302,661
Zone D					
08 Dept. of Agriculture	667	1,680	1,920	3,360	4,560
09 Dept. of Business & Industry	64,693	64,693	72,000	77,040	84,240
10 Dept. of Conservation/Natural Res. *	80,008	92,688	108,648	115,368	123,768
11 Dept. of Education	32,799	33,060	34,800	36,540	38,280
12 Dept of Employment, Training, & Rehab	131,294	139,360	146,120	153,400	161,460
14 Dept. of Human Resources	219,065	255,040	274,560	297,920	356,160
27-03 Commission on Minerals	2,591	2,960	3,700	3,700	3,700
Total Category D	531,117	589,481	641,748	687,328	772,168
Zone E					
17A Dept. of Motor Vehicles	76,851	110,760	126,100	131,300	141,700
22 Dept. of Transportation	154,796	204,880	210,860	217,360	220,480
Total Category E	231,647	315,640	336,960	348,660	362,180
Total Captitol Complex	1,327,136	1,493,316	1,601,350	1,687,110	1,818,710

* Does not include certain CNR functions which will remain outside the Capitol Complex.

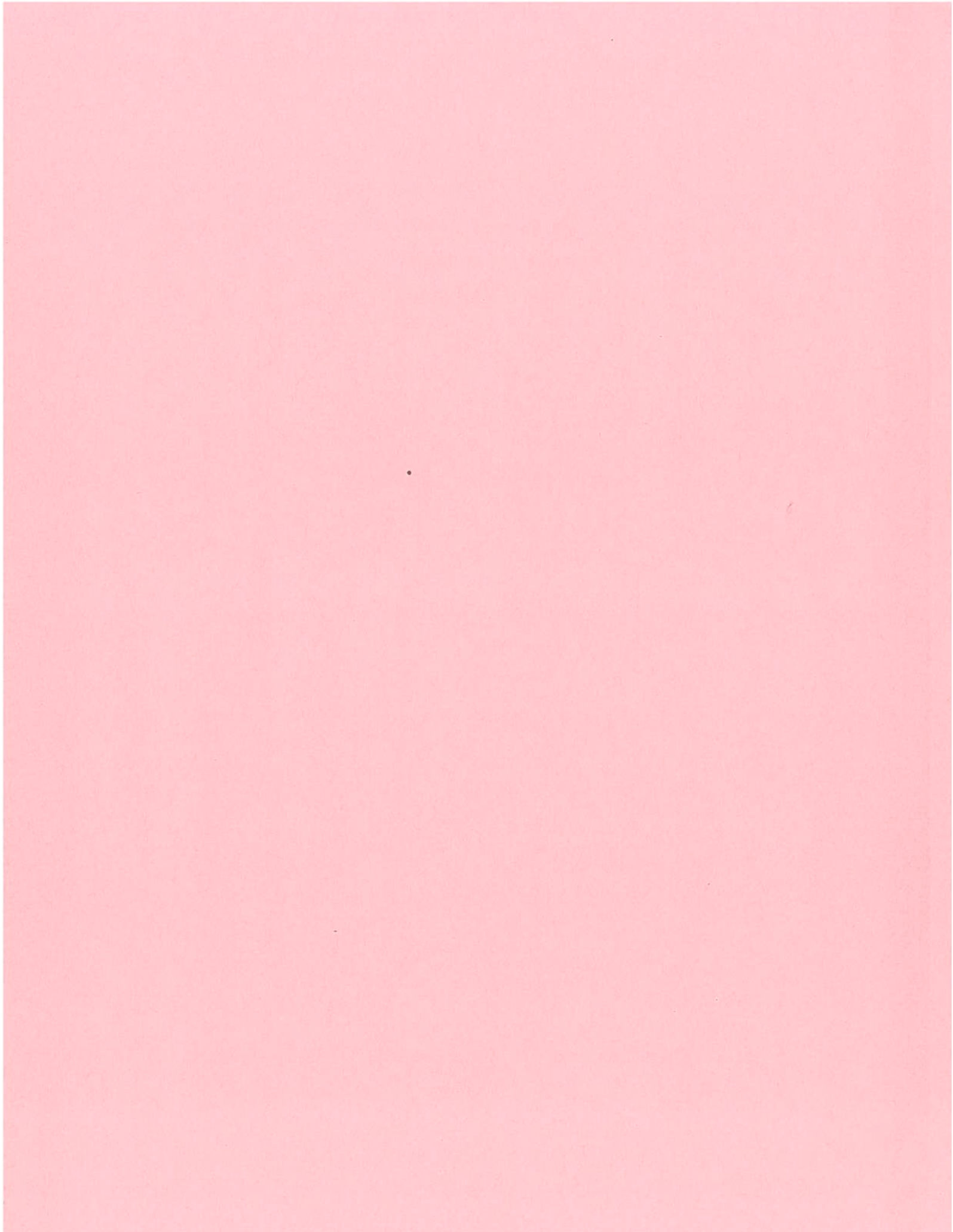
Leased Space

As stated previously in this document, the State of Nevada presently leases 646,468 gross square feet of office space. Of this total, 431,355 or 67% is occupied by divisions of five departments, Administration, Business and Industry, Conservation and Natural Resources, Human Resources and Employment, Training and Rehabilitation. One

obvious option is to consolidate leased space into owned space by incrementally constructing new buildings which would house the majority of divisions and units of one or more of these departments. This would stage the reduction in leased and space and improve communication and intra-departmental operation. The sequencing of this process should be based on constructing facilities for those departments with greatest percentage of their facilities in leased space. This would result in the following sequencing of reduction in leased space:

- Business and Industry – 59,693 gsf
- Conservation and Natural Resources – 80,008 gsf
- Human Resources – 165,157 gsf
- Employment, Training and Rehabilitation – 93,805 gsf
- Administration – 40,585 gsf

These planning assumptions became the basis for identification of development options and sequencing of the Capitol Complex Master Plan.



CAPITOL COMPLEX REVIEW

The boundaries of the existing state lands were identified and the basic definition for the Capitol Complex was established.

Within those boundaries, the existing facilities were identified. This information was graphically portrayed. The existing facilities were then reviewed. See Figure 4-1.

Representatives from the State Public Works Board and Buildings and Grounds reviewed the life expectancy of the buildings within the Capitol Complex. The life expectancy arrived at for those existing structures ranged from less than 5 years to more than 20 years, with a special designation given to those buildings identified as historical. This information was then graphically portrayed in Figure 4-2.

The existing arterial roadways (see Figure 4-3) were identified and visual studies were conducted at the major crossways. This information was then put into a graphic format.

When the above information was evaluated, the undeveloped areas of state owned land were reviewed, identified and portrayed graphically, as well.

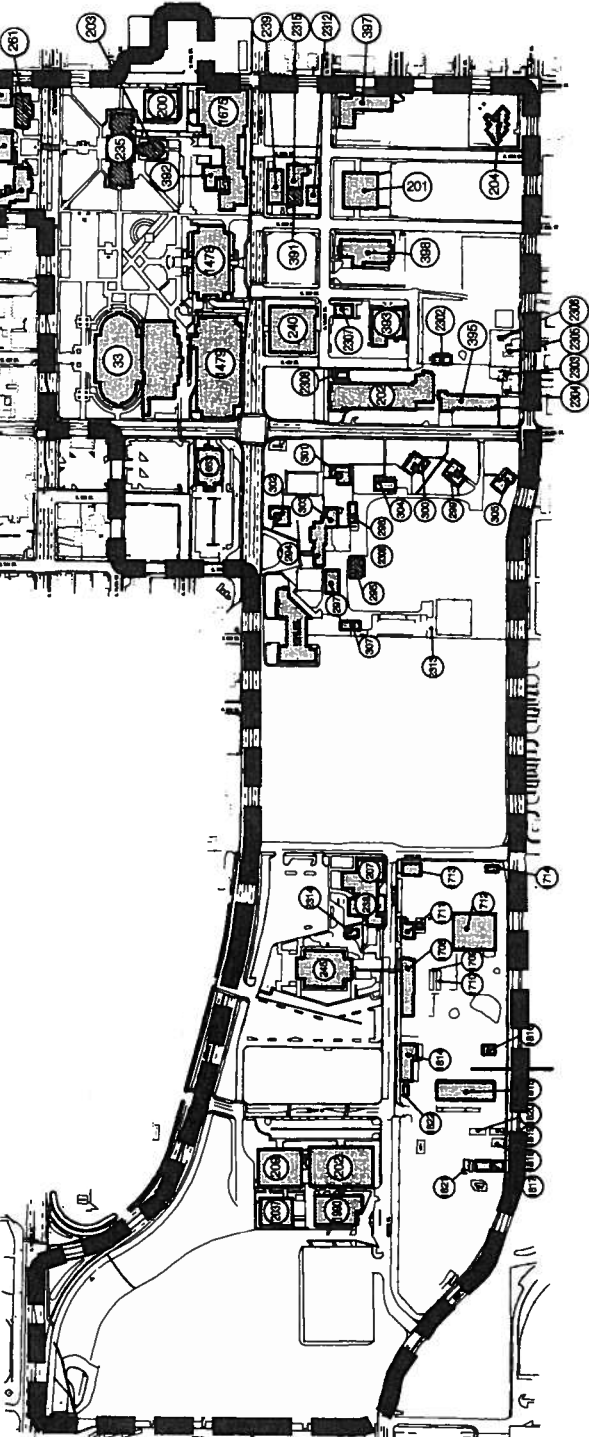
The information assembled, together with the information generated in the previous Master Plans, allowed the planners to create a series of site overlays which established a background of historic data to be utilized in the planning process.

Capitol Complex Master Plan Building List

Index #	Name	Year Built	Area(sf)	Life Expectancy in five year increments (compatibility)	Structure Condition	Systems Condition	Comments
33	Legislature Building	1977/97	183,836	5	good	good	
200	Blasdel	1956	41,679	3	good	good	
201	Kinkead	1974	84,966	3	poor	poor	
202	Education (Old Fremont School)	1960s	27,000	3	good	good	
203	Capitol Annex	1906	9,864	Historical	good	good	Remodel Planned
204	Motor Pool	1988	3,987	4	fair	fair	
207	Materials & Research Lab	1965	16,214	5	good	good	
209	DMV Office Bldg	1965	31,500	5	good	good	
210	Office Bldg Addition (East bldg)	1980	51,000	5	good	good	After CIP
235	Capitol	1870	54,778	Historical	good	good	Remodel Planned
238	Materials & Research Lab Addition	1987	12,000	5	good	good	
239	B&G Paint Shop	1948	5,000	3	poor	poor	
240	Printing Office	1963	24,869	3	fair	poor	
244	Heroe's Memorial	1935	14,680	Historical	good	good	
245	Headquarters Building	1965	106,320	5	good	good	
281	Old Carson City Courthouse	1920	14,680	Historical	good	good	
294	Administration	?	4,578	2	fair	poor	
295	Gymnasium	?	2,925	Historical			
297	Commissary	1975	2,400	2	fair	fair	Wood Structure
298	Storage & Boiler	1950s	1,700	2	poor	poor	
299	Cottage 1	1960	2,760	2	fair	fair	
300	Cottage 2	1960	2,760	2	fair	fair	
301	Cottage 3	1960	2,760	2	fair	fair	
302	Cottage 4	1960s	2,760	2	fair	fair	
303	Cottage 5	1960s	2,269	2	fair	fair	
304	Cottage 6	1963	2,425	2	fair	fair	
305	Cottage 7	1965	2,425	2	fair	fair	
306	AG's Office		25,000	5	good	good	
307	Garage	1960s	2,000	2	poor	poor	Wood Structure
391	Buildings & Grounds	1900s	10,000	Historical	good	poor	
392	SHPO and Exhibit Hall(Archives)	1885	8,408	Historical	good	good	
393	Computer Facility	1970	14,400	5	fair	fair	
395	Mail	1996	8,200	3	good	good	
397	EICON South	1959	42,550	3	good	good	
398	DETR State Administrative Office	1960	30,924	3	fair	fair	
1478	Supreme Court	1991	118,900	5	good	fair	
1479	Parking Garage	1990	144,452	5	fair	good	
1653	Sedway	1980s	29,207	5	good	good	
1675	Library and Achives	1993	130,000	5	good	good	
1708	Annex Building	1977	8,415	3	fair	fair	
1709	Trailer No. 1	1982	924	3	poor	fair	Wood prefabricated structure
1710	Trailer No. 2	1982	924	3	poor	fair	Wood prefabricated structure
1711	Motor Pool	1963	3,075	3	fair	fair	
1712	Vehicle Storage	1963	17,900	3	good	good	
1713	Record Storage Building	1995	6,000	5	good	good	
1714	Traffic Storage Building	1996	600	3	good	good	Metal structure
1814	Equipment Shop	1963	5,000	3	fair	poor	
1815	Vehicle Storage	1963	12,400	3	fair	good	
1816	Salt Storage	1963	1,400	3	fair	fair	
1817	Storage 1	1960s	3,496	3	poor	poor	Wood & metal structure
1818	Storage 2	1960s	1,120	3	poor	poor	Wood & metal structure
1819	NHP Quonset	1960s	1,400	3	poor		Metal quonset hut
1820	DOT Quonset	1960s	1,400	3	poor		Metal quonset hut
1821	LD SCP Storage	1960s	630	3	poor	poor	Wood Structure
1822	Training Trailer	1977	924	3	poor	poor	Wood Structure
1990	DMV Warehouse	1991	15,000	5	fair	fair	
2037	DMV Computer Facility	1998	10,255	5	good	fair	
2302	Storage 1(behind state mail office)		1,600	2	fair		
2303	Storage 2		1,200	2	poor		
2304	Storage 3		700	2	poor		
2305	303 Roop St. House		900	1	poor	poor	
2306	303 Roop St. Garage		500	1	poor		
2307	Printing Storage		2,400	3	fair	fair	Metal Building
2308	Modular Office, Dept. of Educ.		1,200	2			Modular building.
2309	Modular Classrooms (3)	1980s	1,650	2	poor	poor	Wood prefabricated modulars
2310	Old Fire House	1950s	10,500	1	poor	poor	
2311	Heroe's Memorial Annex	1950s	11,619	3	good	good	
2312	B&G Garage Bldg	1990	2,400	3	good	good	
2313	Quonset	1960s	500	1	poor	poor	
2314	DOT Chiller & Cooling Tower	2001	1,000	5	good	good	

BUILDING INDEX

33	LEGISLATURE BUILDING	397	COMMISSARY	417	PARKING GARAGE	422	TRAINING TRAILER
34	BLASDEL	398	STORAGE & BOILER	418	SEADWAY	423	DAY WAREHOUSE
35	KONIGAD	399	COTTAGE 1	419	LIBRARY & ARCHIVES	424	DAY COMPUTER FACILITY
36	EDUCATION (OLD FRENCH) SCHOOL	400	COTTAGE 2	420	ANNEX BUILDING	425	STORAGE 1 (BISHOP STATE MAIL OFFICE)
37	CAPITOL ANNEX	401	COTTAGE 3	421	TRAILER No. 1	426	STORAGE 2
38	MOTOR POOL	402	COTTAGE 4	422	TRAILER No. 2	427	STORAGE 3
39	MATERIALS & RESEARCH LAB	403	COTTAGE 5	423	MOTOR POOL	428	303 ROOF STATE HOUSE
40	DAY OFFICE BUILDING	404	COTTAGE 6	424	VEHICLE STORAGE	429	303 ROOF STATE GARAGE
41	OFFICE BUILDING ADDITION	405	COTTAGE 7	425	RECORD STORAGE BUILDING	430	PRINTING STORAGE
42	CAPITOL	406	AGS OFFICE	426	TRAFFIC STORAGE BUILDING	431	MODULAR OFFICE DEPT. OF EDUC.
43	MATERIALS & RESEARCH LAB ADDITION	407	GARAGE	427	EQUIPMENT SHOP	432	MODULAR CLASSROOMS (3)
44	B & G PAINT SHOP	408	BUILDINGS & GROUNDS	428	VEHICLE STORAGE	433	OLD FIRE HOUSE
45	PRINTING OFFICE	409	SHIP & EXHIBIT HALL (ARCHIVES)	429	SALT STORAGE	434	HERKES MEMORIAL ANNEX
46	HERKES MEMORIAL	410	COMPUTER FACILITY	430	STORAGE 1	435	BAG GAWAGE BUILDING
47	HEADQUARTERS BUILDING	411	MAIL	431	STORAGE 2	436	QUONSET
48	OLD CARSON CITY COURTHOUSE	412	ADMINISTRATION	432	NIP QUONSET	437	DOT CHILLER & COOLING TOWER
49	ADMINISTRATION	413	DET. STATE ADMINISTRATIVE OFFICE	433	DOT QUONSET	438	
50	GYMNASIUM	414	SUPREME COURT	434	LD SCP STORAGE	439	

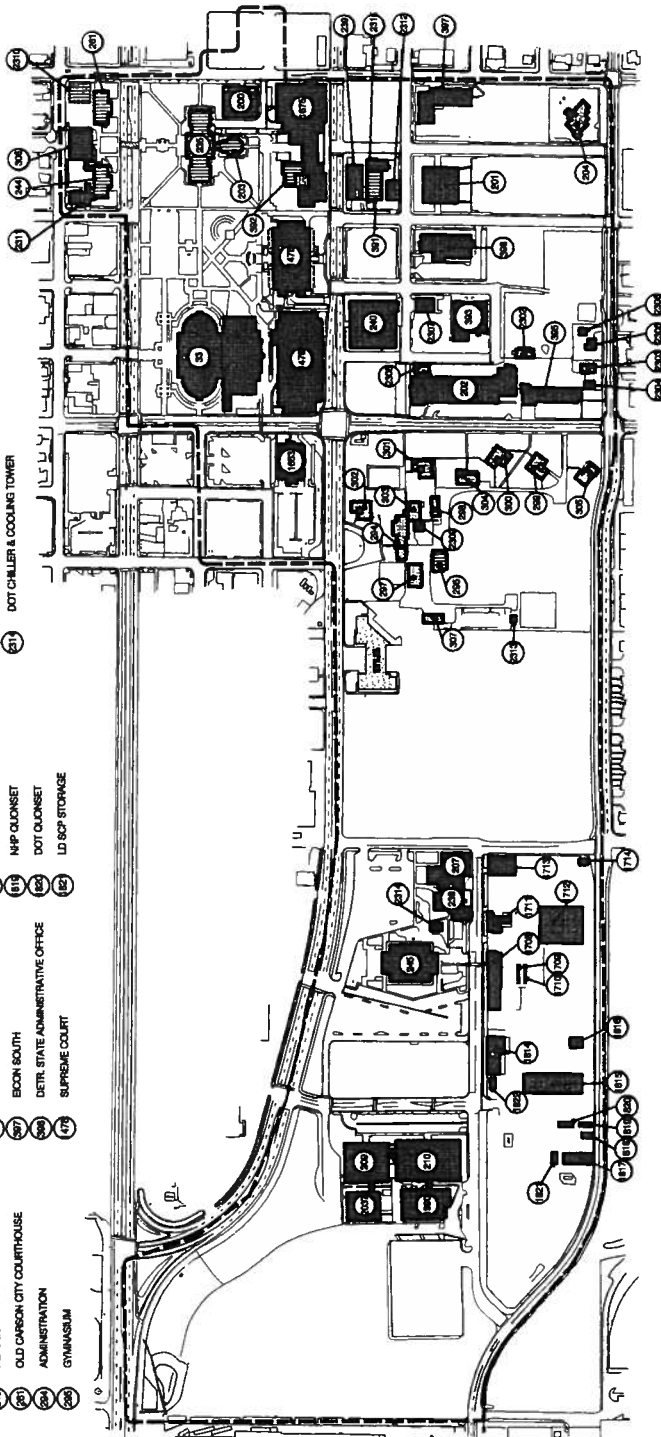


Site Plan - Capitol Complex Boundaries



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CAPITOL COMPLEX MASTER PLAN
LIFE SPAN EXPECTANCY SITE PLAN

NORTH
 BUILDING INDEX NUMBER
 LESS THAN - 5 YEARS
 LESS THAN - 10 YEARS
 LESS THAN - 15 YEARS
 MORE THAN - 20 YEARS
 HISTORICAL

STATE OF NEVADA
FORNOLD ARCHITECTS
CORPORATION
CARRAS CITY, NEVADA

10-00-0000




BARTNER HEINZ LLC
ARCHITECTS & PLANNERS
1110 MEL ROAD SUITE 231
RENO, NEVADA 89502
P: 775-785-1004
F: 775-785-1005

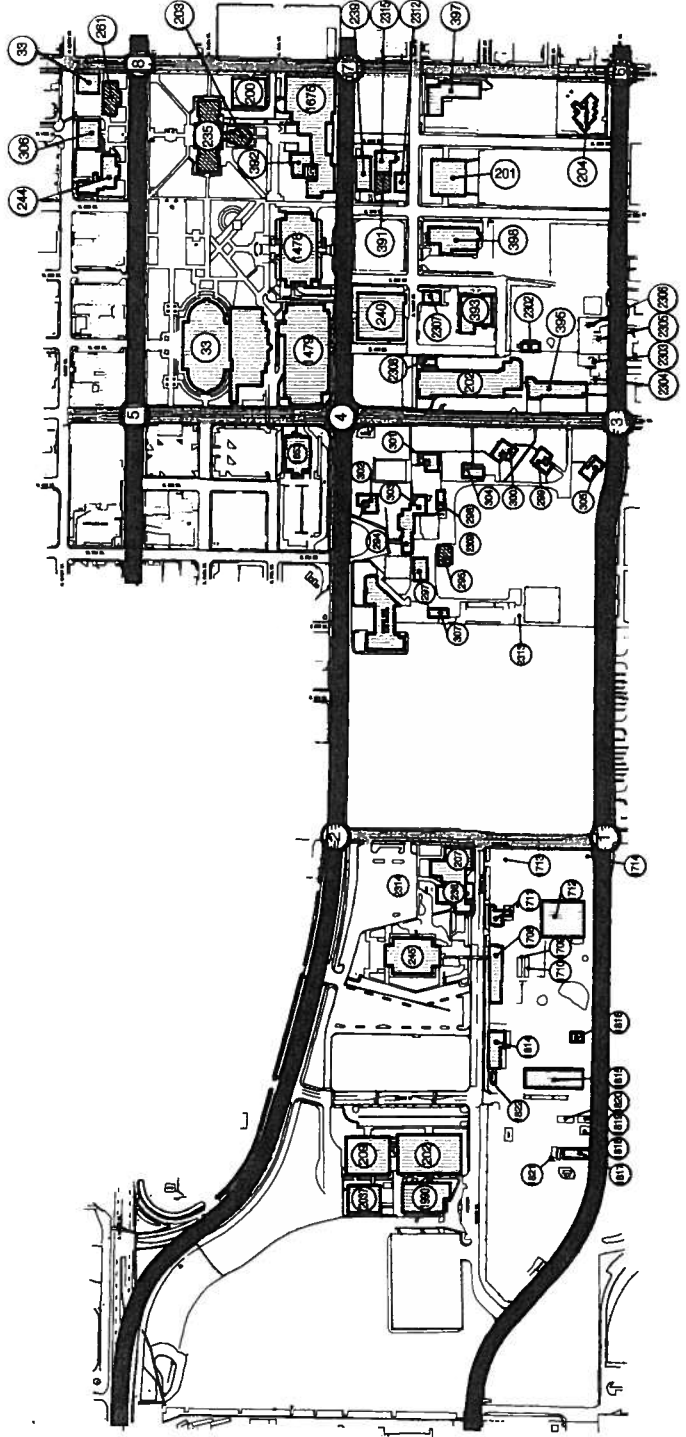
Don Smith & Associates
ARCHITECTS
PERRI & PERKS
ARCHITECTURAL ASSOCIATES

Capitol Complex
Master Plan
2002 Update
for
**NEVADA
STATE PUBLIC
WORKS BOARD**
Caracas City, Nevada

DATE: 01/21/03
JOB NO: 502
DRAWN: PJP
CHECKED: TLM

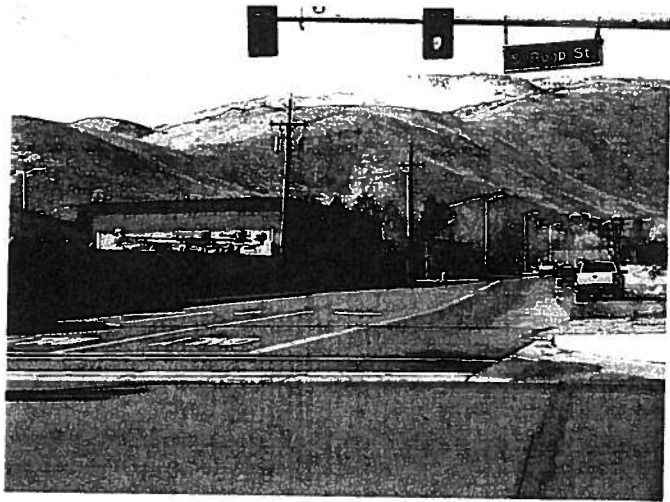
**BUILDING LIFE
EXPECTANCY**
4-2

-  Major Arterial Roadways
-  Major Arterial Roadways
-  Intersection With Photograph Study

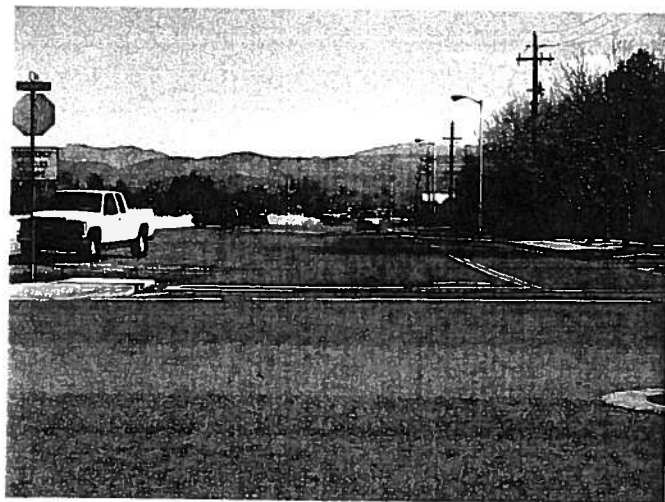
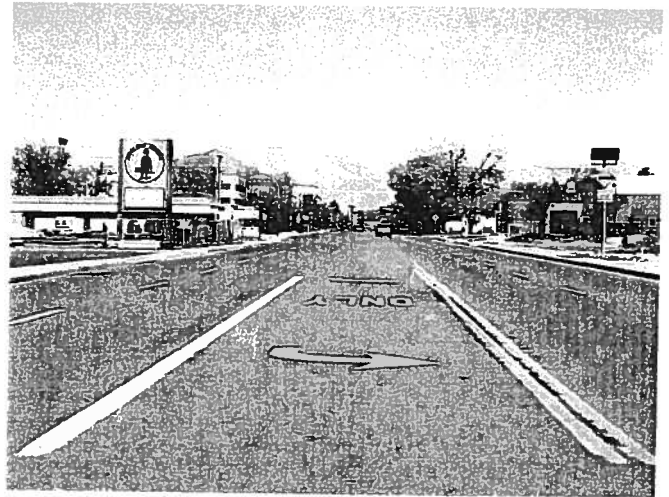


Major Arterial Roadways - Visual Studies

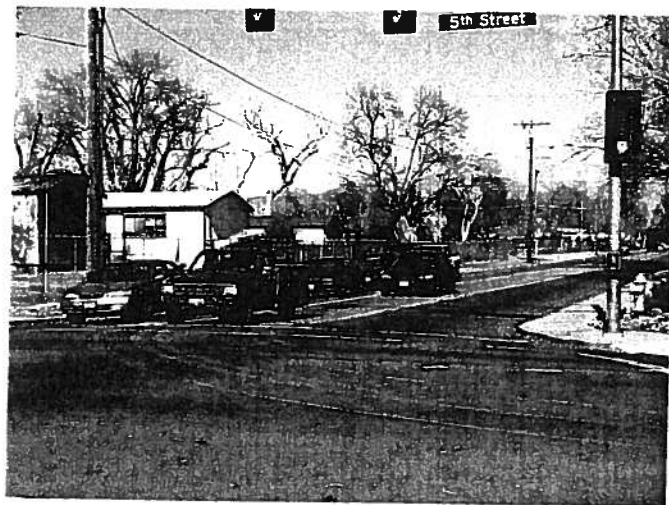
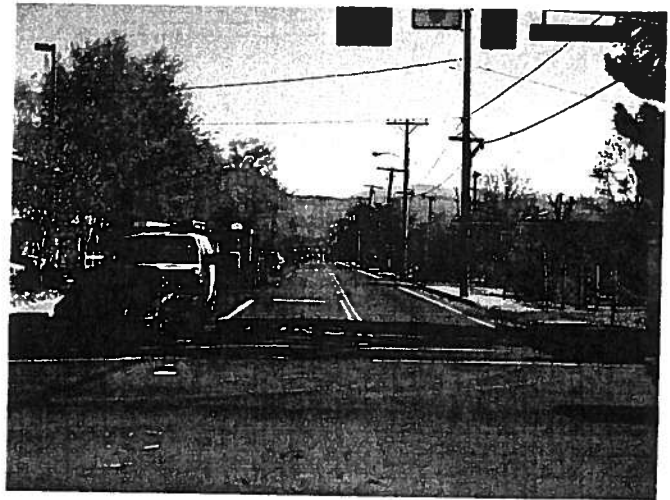
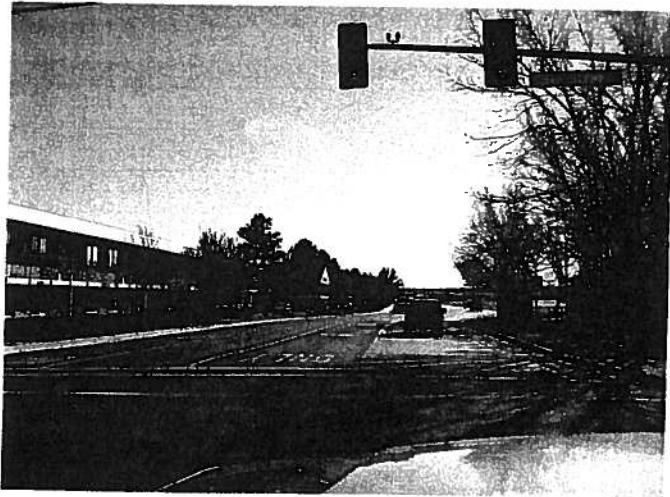
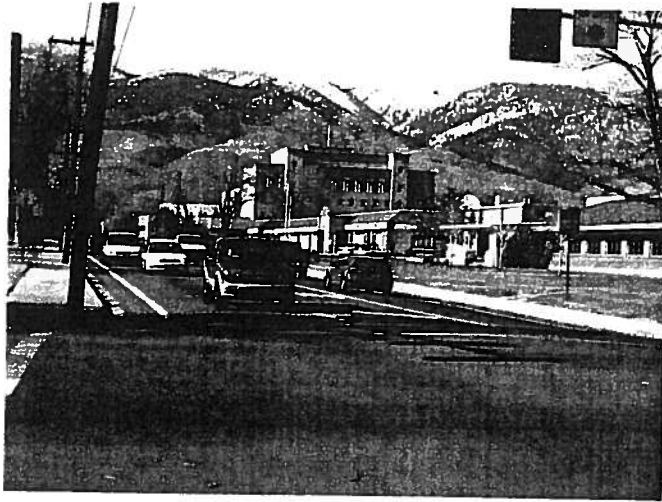




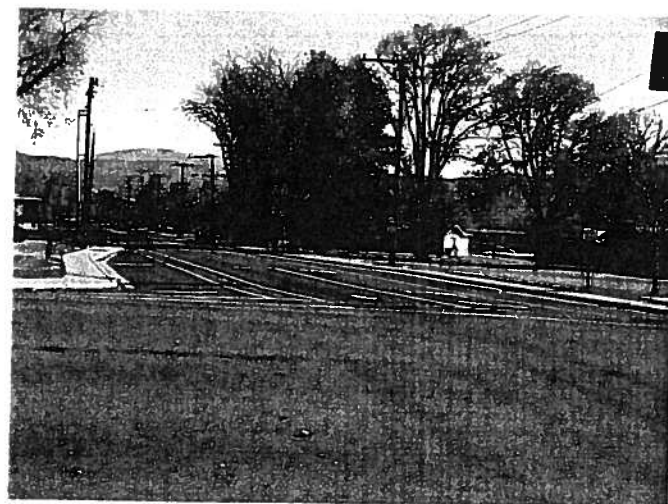
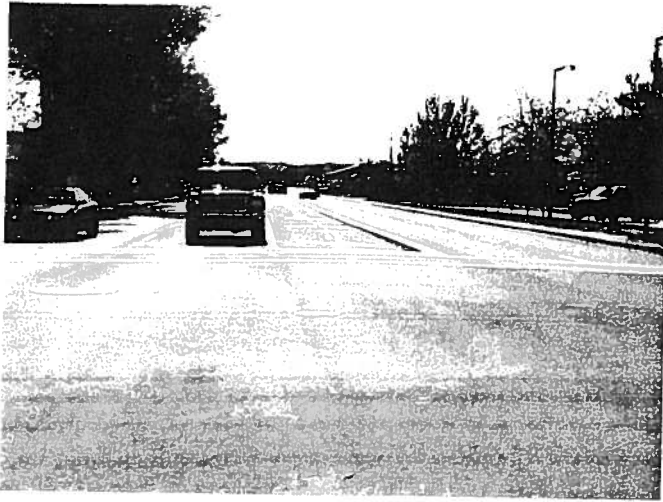
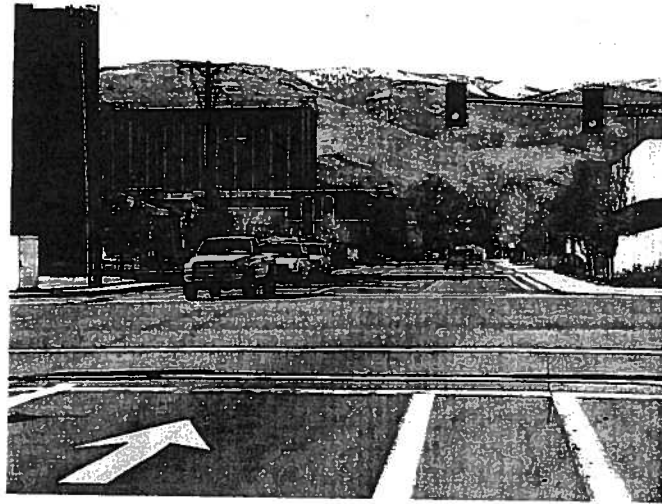
Intersection 1
Little Lane and N. Roop Street



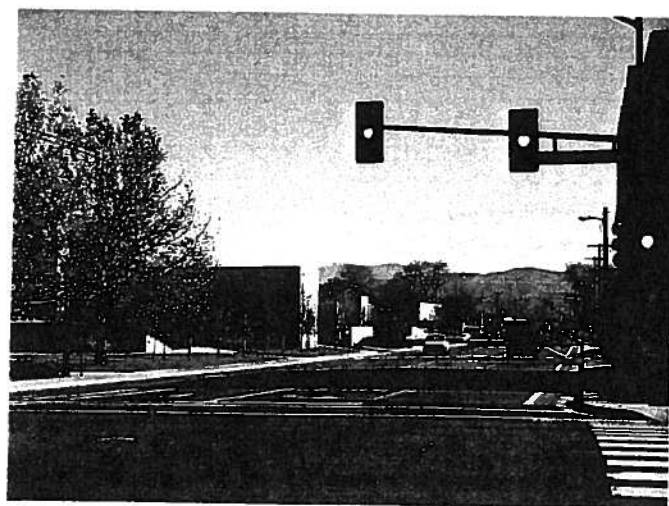
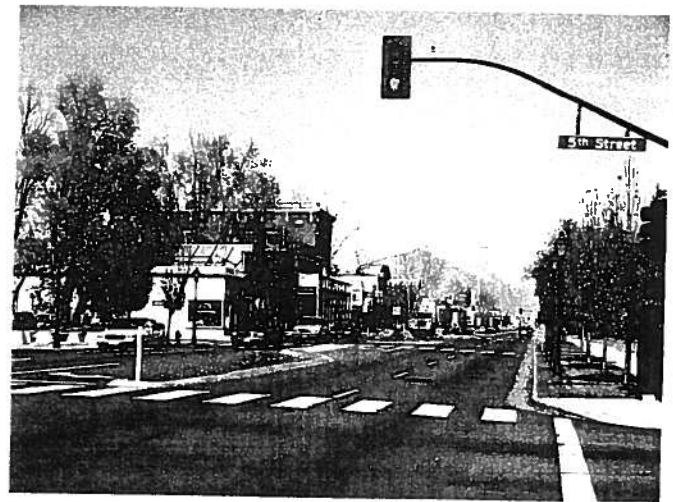
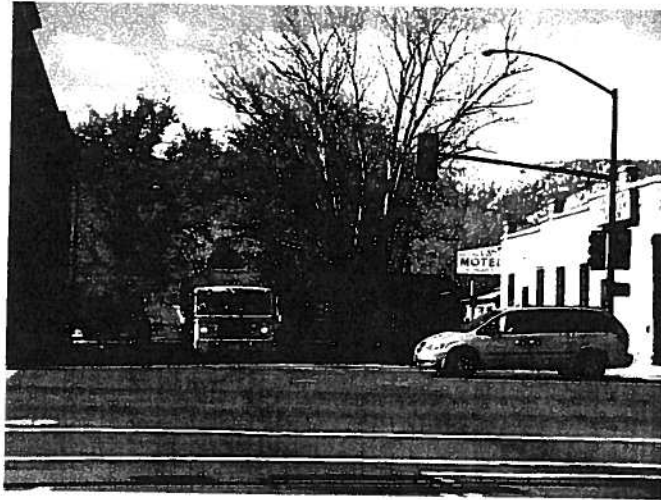
Intersection 2
Little Lane and S. Stewart Street



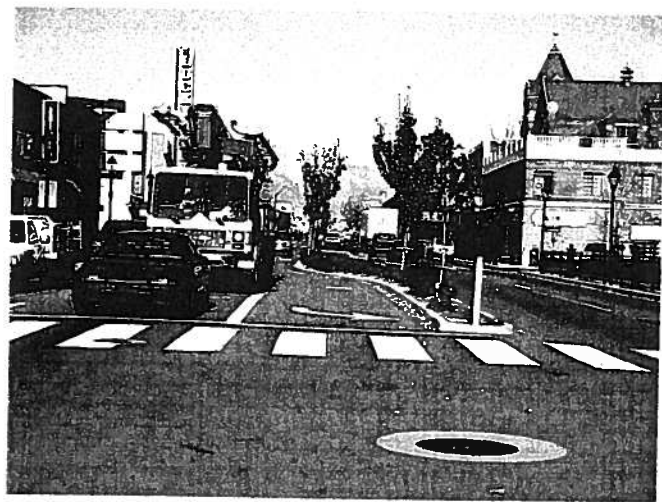
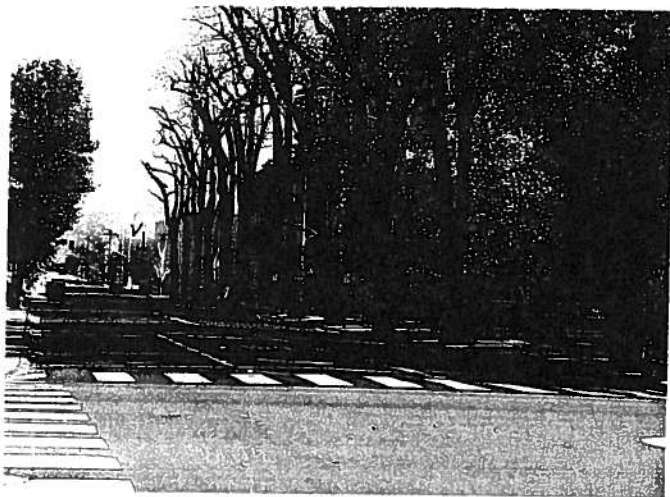
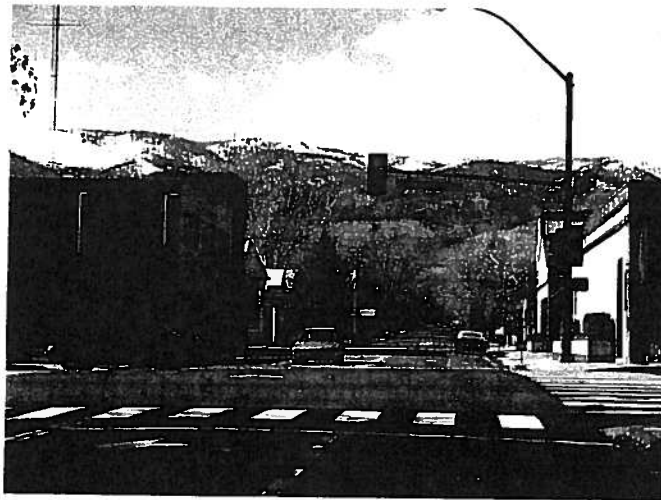
Intersection 3
N. Roop Street and E. 5th Street



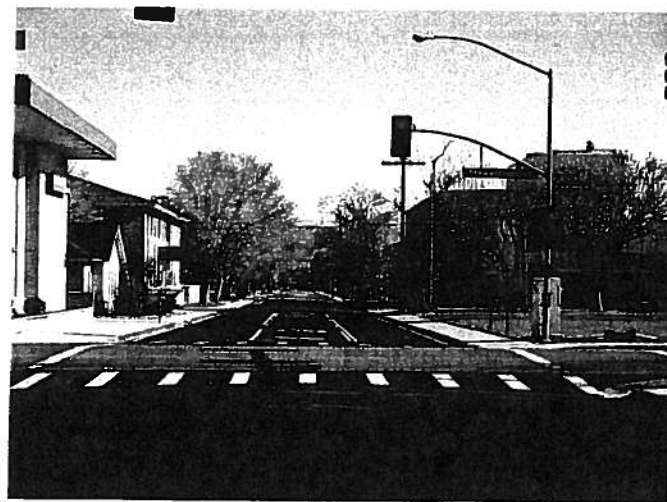
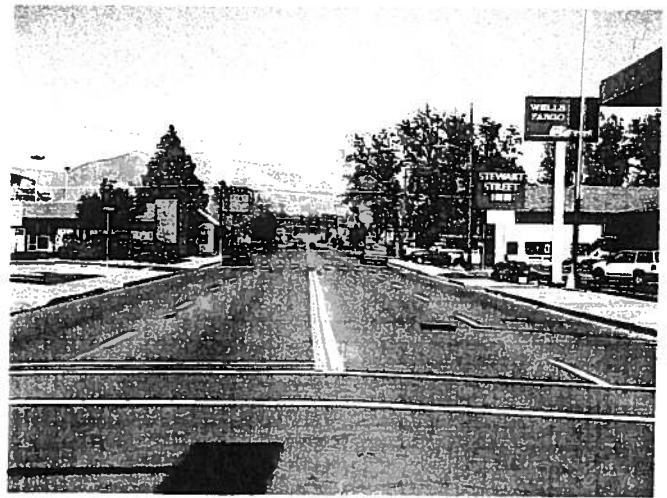
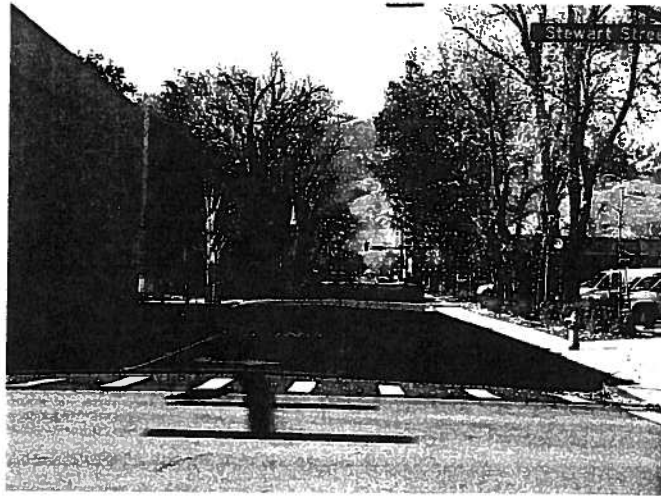
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S. Stewart Street and E. 5th Street



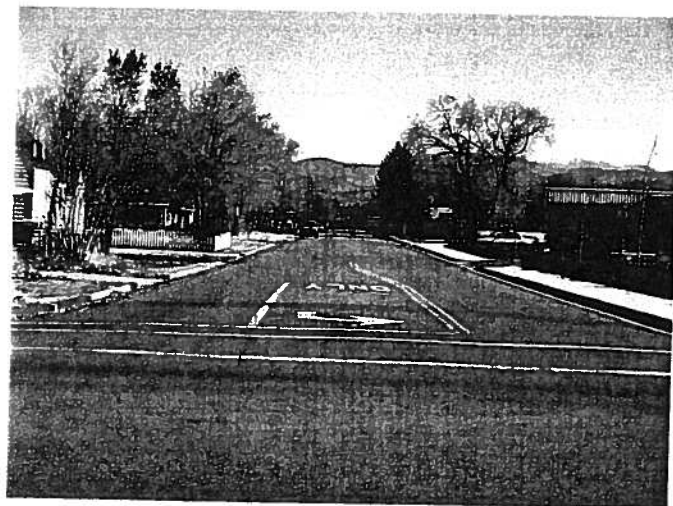
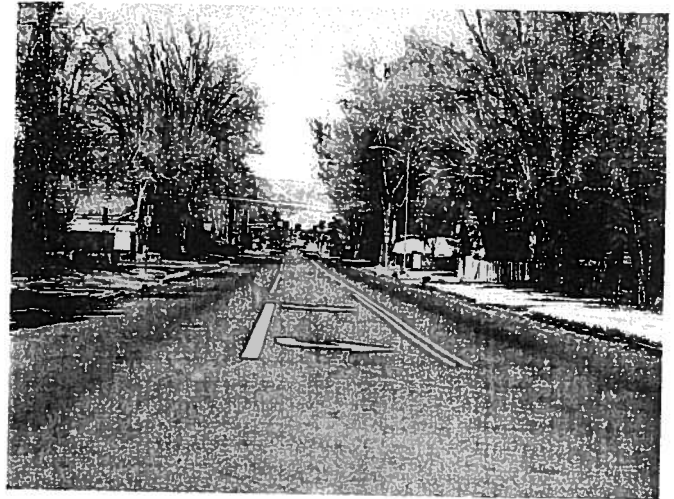
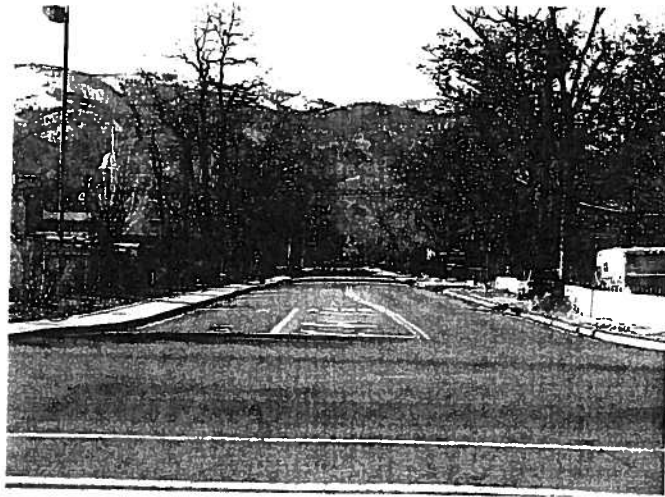
Intersection 5
S. Carson Street and E. 5th Street



Intersection 6
N. Roop Street and E. Musser Street



Intersection 7
N. Stewart Street and E Musser Street



Intersection 8
N. Carson Street and E. Musser Street

CAUTIONER RENTY-LLC
 architects & planners
 5180 MEL ROAD SUITE 231
 RENO, NEVADA 89502
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 F: 775-333-8882

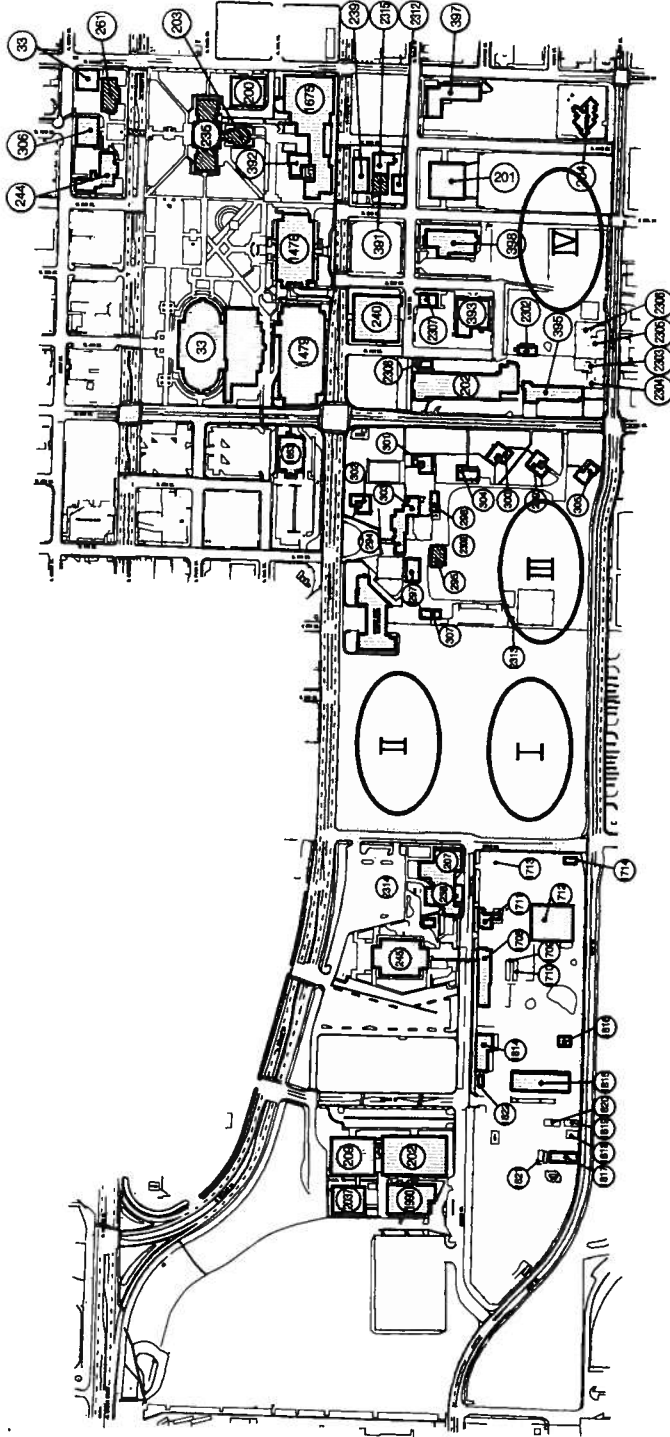
Dan Smith & Associates
 General Contractors
 Dan Smith
 Dan Smith & Associates
 1000 S. Virginia St.
 Reno, NV 89502
 Tel: 775-333-8882

**Capitol Complex
 Master Plan
 2002 Update**
 IN
**NEVADA
 STATE PUBLIC
 WORKS BOARD**
 Carson City, Nevada

DATE: 02/25/03
 JOB NO: 552
 DRAWN: PMP
 CHECKED: TML

Key Plan

**BUILDABLE
 AREA
 4-12**



**Site Plan - Buildable Area (With Minimal Impact
 to Existing Facilities)**



BUILDABLE AREAS

Upon reviewing the land area within the Capitol Complex boundaries as shown in the following Site Plan, one will find that there are two areas, identified as I and II, without physical obstruction from existing site development or buildings.

There are also two other areas, identified as III and IV, that currently have some site development or structures in the area.

Buildable Areas I and II offer the opportunity to be developed without existing facility interruptions.



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 FAX (702) 885-1101

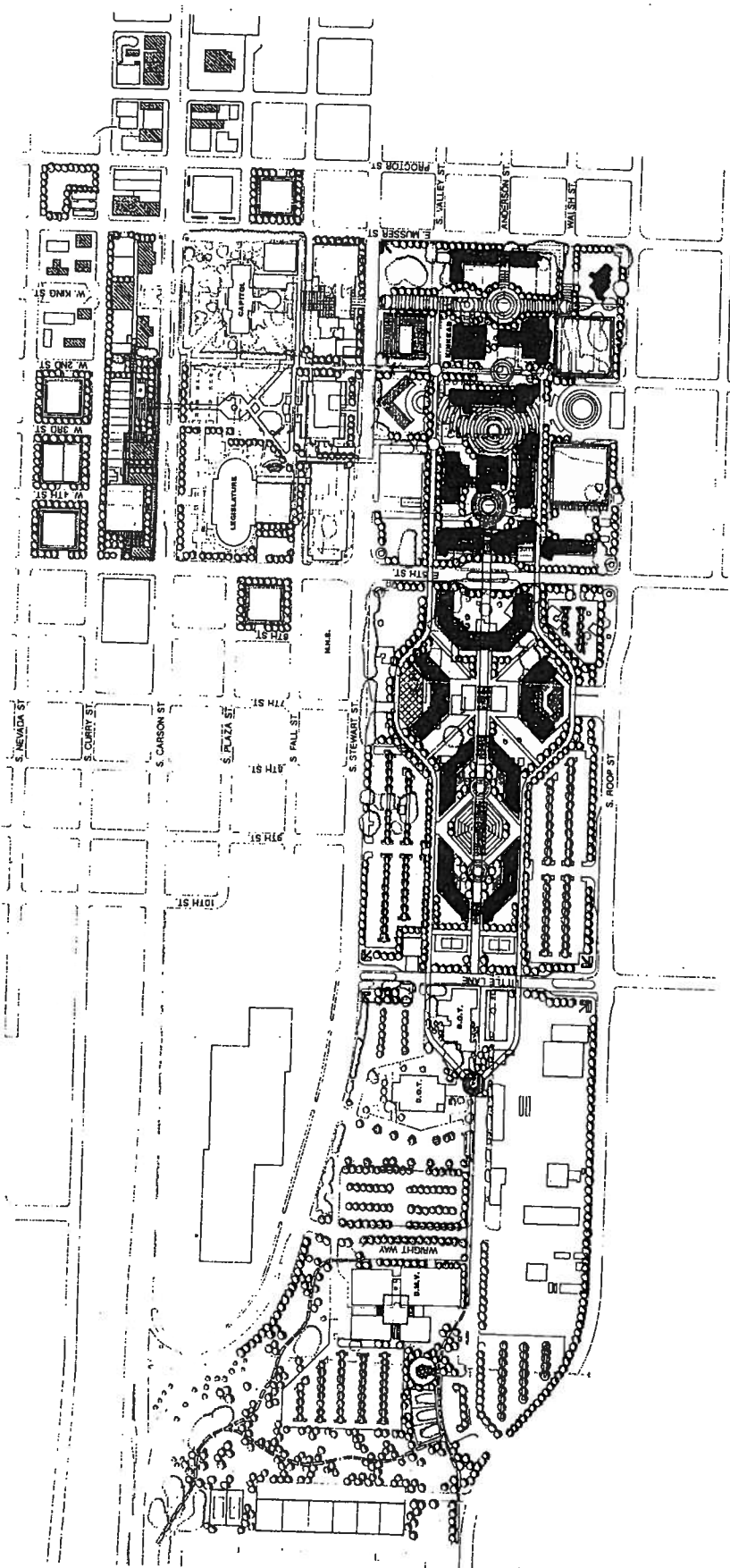
1989
 CAPITAL COMPLEX
 MASTER PLAN

Capital Complex Master
 Plan
 STATE PUBLIC
 WORKS BOARD
 Carson City, Nevada

DATE 12/19/88
 JOB NO. 882
 DRAWN PJP
 CHECKED LJA

Key Plan

1989
 CAPITAL
 COMPLEX
 MASTER PLAN



A Master Plan for the Nevada State Capitol Complex
 State of Nevada Public Works Board-Carson City, Nevada

DC West
 DESIGN CONCEPTS WEST
 1000 WEST 10TH STREET
 CARSON CITY, NEVADA 89401
 PHONE (702) 885-1100

Scale: 1" = 120'

MASTER PLAN REVIEW

The three master plans that follow formulate a basis for overall development and expansion of the Complex. They illustrate the proposed expansion of the Complex and suggests the centralized relocation of various State offices that are now scattered throughout Carson City. These developments would create a campus-like Complex performing two major functions: (1) the centralization and consolidation of certain State services into a more efficient complex in Carson City; and (2) the continued development of a Government seat respectful of the past, focusing on quality and with the long-term best interest of the State in mind.

COMPARISONS

1989 Capitol Master Plan

Identifies a narrow, linear spine or corridor which all buildings are placed around. The close proximity of the buildings to each other creates a higher density.

Interior courtyards are strategically placed along the spine and between the buildings creating courtyard spaces.

Parking has been defined around the perimeter of the plan, with direct access from South Roop Street and South Stewart Street. The build-out plan shows a parking structure.

40 Year Capitol Complex Master Plan

An east-west quad is established with the Supreme Court and a future building on Roop Street being bookends.

This plan creates a series of courtyards between the buildings.

It creates two pedestrian corridors running north and south at the edges of the buildings and the courtyards.

Placement of the buildings is further apart, creating a lower density.

Parking is based around the perimeter, with major access points off of South Stewart Street and South Roop Street.

The build-out plan shows parking structures.

2002 Master Plan Update

This plan creates a north and south mall area from which pedestrian traffic flows.

Interior focal points are created at key locations to accent building locations. Placement of the buildings is further apart, creating a lower density.

Interior focal points are created at key locations to accent building locations. Placement of the buildings is further apart, creating a lower density.

This plan highlights allowable building area in relationship to surface parking with no parking garages.

This plan provides for an interior circulation system for vehicular traffic between buildings and parking lots.

The plan also emphasizes the fact that 5th Street will become a focal point for cross traffic between the Legislative Building block and the new mall area.

Project Phasing

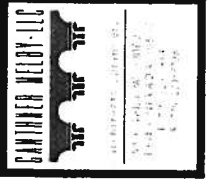
The 2002 Master Plan Update phasing was reviewed and compared to the recommended buildable area as shown in Figure 4-12.

Figure 5-11 shows the initial steps to project phasing that correlate to the buildable area.

Figures 5-12 and 5-13 shows the initial project phasing in more detail.

Figures 5-14 and 5-15 show in 3-D the development of the Capitol Complex Master Plan between Little Lane and Fifth Street.

Figure 5-16 and 5-17 shows in 3-D the Capitol Complex Master Plan between Little Lane and Musser Street.



Den Smith Associates
PLANNING ARCHITECTURE

fp
FERRELL & PERKINS
PLANNING ARCHITECTURE



Capitol Complex
Master Plan
2002 Update
for

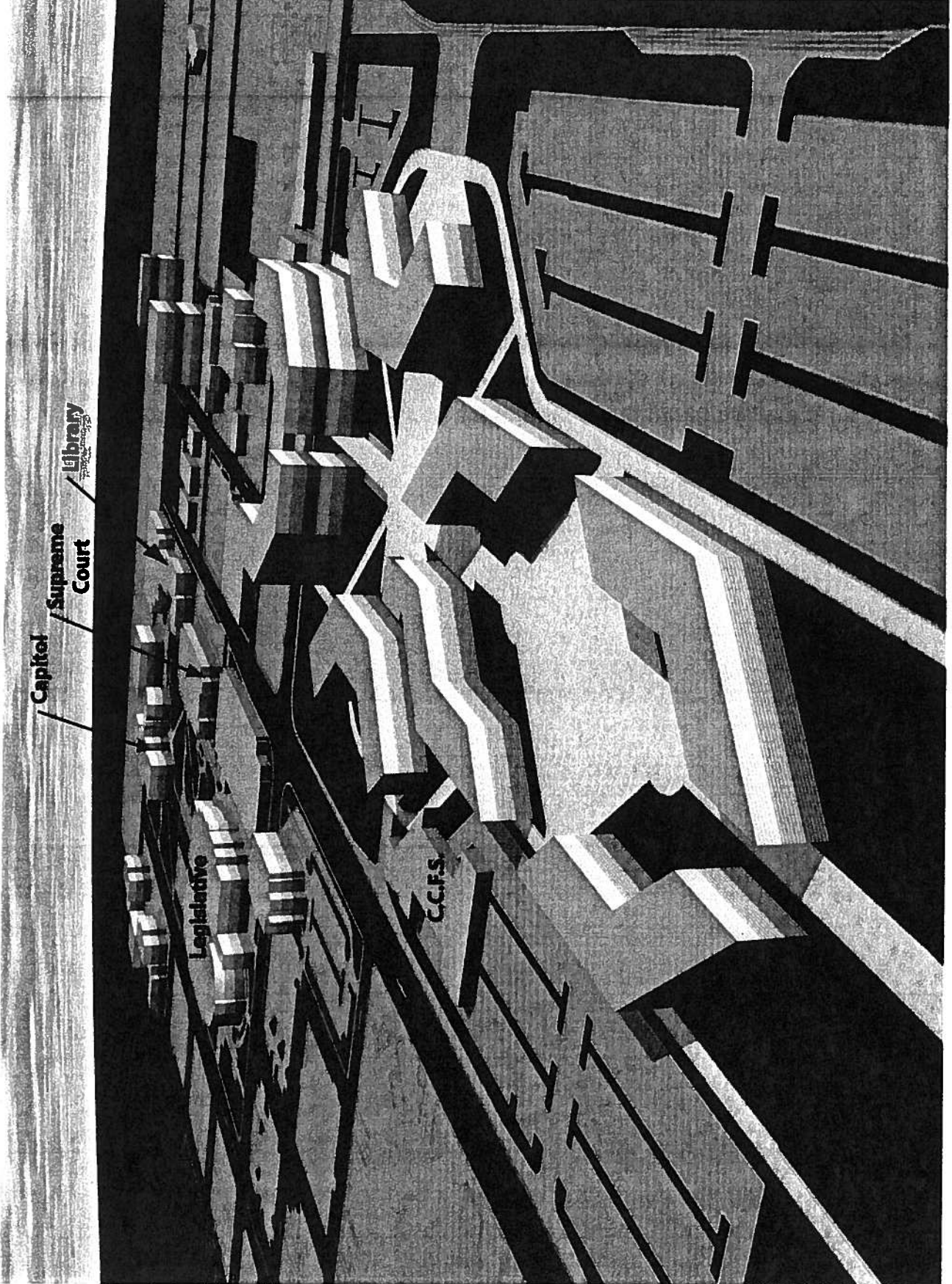
NEVADA
STATE PUBLIC
WORKS BOARD

Carmen City, Nevada

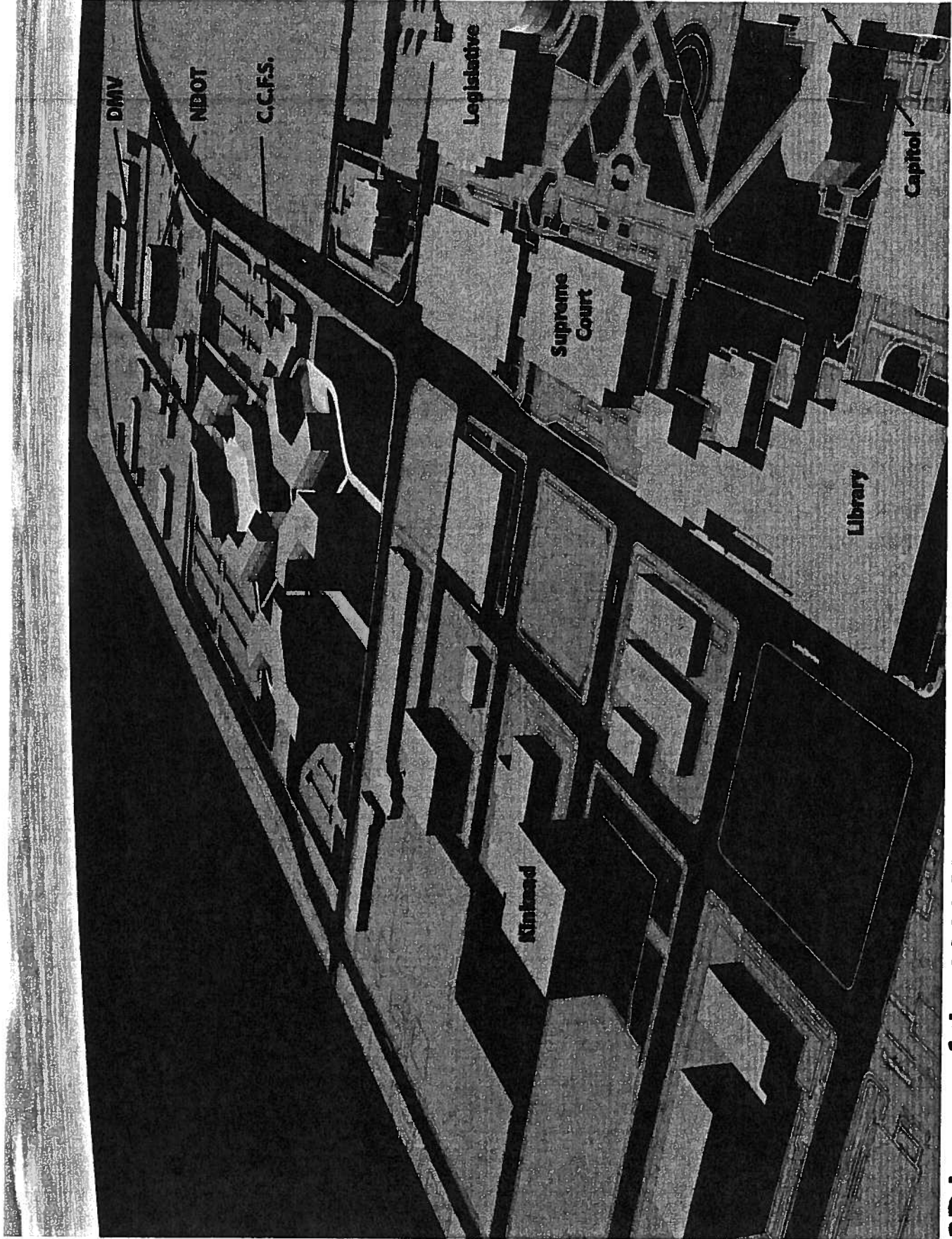
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JOB NO	532
OWNER	SWP
CHECKED	TCM

Key/Plan

5-1



3D Image of the 1989 Master Plan - Zone D
Looking North



**3D Image of the 1989 Master Plan - Zone D
Looking South**

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fp
 FERRIS & PERAZZINI
 ARCHITECTS

**Capitol Complex
 Master Plan
 2002 Update**
 for
**NEVADA
 STATE PUBLIC
 WORKS BOARD**
 Cassin City March

DATE	02/29/03
JOB NO	002
DRWN	FMP
CHECKED	TJM

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CAVITTIO NEVADA, LLC
 ARCHITECTS & PLANNERS
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 RENO, NEVADA 89502
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 F: 775 325-1825

Don Smith & Associates
 PLANNING & ARCHITECTURE
 PEARL & PERALS
 ARCHITECTURAL CONSULTANTS
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 F: 775 325-1825

NEVADA STATE PUBLIC WORKS BOARD

Capitol Complex Master Plan 2012 Update
 for
NEVADA STATE PUBLIC WORKS BOARD
 Carson City, Nevada

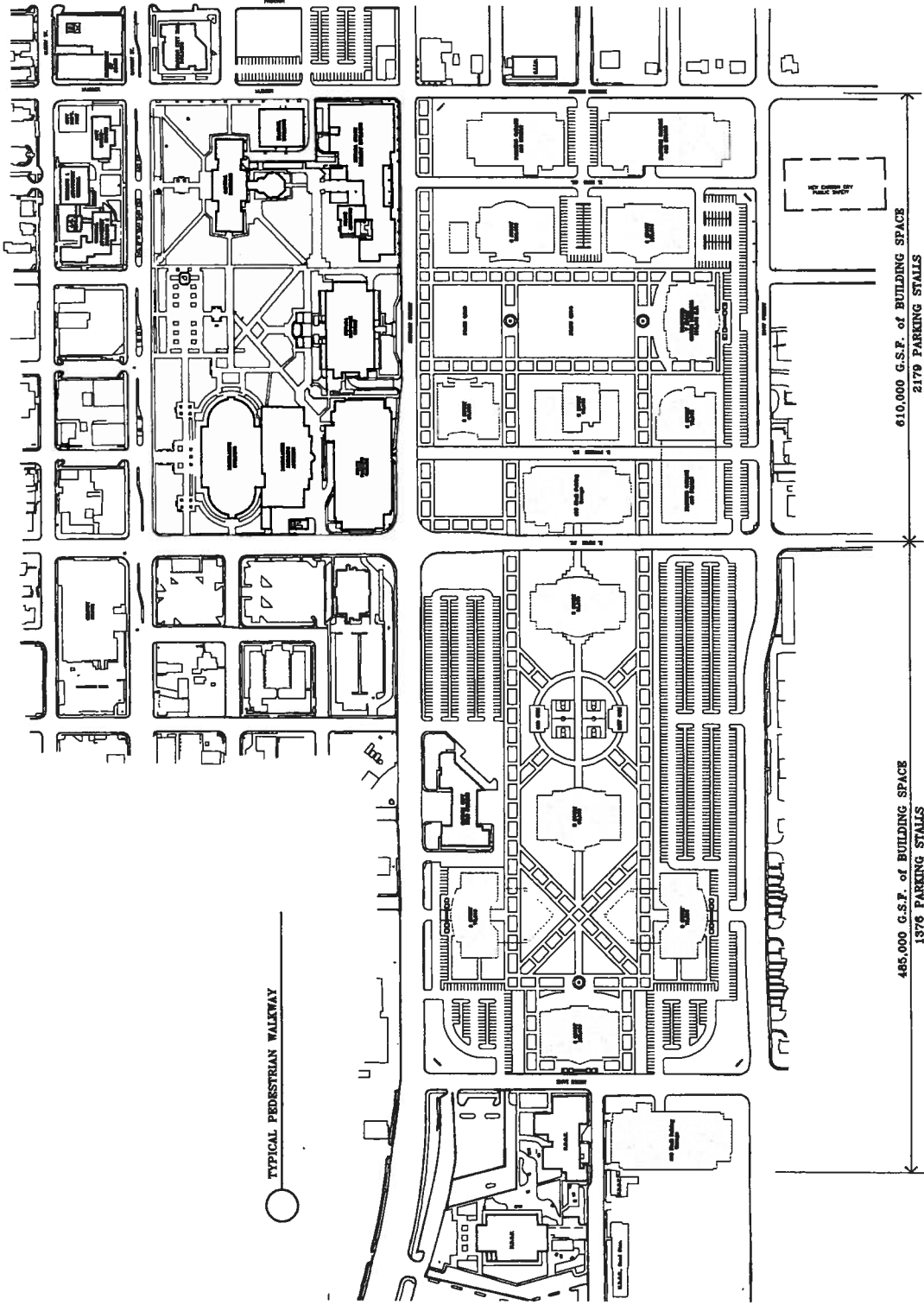
DATE: 02/25/10
 JOB NO: 552
 DRAWN: PAF
 CHECKED: TJM

40 YEAR PLAN
 5-3

REVISION	DATE	BY	CHKD	DESCRIPTION
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STATE OF NEVADA
 PUBLIC WORKS BOARD
 CARSON CITY, NEVADA

Scale: 1/8" = 1'-0"
 NORTH
 A1.0
 NEW STATE OFFICE BUILDING
 CAPITOL COMPLEX MASTER PLAN
 CARSON CITY, NEVADA 89701

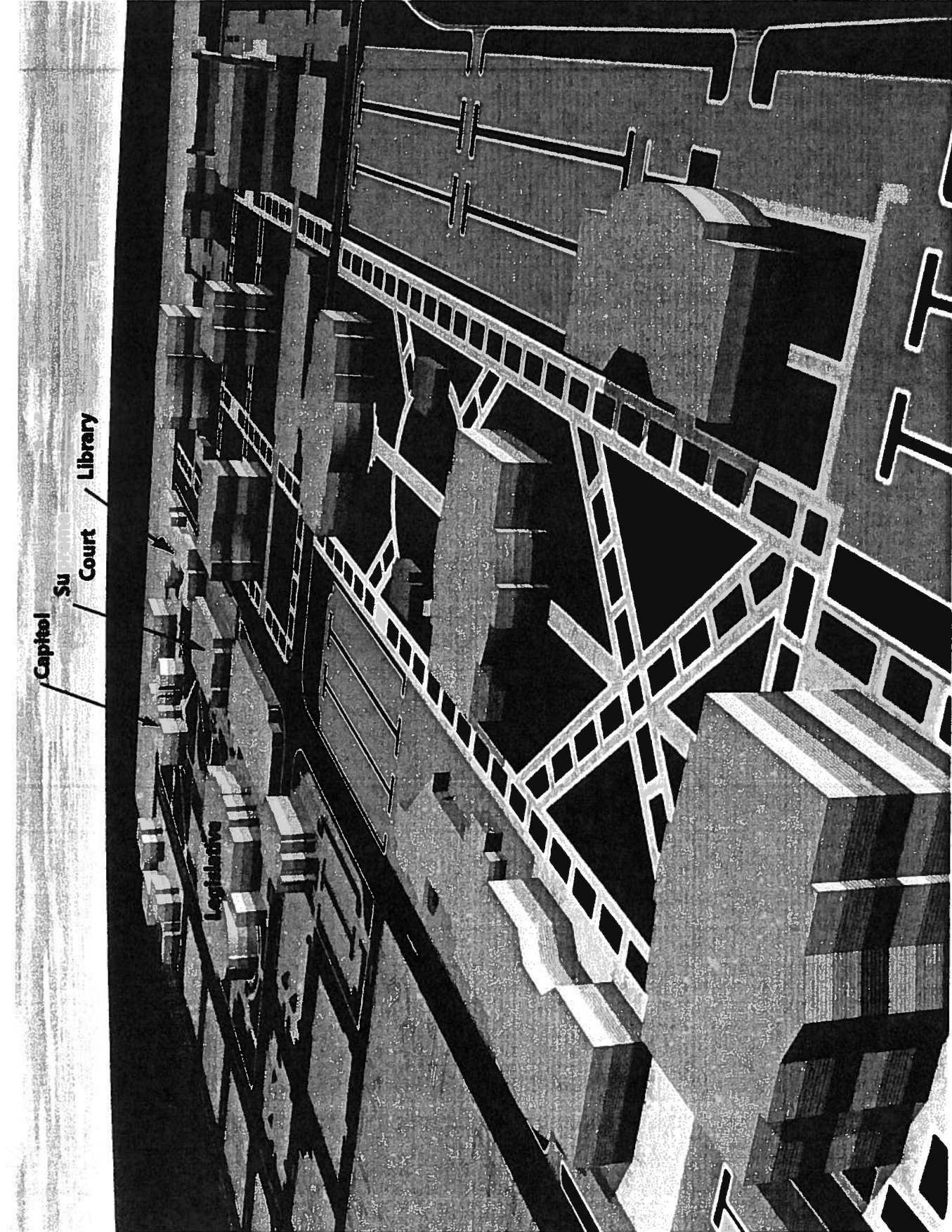


TYPICAL PEDESTRIAN WALKWAY

1,095,000 G.S.F. BUILDING SPACE
 3,565 PARKING STALLS

PROPOSED SITE PLAN - 40 YEAR PLAN
 1" = 100'-0"





**3D Image of the 40 Year Master Plan - Zone D & C
 Looking North**

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 ARCHITECTS
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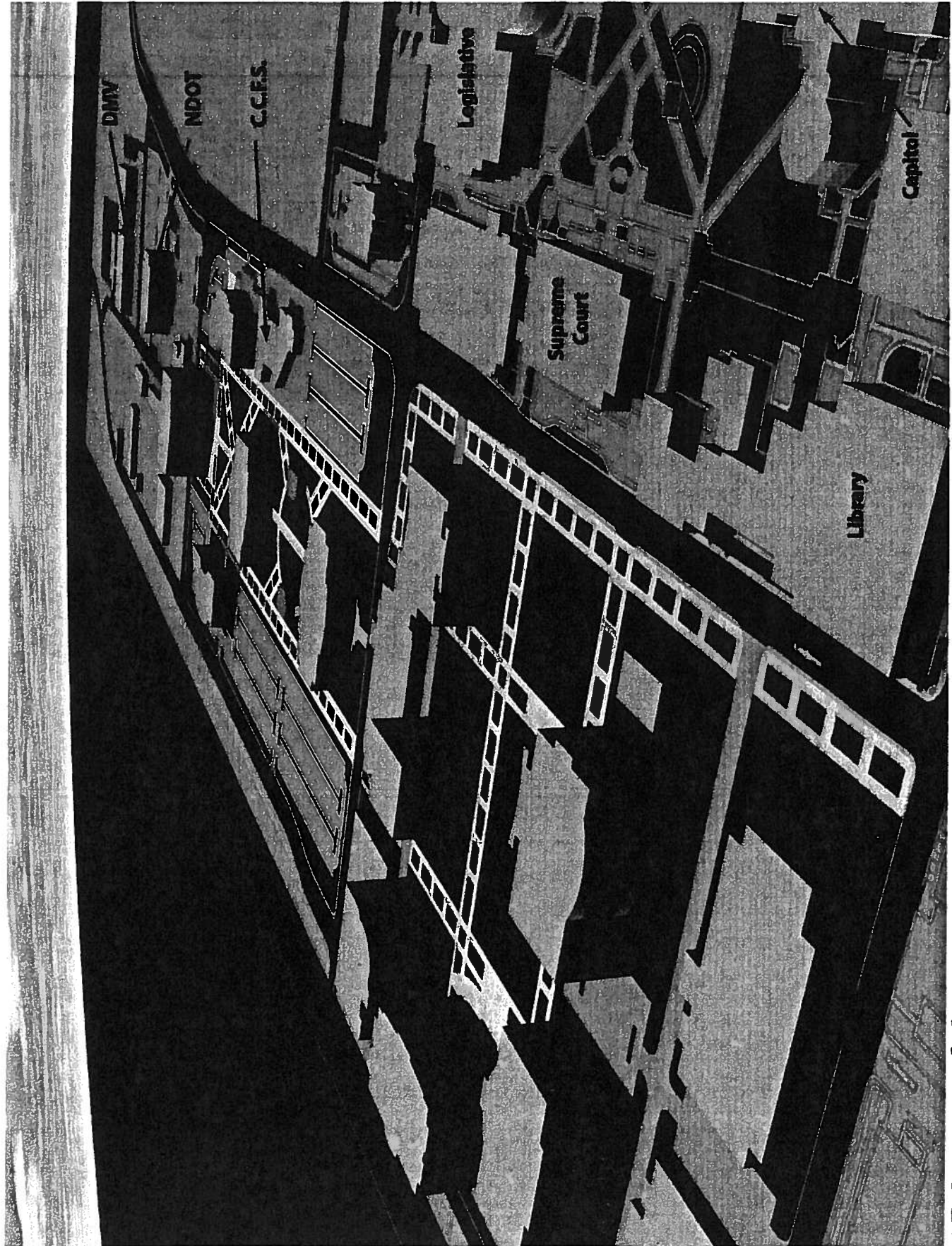
**Capitol Complex
 Master Plan
 2002 Update**
 for
**NEVADA
 STATE PUBLIC
 WORKS BOARD**

Current City Needs

DATE	02/25/03
JOB NO	932
DRAWN	PMP
CHECKED	TJM

Key Plan

5-5



**3D Image of the 40 Year Master Plan - Zone D & C
 Looking South**

SAVITZKE VEERY LLC
ARCHITECTS & ENGINEERS
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 RENO, NEVADA 89502
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 FAX: 775-784-8828

Dan Smith Associates
 PLANNING ARCHITECTS

PH
FERRI SPERRS
 ARCHITECTS PLANNERS ENGINEERS



**Capitol Complex
 Master Plan
 2002 Update**
 for
**NEVADA
 STATE PUBLIC
 WORKS BOARD**

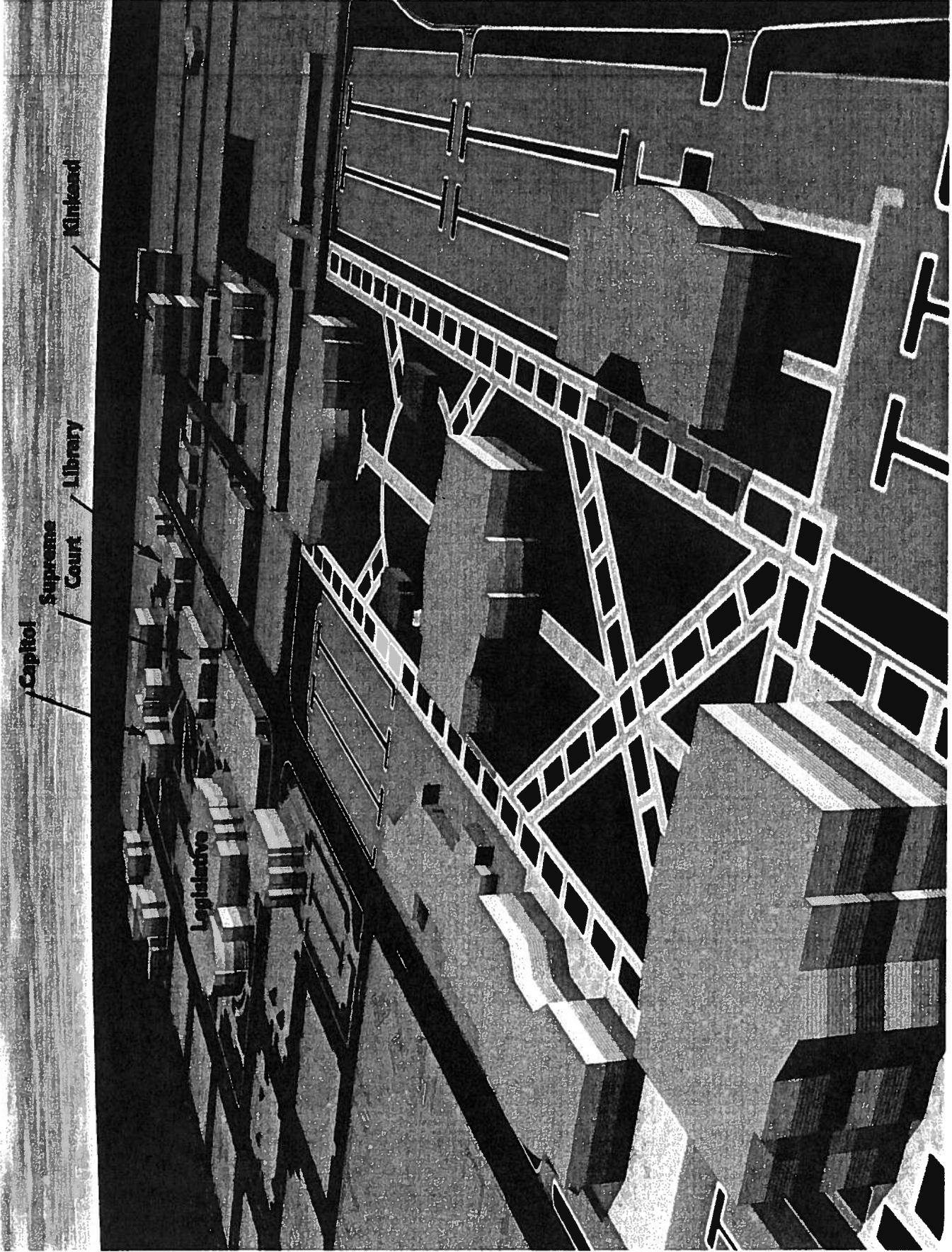
Corson City, Nevada

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CHECKED	TJM



Key Plan

5-6



**3D Image of the 40 Year Master Plan - Zone D
 Looking North**

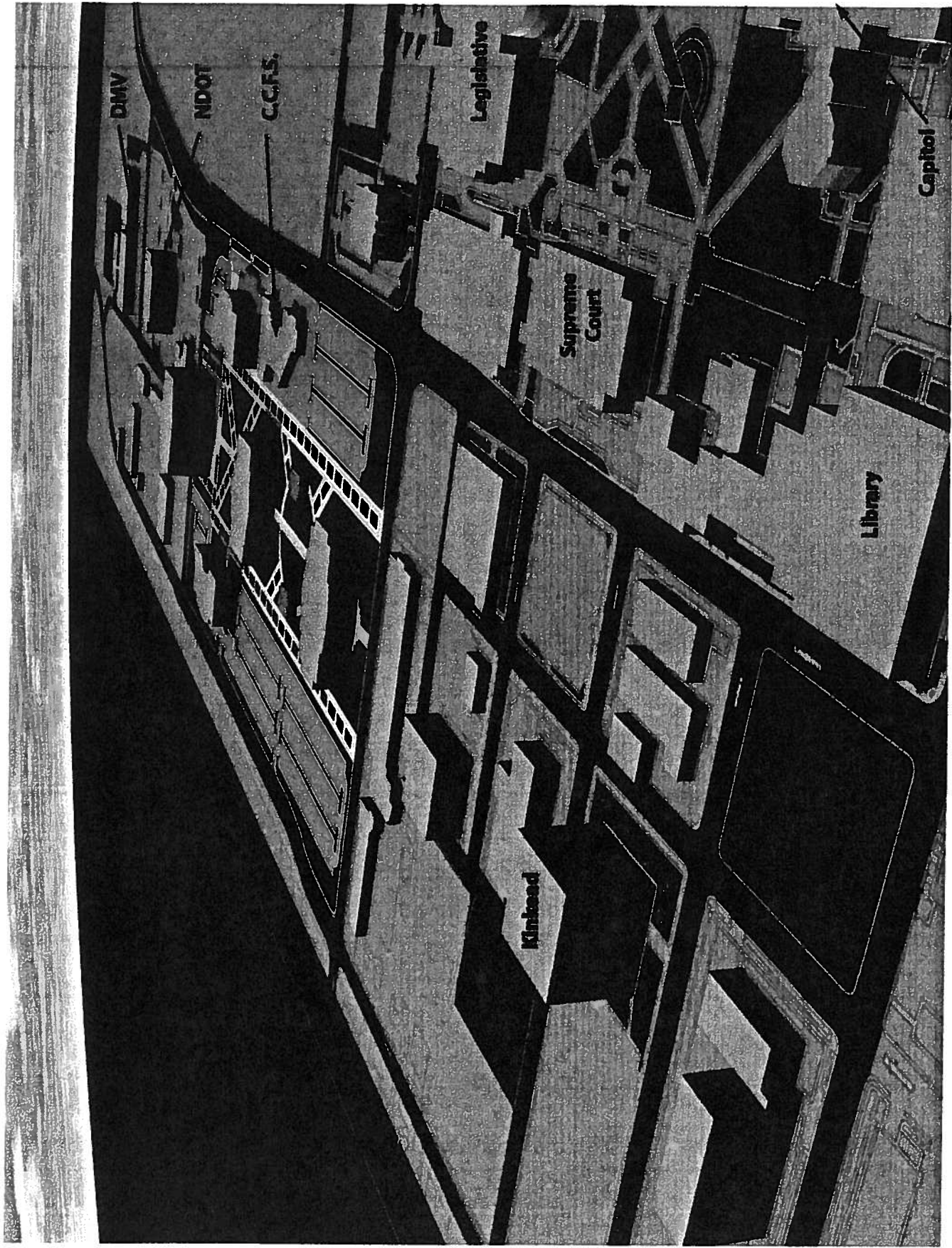
GALLERIA VEDY - LLC
TIP TIP TIP
 MEMPHIS, TENNESSEE
 2500 BENTLEY BLVD. SUITE 200
 MEMPHIS, TN 38103
 TEL: 901.251.1111
 FAX: 901.251.1112

Dan Smith Associates
 PLANNING ARCHITECTURE
 1100
F. BIRN & P. BEELS
 ARCHITECTS INTERIORS LANDSCAPE



Capitol Complex
Master Plan
2002 Update
 for
NEVADA
STATE PUBLIC
WORKS BOARD
 Carson City, Nevada

DATE	02/25/03
JOB NO	002
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CHECKED	TJM

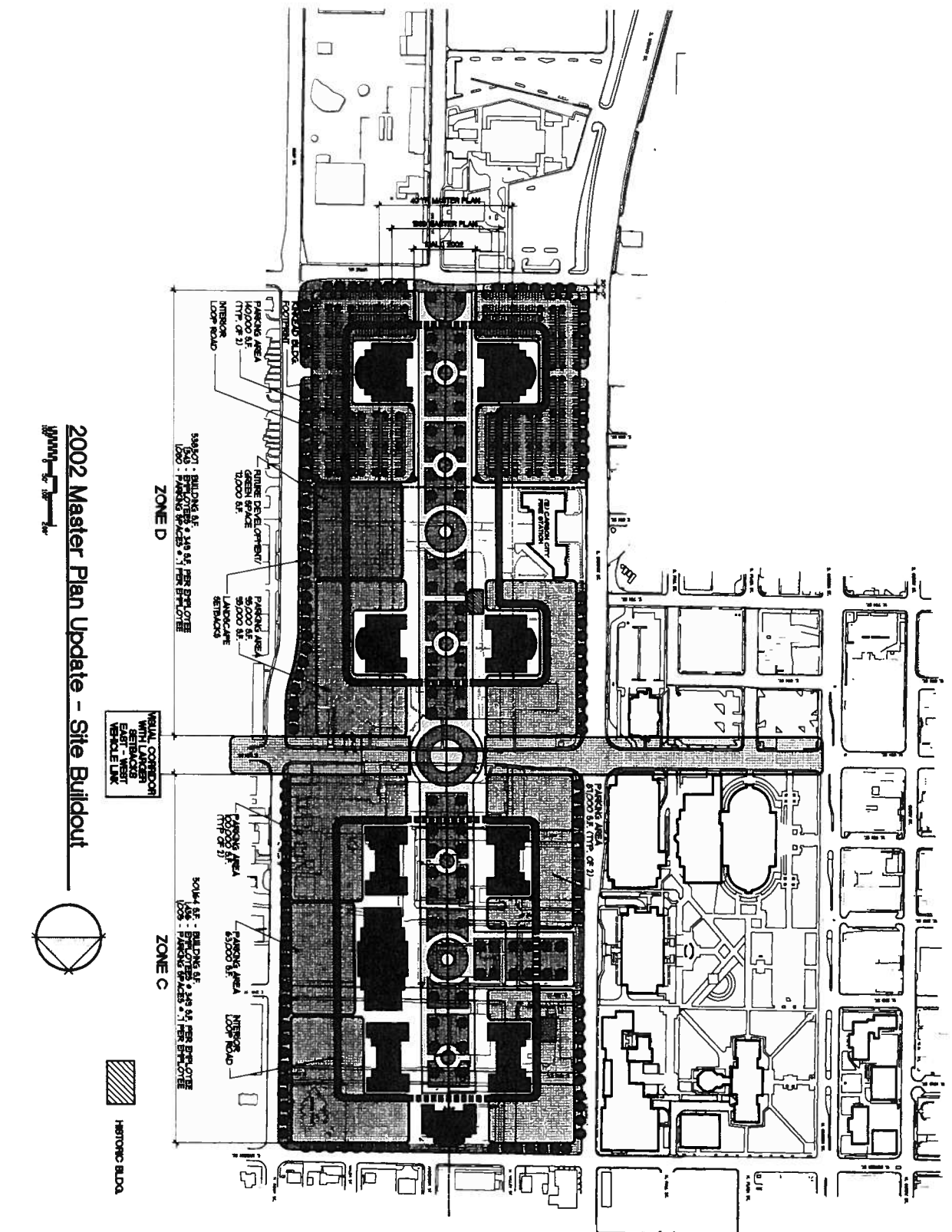


3D Image of the 40 Year Master Plan - Zone D
Looking South

DATE	02/25/03
DRAWN	SSJ
CHECKED	TAM

DATE	02/25/03
DRAWN	SSJ
CHECKED	TAM

DATE	02/25/03
DRAWN	SSJ
CHECKED	TAM



2002 Master Plan Update - Site Buildout





Don Smith Associates
PLANNING ARCHITECTURE

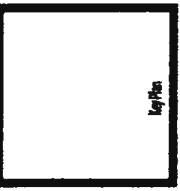
FIELD & PERLES
ARCHITECTS PLANNERS ENGINEERS



Capitol Complex
Master Plan
2002 Update
for
NEVADA
STATE PUBLIC
WORKS BOARD

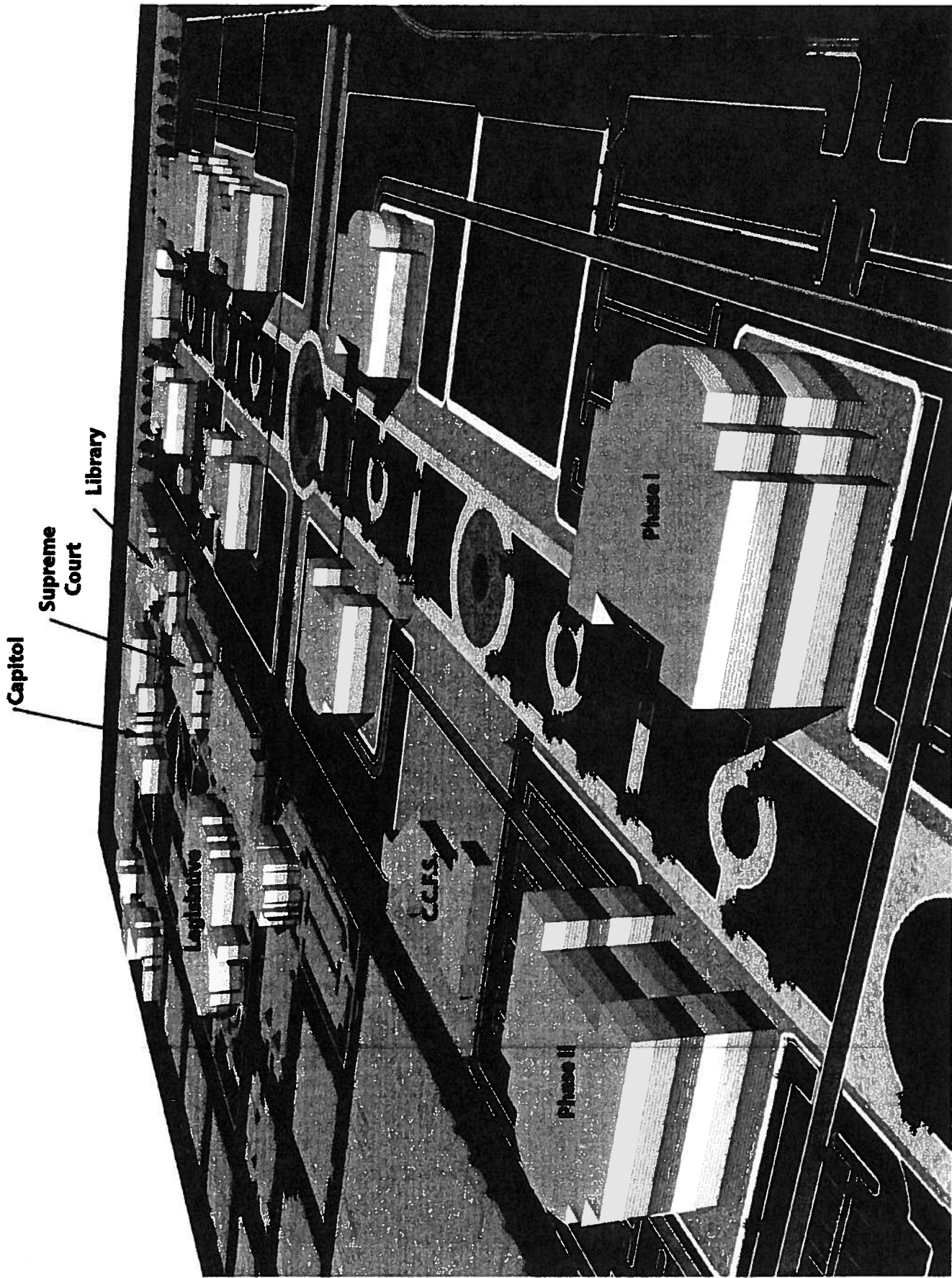
Carroll City, Nevada

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	FMJ



Key Plan

5-9



**3D Image of the 2002 Master Plan - Zone D & C
Looking North**



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fp
FERRIS GROUP
LANDSCAPE ARCHITECTURE



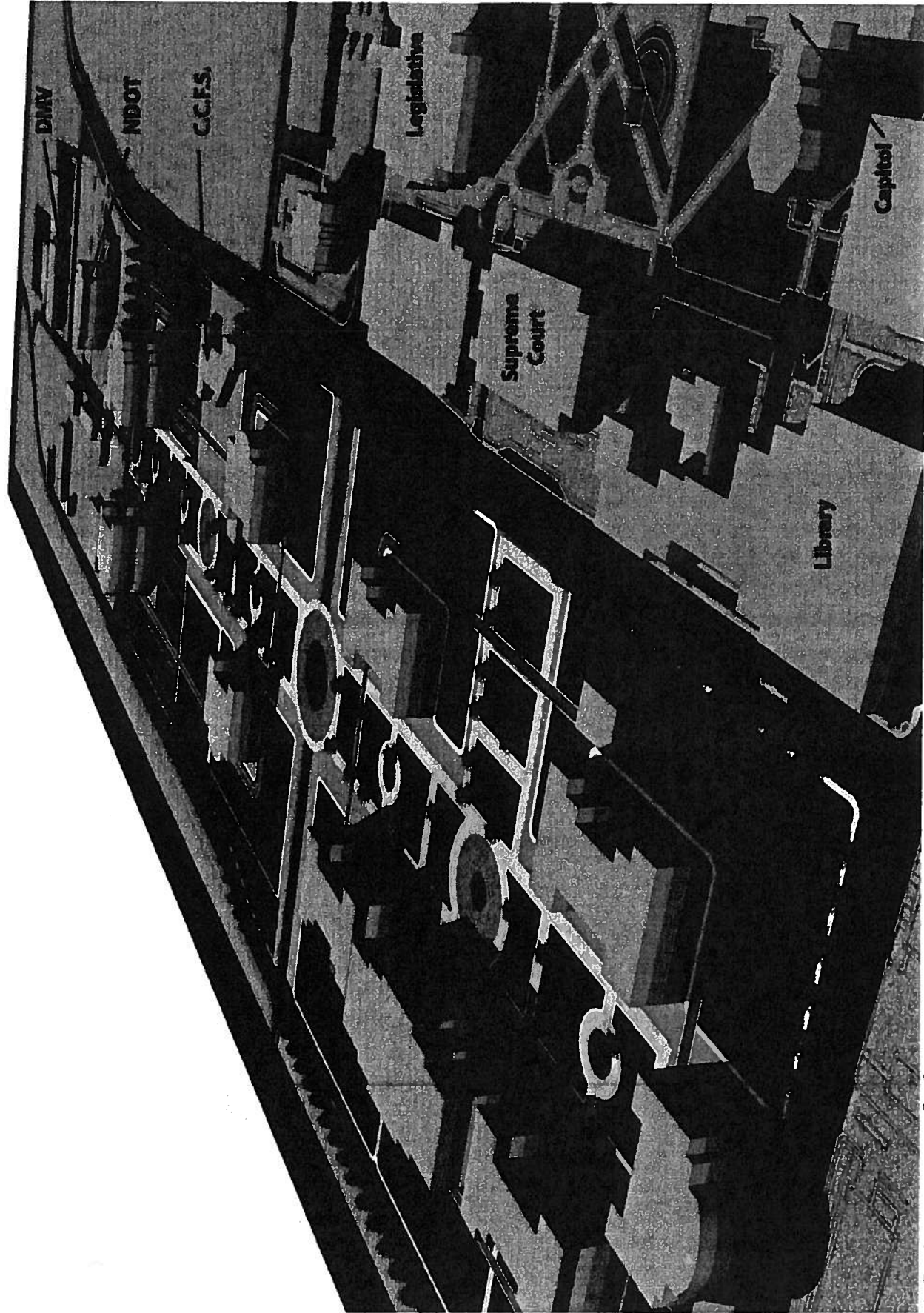
Capitol Complex
Master Plan
2002 Update
for
NEVADA
STATE PUBLIC
WORKS BOARD

Current City Needs

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DRAWN PJP
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Capitol
5-10



3D Image of the 2002 Master Plan - Zone D & C
Looking South

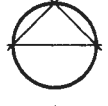
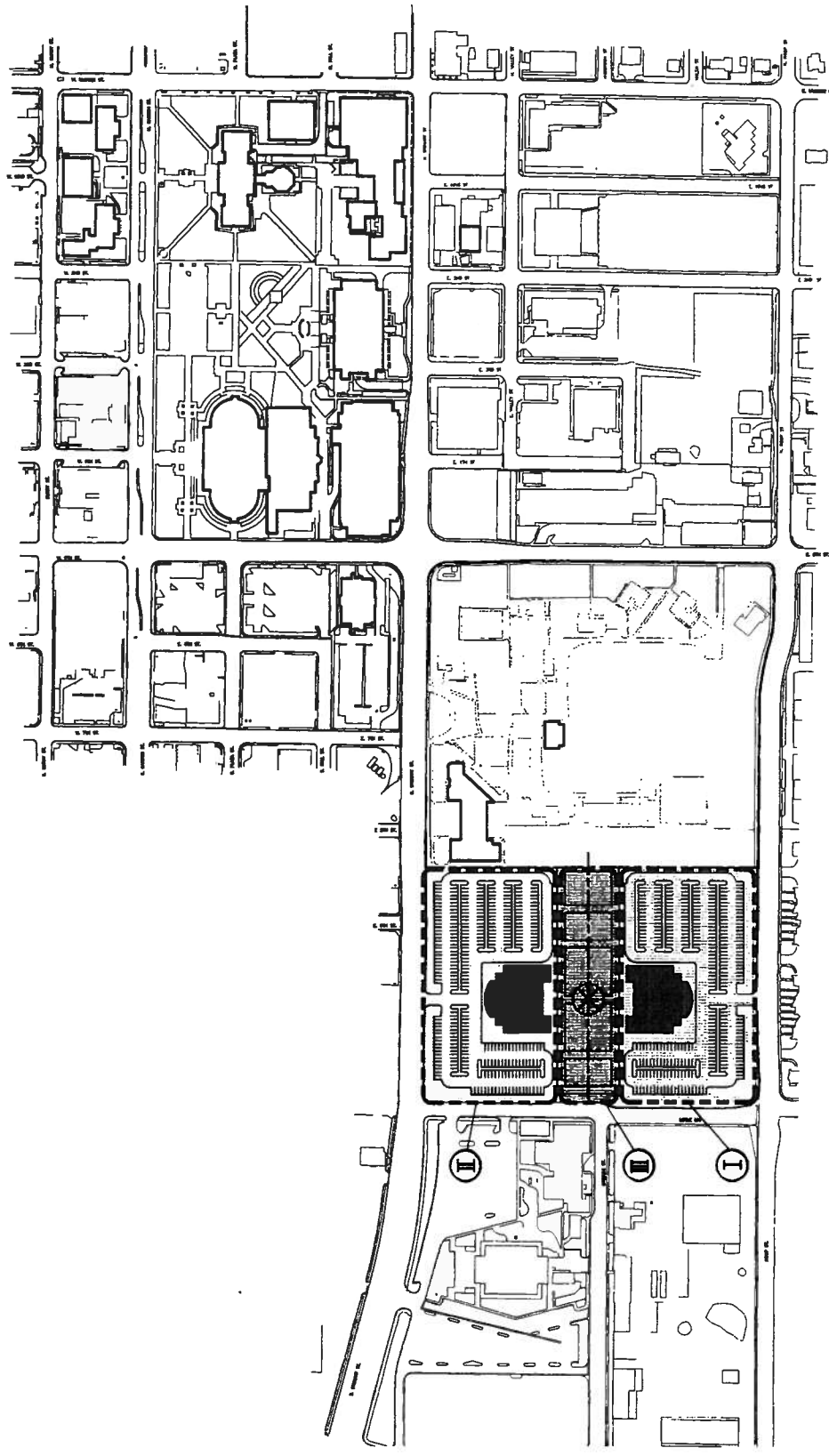
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2002
 DEVELOPMENT
 PHASING
 5-11



Development Areas Phase I, II & III



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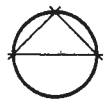
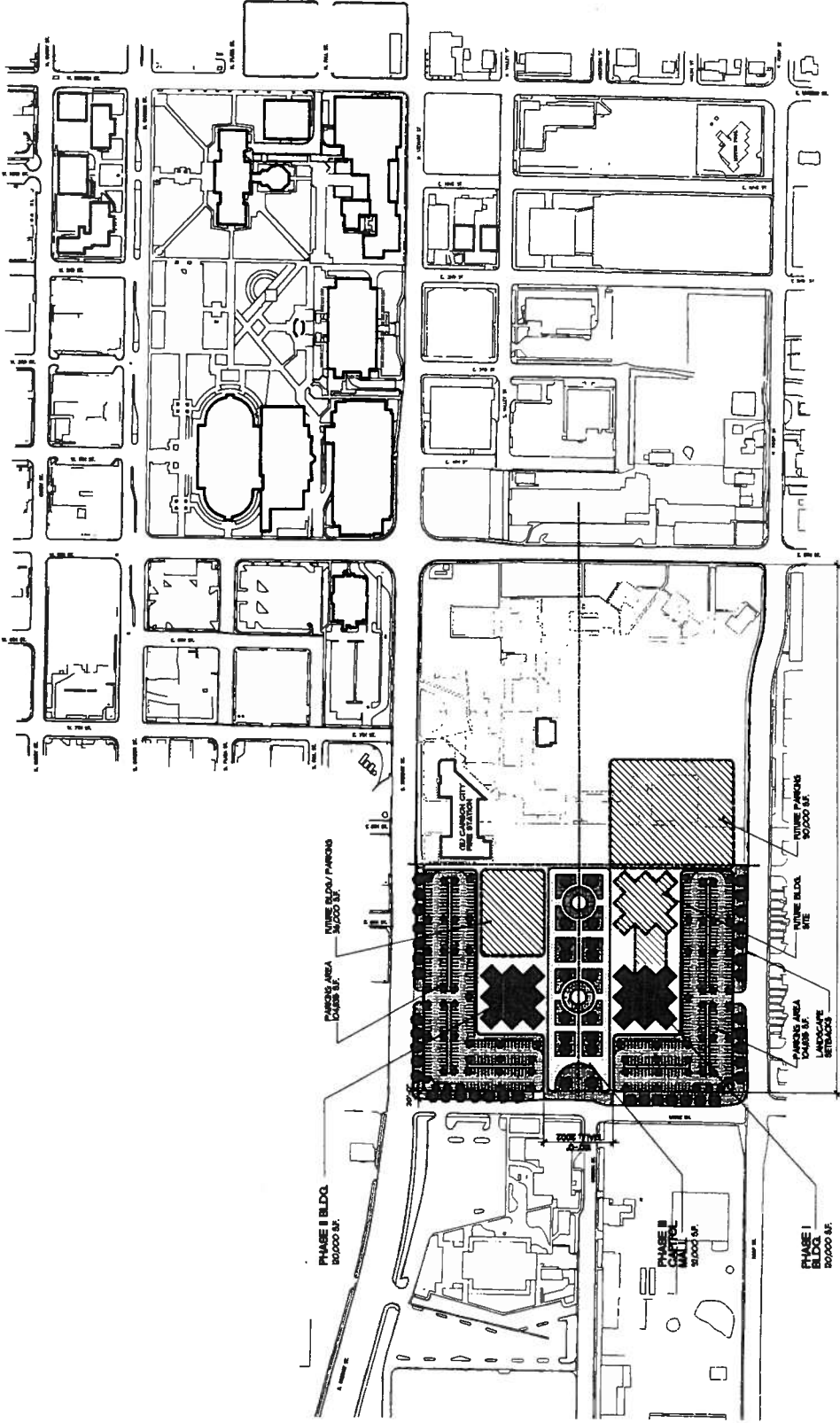
Deep Smith & Associates
 PLANNING ARCHITECTURE
 PAIR & PILES
 CONSULTING ENGINEERS

Capital Complex
 Master Plan
 2002 Update
 for

NEVADA
STATE PUBLIC
WORKS BOARD
 Carson City, Nevada

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JOB NO.		DESIGN	PLAN
CHECKED		TITLE	

Key Plan
2002
INITIAL PROJECT
PHASING
 5-12



Initial Project Phasing I, II & III





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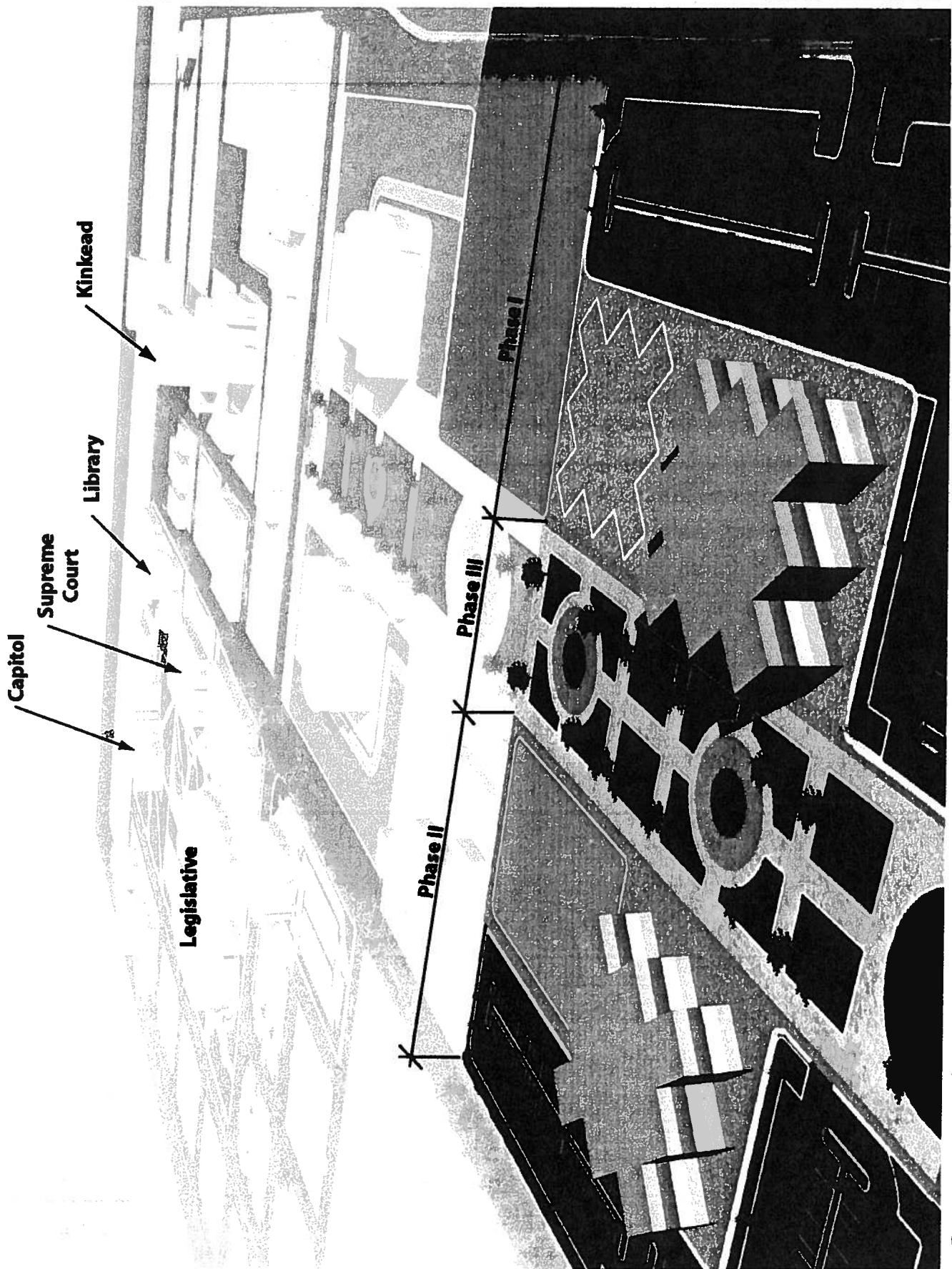
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 FIRM 630825
 REGISTERED ARCHITECTS

Capitol Complex
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 2002 Update
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 NEVADA
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 Carson City, Nevada

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Leg/Plan

5-13



**3D Image of the 2002 Master Plan - Zone D
 Looking North**

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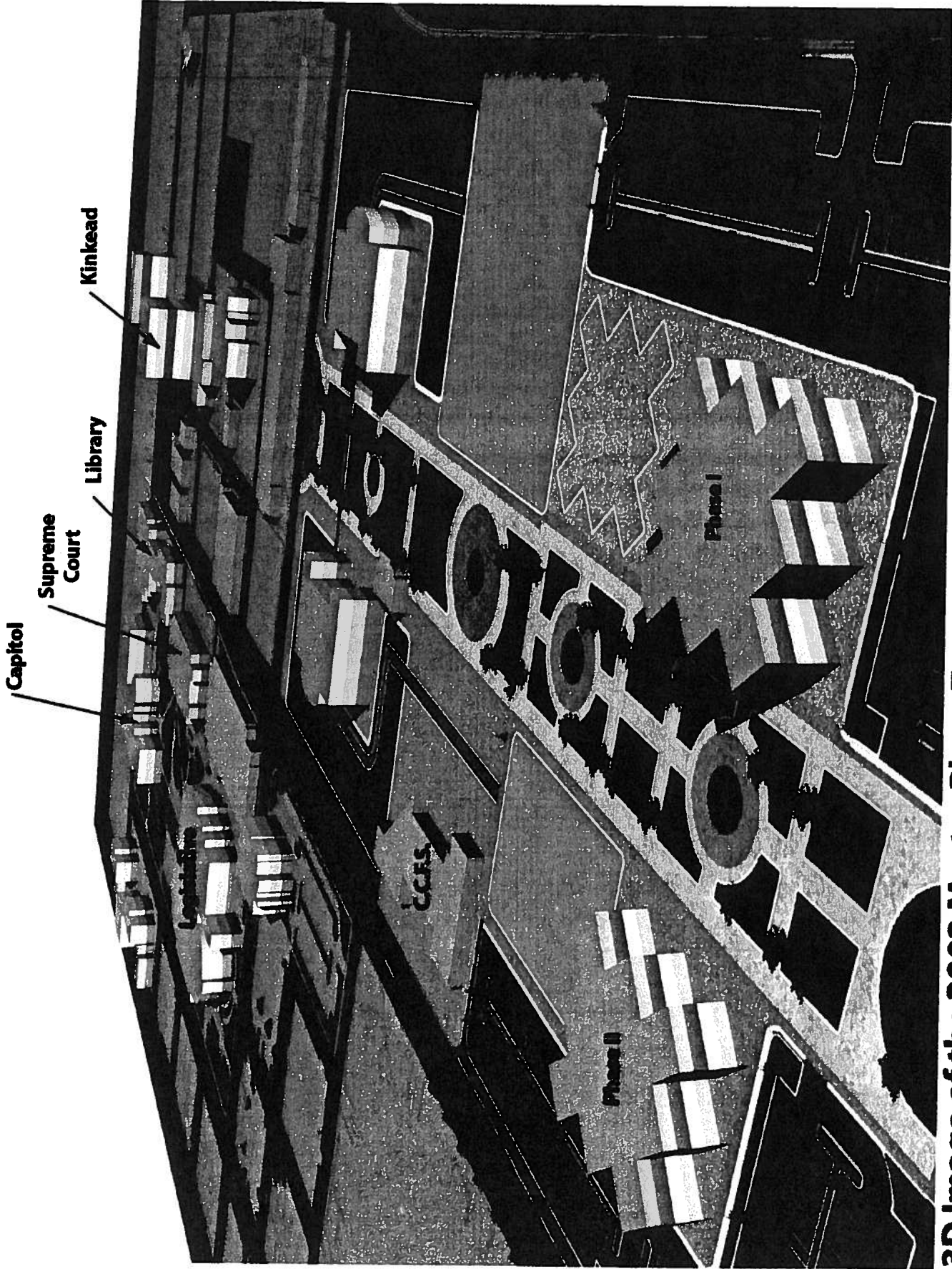
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2002 Update**
for
**NEVADA
STATE PUBLIC
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Carroll City, Nevada

DATE: 07/26/03
JOB NO: 002
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By: [Signature]

5-14



**3D Image of the 2002 Master Plan - Zone D
Looking North**

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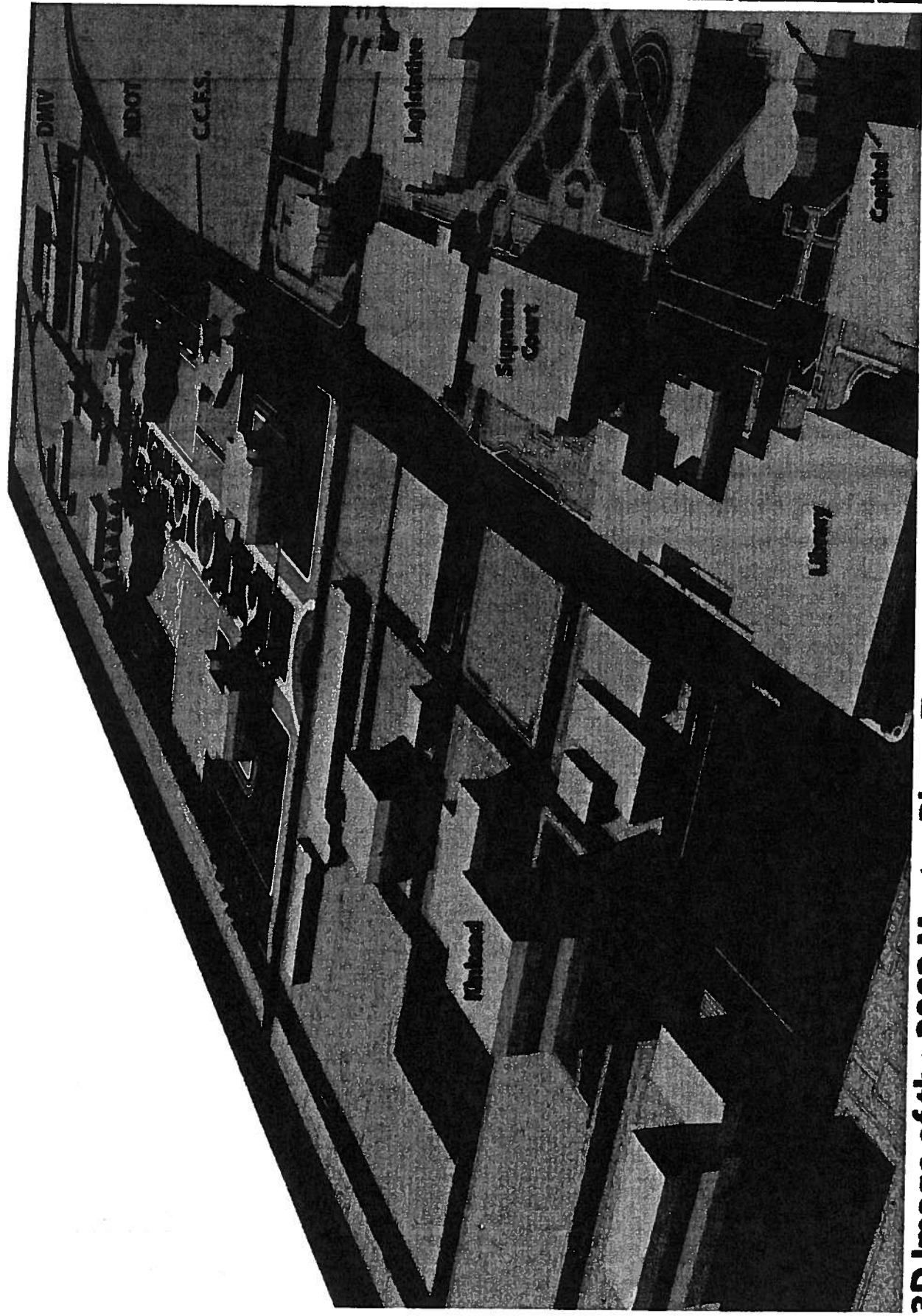
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 Master Plan
 2002 Update**
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Leg/fin

5-15



**3D Image of the 2002 Master Plan - Zone D
 Looking South**

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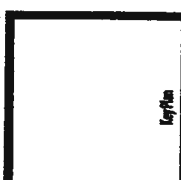


**Capitol Complex
 Master Plan
 2002 Update**

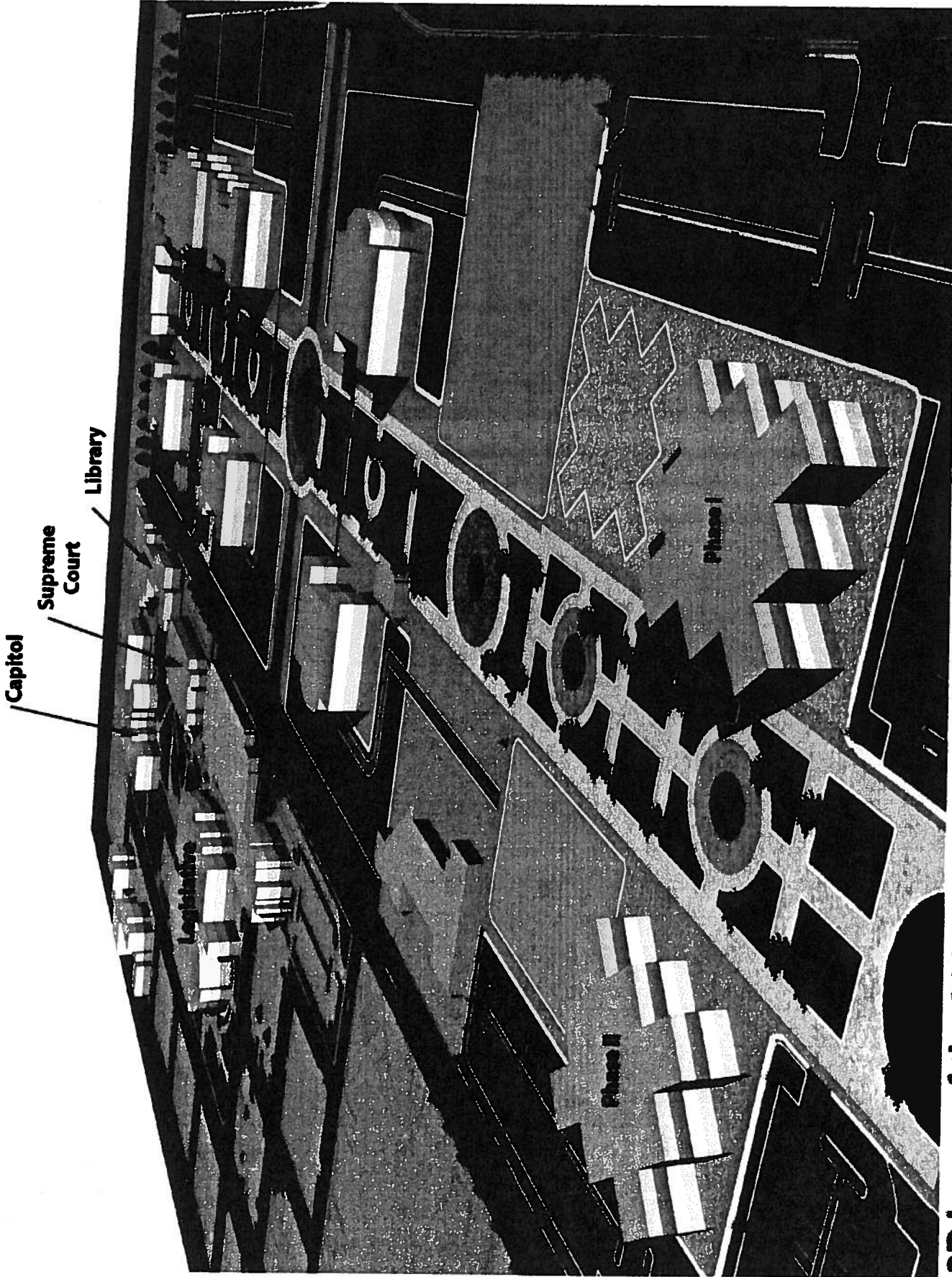
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Carroll City, Nevada

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5-16



**3D Image of the 2002 Master Plan - Zone D&C
 Looking North**

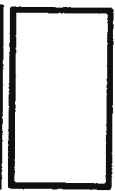
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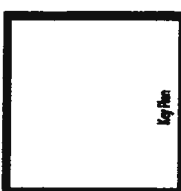
PAUL & PETERS
 ARCHITECTS



**Capitol Complex
 Master Plan
 2002 Update**
 for
**NEVADA
 STATE PUBLIC
 WORKS BOARD**

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DRAWN	CHECKED	TJM



5-17

**3D Image of the 2002 Master Plan - Zone D & C
 Looking South**

EXISTING TRANSPORTATION SYSTEM

The following discussion on the existing transportation system is graphically presented on attached **Figure 1 - Existing Transportation Conditions**.

Existing Traffic Conditions

Level of Service (LOS) is a term used to describe the operating performance of an intersection or roadway. Service levels are measured on a scale from A to F, with "A" representing the best performance and "F" the worst, based on the average time a vehicle's travel is delayed due to the intersection control. The *Carson City Transportation Plan* requires that LOS "D" be maintained for all intersections and roadway segments in the city with the following exceptions:

- Allow LOS "E" on Carson Street and US 50 if improvements to provide LOS "D" are not acceptable due to impacts and/or costs.
- For construction planning and prioritization, allow worse than LOS "D" on roadway segments where improvements would not be necessary after the construction of the US 395 Bypass.

Based on these standards, future projects cannot degrade intersection operations below LOS "D" (LOS "E" on Carson Street) or exacerbate conditions at intersections already operating at an unacceptable level, and, therefore, transportation improvements may need to be made at the time of the project.

Level of service calculations were performed for the afternoon peak hour (worst traffic conditions) at seven study intersections to determine existing traffic flow characteristics in the Capitol Complex planning area. The results of this analysis are presented on attached **Figure 1**. Intersections functioning at LOS "C" or better have the potential to accommodate increased traffic volumes. Conversely, intersections operating at or below LOS "D" will likely be a transportation constraint since additional traffic may not be served at these intersections without intersection capacity improvements.

Transit Service

Public Rural Ride (PRIDE) is a public transit service connecting rural communities throughout northern Nevada. Three of the four major PRIDE routes have stops at the Capitol Complex providing service from the Capitol Complex to Reno, Minden, and Fallon. Buses generally operate from 5:00AM to 7:00PM with the majority of trips made during the morning and afternoon commute periods. The Carson City Regional Transportation Commission operates a paratransit service specifically tailored for disabled and senior citizens. The paratransit service functions much like a common taxi operation with riders calling for pick-up and travel routes catered to each rider.

The existing transit system provides an opportunity for commuters from Reno, Fallon, and Minden to utilize alternate travel modes for their trips to Carson, however limited

transit opportunities are available to Carson City residents since there is not a local "city wide" public transit system.

Street Abandonments

The Carson City Recorder's documents for the area bounded by Stewart, Musser, Roop, and 5th Streets were reviewed to verify the extent to which these abandonments actually occurred. In addition, the Division of State Lands provided additional information on street abandonments. Fehr & Peers' document and field reviews indicated there are opportunities for abandonment of street segments in the area bound by Stewart, Musser, Roop, and 5th Streets. There are several street segments for which an abandonment has been recorded but the street segment has not been physically vacated (street is still functional), and there are two street segments that have been physically vacated but for which a legal abandonment has not been recorded. These street segments are shown on the attached **Figure 1**.

Traffic Growth

Historical average daily traffic volumes for roadways in the study area were obtained from the Nevada Department of Transportation (NDOT) *2001 Annual Traffic Report*. Average daily traffic volumes on East 5th Street, Carson Street, and Stewart Street for the prior 10 years can be summarized as follows:

- East 5th Street – 2.9% annual growth rate
- Carson Street – 1.7% annual growth rate
- Stewart Street – 1.3% annual growth rate

Increasing traffic volumes on roadways adjacent to the study area will create a constraint with regard to expansion of the complex. Background traffic growth reduces available roadway capacity and therefore reduces the number of project-generated trips that can be accommodated within acceptable levels of service.

Future Transportation System Improvements

Several planned transportation improvement projects will affect traffic conditions in the project vicinity. The first is construction of the two-phase "Carson City Freeway". Phase 1 of the project will include 3.8 miles of controlled access freeway from US 50 east to the northern connection at US 395. Phase 2 of the project will add 4.9 miles of controlled access freeway from US 50 East to a southern connection with US 50 West at its present intersection with S. Carson Street. It is anticipated that Phase 1 will be completed in 2005 and Phase 2 in 2009. Completion of the Phase 2 freeway will reduce traffic volumes on Carson Street, improving traffic operations in the Capitol Complex vicinity. Another notable improvement project is the widening of Roop Street from two to four lanes north of Washington Street, which is scheduled for construction in the spring of 2003. Carson City is giving consideration to widening Roop Street between Fairview and Washington as well, however this would not likely occur for at least five years. Construction of a traffic signal at the Roop Street/Musser Street intersection is also

being considered. Future improvements on Roop Street would allow this roadway to carry higher traffic volumes to the Capitol Complex.

Existing Parking Conditions

Fehr & Peers conducted parking inventory and occupancy surveys within the study area (including on-street parking) to quantify parking facility utilization. These surveys were completed during October 2002 and again during February 2003 while the Legislature was in session. Although several individual parking lots were found to be 100% occupied, parking is generally available in the study area. For practical purposes, a lot is considered "full" when 95% of the spaces are occupied, which allows for some turnover and potential unavailability of selected spaces for larger vehicles.

The existing condition parking occupancy data was summarized into north, central, and south areas as shown on attached **Figure 2a** for the typical existing parking condition and **Figure 2b** for the existing parking condition with the Legislature in session. Further detail is provided in the attached parking inventory and occupancy summary **Tables 1a and 1b**. In general, parking occupancy was found to be 73% during the mid-morning period and 71% during the mid-afternoon period on a typical day. During periods when the Legislature is in session, parking occupancies increase to 82% during the mid-morning period and 78% during the mid-afternoon period.

As indicated by the existing condition parking surveys, parking is generally available in the Capitol Complex. However, since several parking areas are currently fully utilized it is crucial that parking spacial allocation be strongly considered when locating each new Capitol Complex facility and associated parking.

TRANSPORTATION GOALS

Circulation should be designed to minimize conflict between pedestrians and vehicles, thus limiting public access to perimeter streets. In addition, adequate parking should be provided to meet the needs of the Capitol Complex, while not providing so much parking that persons who otherwise might take transit or walk/bike are encouraged to drive, instead of taking alternative modes of transportation. Lastly, thinking beyond cars (transit, walking and bicycles) is important in reducing trips and congestion.

The following is a list of transportation goals and guiding principles (not in order of importance) used to guide this effort.

Transportation and Circulation

- **Provide a balanced transportation system.** Provide a high level of access and mobility for all travel modes, and provide linkages between travel modes to form a seamless circulation network.
- **Improve the transit system.** Encourage transit providers to improve and increase existing transit routes, frequency, and level of service. Maximize accessible public transportation to main campus locations.
- **Provide shuttle service.** Service would be provided, as needed, to provide timely access between major facilities and parking lots/structures.
- **Minimize auto intrusion into the campus core areas.** Create a more pedestrian oriented campus setting with common areas and open space.
- **Provide well-designed intersections and crossing locations.** Adequately serve pedestrian flows across roadways during peak periods.
- **Think beyond cars.** Modifications and system improvements for transit, walking and bicycles can complement transportation demand management efforts in reducing trips and congestion.
- **Maintain the street hierarchy.** Efforts to increase through traffic capacity should be focused on appropriate streets that serve as important linkages.
- **Implement Transportation Demand Management (TDM).** TDM is collectively known as the range of transportation alternatives that can be provided by the private and public sectors to reduce congestion through peak hour trip reduction. TDM strategies should serve to reduce the number of cars entering the campus during the morning peak hour and leaving during the evening peak hour. TDM Strategies could include programs serving intra-complex or off-peak travel primarily aimed at making it possible for employees to conduct their daily activities without a car or at off-peak times, free local shuttle bus system, preferential parking for carpools, bicycle capital improvements for new bike racks, commuter bike enclosures, bike paths and clothes lockers and parking restrictions.

- **Increase bicycle circulation.** Provide a continuous, comprehensive network of bike lanes. Improve bicycle routes and access to and between major community destinations.
- **Increase pedestrian circulation.** Emphasize pedestrian circulation throughout the campus. Provide a convenient, continuous and interconnected pedestrian circulation system utilizing sidewalks, paths, adequate lighting and amenities. Ensure safe pedestrian access to all facilities.
- **Improve emergency services.** Maintain and improve critical transportation facilities for emergency vehicle access and emergency evacuation needs.
- **Pursue roadway closures.** Close little used and non-important internal roadways in order to create a more pedestrian friendly campus setting with common areas and open space.
- **Calm traffic and improve streets with trees and streetlights.** Enhance the street environment for pedestrians and improve safety by calming and controlling traffic.
- **Increase pedestrian safety.** Minimize conflicts between pedestrians and vehicles; where conflicts cannot be avoided, channel pedestrians to safe and convenient crossing locations.
- **Lessen traffic on internal roadways.** Strategically locate parking garages/lots to capture vehicular traffic at the perimeter of the site.
- **Discourage through traffic on internal streets.** Improve perimeter streets that better serve regional traffic flows.
- **Provide way-finding/signage.** Provide a graphics and signage program for the campus, including site, building exterior, garage entry, parking and directional signs, pedestrian orientation, and safety and accessibility signage.

Parking

- **Regulate parking supply.** This will be used as a mechanism for transportation demand management, while avoiding “spillover” of parking into neighborhoods and businesses adjacent to the campus. Over time, require a consistent level of parking in proportion to visitors and employees, however, it is not expected that every driver will be provided a parking space.
- **Provide only as much parking as is necessary and maintain planning flexibility.** This goal will be used throughout the phased development of the campus by adjusting the ultimate parking supply in relation to facilities construction.

- **Create a pedestrian-friendly environment through proper siting of parking.** Location of parking structures and lots is a key aspect of achieving this goal. Locating structures and lots near feeder roads will minimize conflicts with pedestrians. Integrate pedestrian access needs into planning, programming, design and construction of all parking and facility projects. Design the pedestrian environment to be safe, convenient, attractive and accessible for all users. Provide landscaping, pedestrian-scale lighting, and benches to enhance the pedestrian environment. Provide pedestrian access to all existing and planned parking lots and structures.
- **Emphasize convenient parking locations.** Increase parking supply in high demand areas (near facilities and building entrances). Locating structures and lots is a key aspect of achieving this goal.
- **Maintain efficient traffic flow on campus streets and access roadways.** Locate parking adjacent to feeder roads to minimize traffic flow through the campus and minimize conflicts with pedestrians and bicyclists. Location of structures and lots is a key aspect of achieving this goal.
- **Emphasize cost effectiveness or optimum land use** (structures vs. surface lots). Decisions to build structures are based on land value and surface constraints imposed by campus planning and surrounding uses. Structured parking costs more; however, take up less space and minimize the visual impact of parked cars. Surface lots cost less; however, take up more land area.
- **Encourage alternative modes of transportation.** Provide safe and convenient bicycle parking in parking structures and lots, including providing the physical elements in structures for sheltered bike parking. Provide a continuous network of safe and convenient bikeways connecting bicycle parking to other transportation modes and local bikeway systems.
- **Continue to provide adequate short-term parking.** Provide free, convenient visitor parking near major buildings.
- **Provide parking at a level that serves the identified need.** Incorporate the expectation that transit, bicycling and walking will be competitive alternatives to auto use in the future. Estimate future parking needs assuming:
 1. maximum achievable use of transit;
 2. maximum achievable vehicle occupancy;
 3. realistic projections of how attendance throughout the day may change with a larger, denser complex.

FUTURE CONDITION TRAFFIC AND PARKING ANALYSIS

Parking Analysis

State agencies are exempt from local parking requirements. The existing parking utilization ratio is approximately one parking space for 60% of the employees based on the parking space inventory completed during Fall 2002 and Spring 2003 and the Fall 2002 Capitol Complex employee headcount provided by the Master Plan team. The current Capitol Complex parking capacity is 2,491 spaces and the current employee headcount is 4,182 employees ($2491/4182 = .60$). The desired parking supply should include an efficiency factor of 10-percent (demand plus 10-percent) in order to accommodate turnover and potential unavailability of selected spaces for larger vehicles. Therefore, the current parking supply rate of one space per .60 employees plus a 10-percent efficiency factor should be sufficient. The recommended rate is .70 spaces per employee.

As a comparison, the industry standard average rate for government office building on a weekday is .77 spaces per employee (*Parking Generation, Institute of Transportation Engineers.*). While this rate is higher than the recommended rate, the existing condition parking occupancy surveys found a surplus of approximately 18-percent, indicating a lower parking demand rate when compared to the industry average for a government office building.

Parking areas would be approximately 435 square feet per car allowing for a 10' X 20' space plus aisles, landscaping, and entrances. Attached **Table 2** shows the required parking by zone and year for various levels of employment. Displaced parking due to facility construction is generally not expected to be a significant issue due to the fact that much of the new facility development will not be sited on existing parking facilities. However, accommodations need to be made for displaced parking due to facility construction and current over-parked conditions in certain zones.

In order to maintain a sufficient parking supply, approximately 3,860 would need to be provided (including ADA spaces) to meet demand for the future build-out condition (see attached **Table 2**). Therefore, an additional 1,370 spaces over the existing parking supply (does not account for displaced parking due to Capitol Complex facility construction) would need to be constructed in order to accommodate the total Master Plan build-out parking demand.

Traffic Analysis

Level of service calculations were performed for the afternoon peak hour (worst traffic conditions) at seven study intersections in the project vicinity to determine the future Master Plan build-out (2015) traffic flow characteristics proximate to the Capitol Complex planning area. The results of this analysis indicate that all of the intersections and roadway segments will continue to operate at acceptable levels of traffic service except the segment of Roop Street adjacent to the Capitol Complex and the intersections of Roop Street with Musser Street and with 5th Street, which are projected to operate at LOS F. It should be noted that even without development of the Capitol Complex Master Plan, Roop Street in the vicinity of the Capitol Complex and the Roop Street

intersections with Musser Street and 5th Street, are projected to operate at an unacceptable level of traffic service by 2007.

Recommended Transportation Improvements

Potential traffic calming treatments that could enhance the street environment for pedestrians and improve safety by calming and controlling traffic are shown on attached **Figures 3a and 3b**. These measures could help to reduce traffic speeds, shorten pedestrian crossing distances, and channelize pedestrian movements.

Intersection and roadway segment improvements are required in order to attain an acceptable level of service. These improvements include widening Roop Street to 4 lanes from Washington Street to Fairview Drive and the installation of a traffic signal at the Roop Street/Musser Street intersection. The additional lanes recommended for Roop Street, plus the addition of exclusive right-turn lanes, would also improve operations at the Roop Street intersection with 5th Street. **Figure 4** illustrates the recommended transportation improvements.

It should be noted that due to the consolidation of State employees from sites in and around Carson City onto the Capitol Complex, reductions in overall trip-making along with reductions in vehicle miles of travel and average trip lengths is expected. This should be considered a regional travel benefit and could improve air quality.

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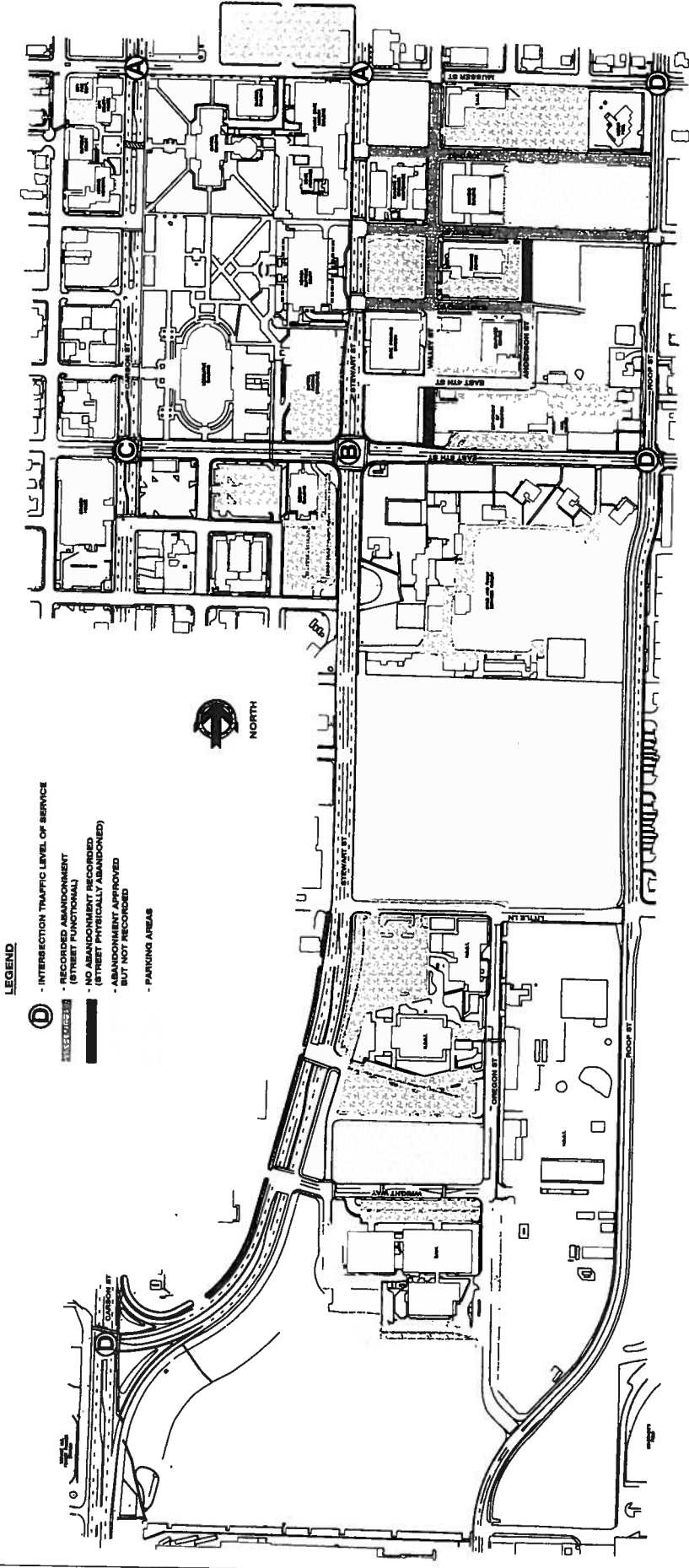
Capitol Complex Master Plan
 by
STATE PUBLIC WORKS BOARD

City of Nevada
 Capitol Complex

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Key Plan

EXISTING TRANSPORTATION CONDITIONS
 FIGURE 1





Don Smith
 F. HR & PLERS
 ENGINEERS & ARCHITECTS



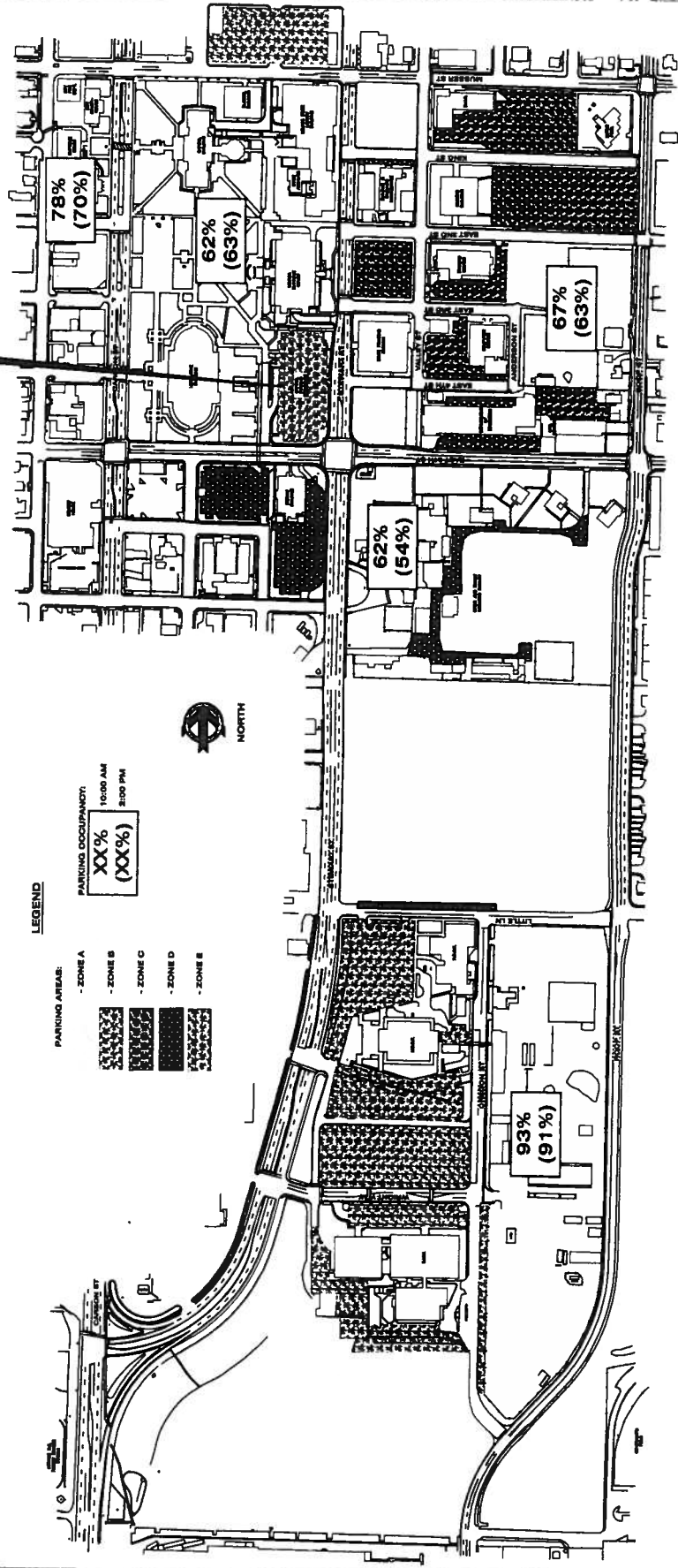
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 City of Nevada

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Key Plan

EXISTING
 PARKING
 CONDITIONS
 FIGURE 2A

CAPITOL PARKING STRUCTURE
 OCCUPANCY
 47%
 (48%)



LEGEND

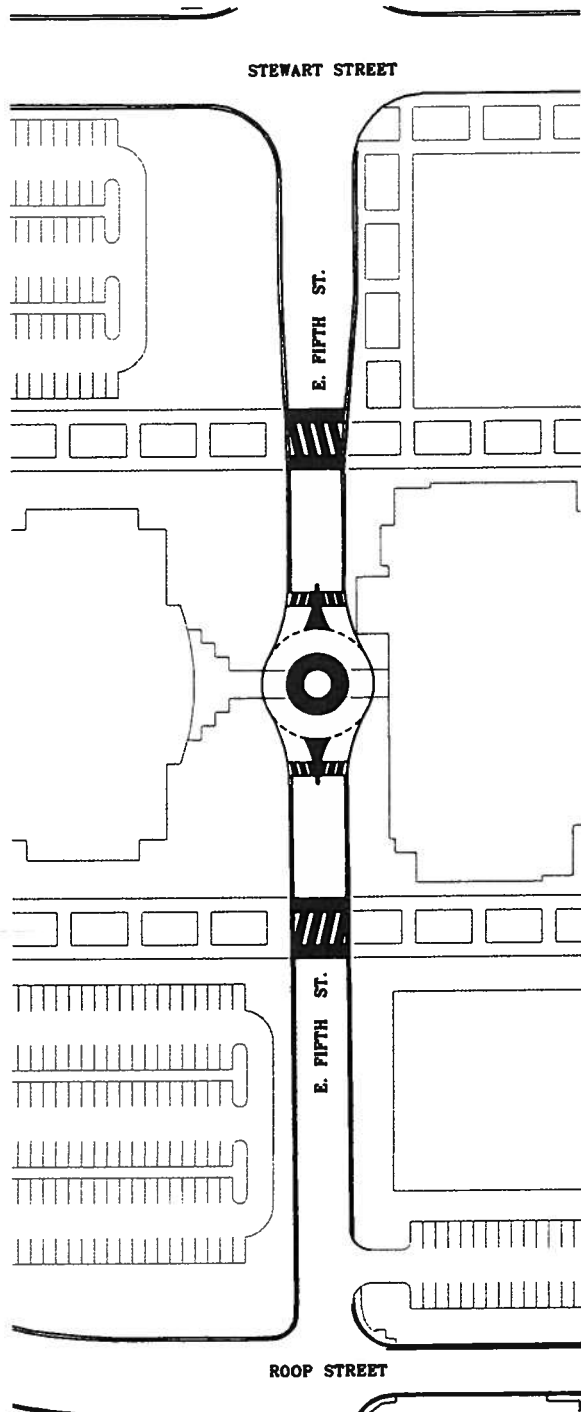
- PARKING AREAS:
- ZONE A
 - ZONE B
 - ZONE C
 - ZONE D
 - ZONE E

PARKING OCCUPANCY:
 10:00 AM
 XX%
 (XX%)
 3:00 PM

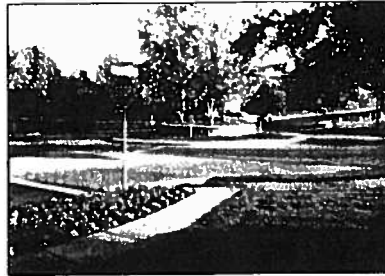


NORTH

CONCEPTUAL ROUNDABOUT DESIGN
WITH MIDBLOCK PEDESTRIAN CROSSING



EXAMPLES



DESIGNED ON 40 YEAR PLAN DESIGN



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FINK & PILES
TRANSPORTATION CONSULTANTS



Capitol
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Master Plan
for
STATE PUBLIC
WORKS BOARD

Carson City, Nevada

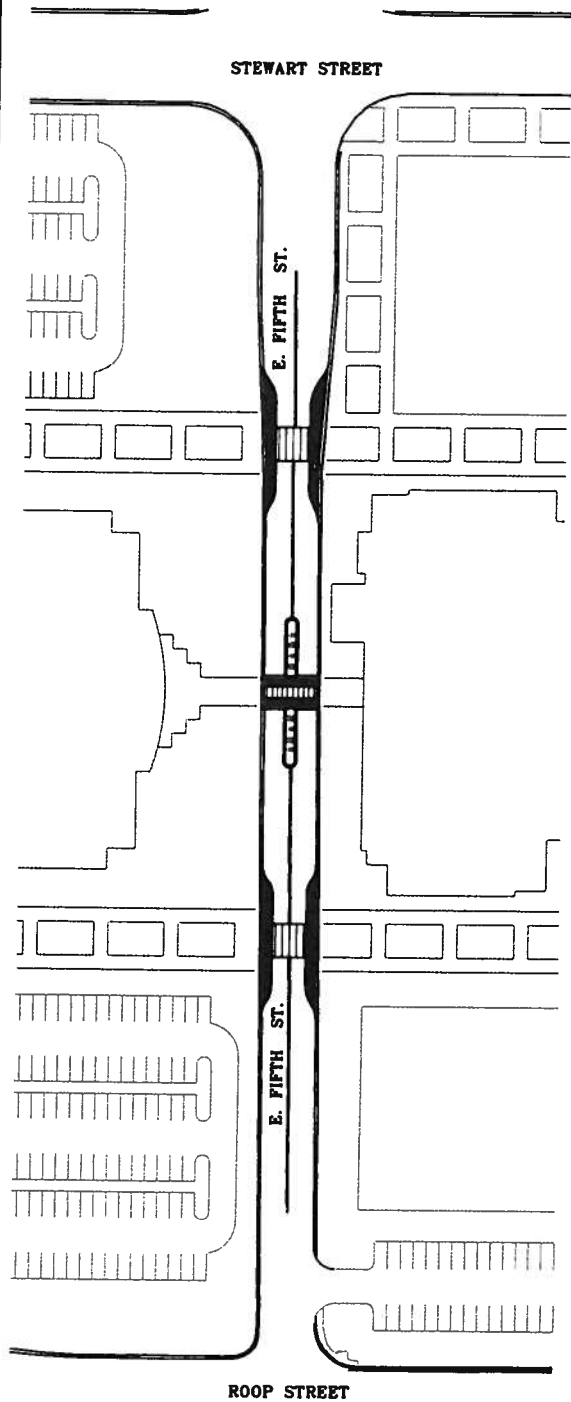
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Key Plan

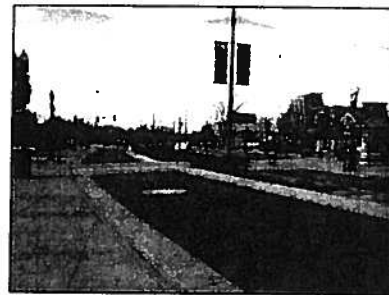
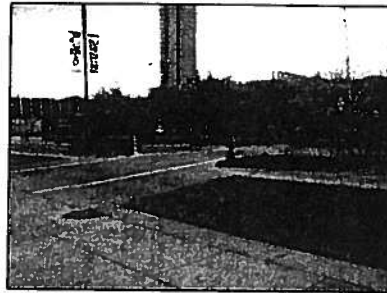
POTENTIAL TRAFFIC
CALMING MEASURES

FIGURE 3A

MIDBLOCK PEDESTRIAN CROSSINGS WITH CHOKERS
AND CENTER ISLAND WITH RAISED CROSSWALK



EXAMPLES



BASED ON 40 YEAR PLAN DESIGN



GANTNER WELBY LLC
ARCHITECTS

Den Smith Associates
PLANNING ARCHITECTURE

fp
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Key Plan

POTENTIAL TRAFFIC
CALMING MEASURES

FIGURE 38

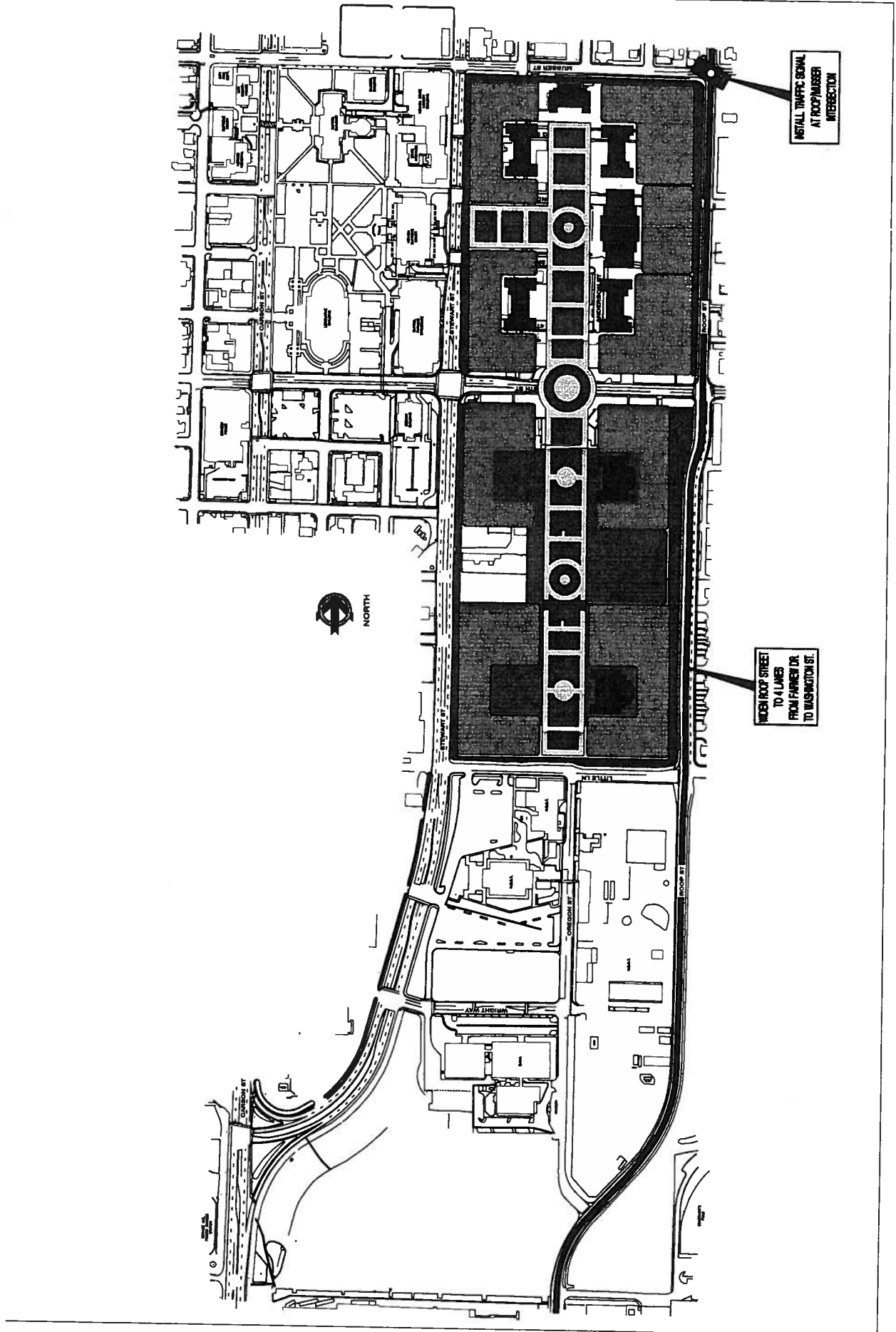


TABLE 1A
Capitol Complex
Parking Space Inventory and Occupancy
Existing Conditions - October 2002

Zone	Street, Parking Lot, or Parking Structure	Location or Block	10:00 AM Thursday				2:00 PM Thursday			
			Number of Spaces	Number of Cars Parked	Unoccupied Spaces	% Occupied	Number of Spaces	Number of Cars Parked	Unoccupied Spaces	% Occupied
A	Second St. (North Side)	Curry St. to Carson St.	6	4	2	67%	6	3	3	50%
	Second St. (South Side)	Curry St. to Carson St.	6	5	1	83%	6	5	1	83%
	Curry St. (East Side)	Second St. to King St.	11	10	1	91%	11	9	2	82%
	Curry St. (West Side)	Second St. to King St.	5	2	3	40%	5	1	4	20%
	Curry St. (East Side)	King St. to Musser St.	4	4	0	100%	4	4	0	100%
	Curry St. (West Side)	King St. to Musser St.	4	3	1	75%	4	3	1	75%
	Musser St. (North Side)	Curry St. to Carson St.	5	3	2	60%	5	2	3	40%
	Courthouse Parking Lot	North of Courthouse on Curry St.	13	11	2	85%	13	11	2	85%
	Musser St. (North side)	Plaza St. to Stewart St.	11	11	0	100%	11	7	4	64%
	Musser St. (South side)	Carson St. to Stewart St.	10	5	5	50%	10	8	2	80%
B	Capitol Parking Structure	Stewart St./5th Street	366	172	194	47%	366	175	191	48%
	State Parking Lot	North Side of Musser St at Stewart St.	130	118	12	91%	130	122	8	94%
	Dept. of Education South Lot	East 5th St.	45	36	9	80%	45	30	15	67%
	Dept. of Education North Lot	East 4th St.	21	18	3	86%	21	17	4	81%
	Mail Center Parking Lot	4th St./Anderson St.	32	15	17	47%	32	13	19	41%
	Computer Center Parking Lot	4th St./Valley St.	42	25	17	60%	42	22	20	52%
	East 4th St. (North Side)	Stewart St. to Valley St.	6	5	1	83%	6	4	2	67%
	East 4th St. (South Side)	Valley St. to Anderson St.	9	2	7	22%	9	1	8	11%
	East 4th St. (East Side)	Stewart St. to Anderson St.	17	7	10	41%	17	7	10	41%
	Anderson St. (East Side)	4th St. to 3rd St.	4	1	3	25%	4	0	4	0%
C	Anderson St. (West Side)	4th St. to 3rd St.	4	2	2	50%	4	0	4	0%
	Unpaved Overflow Lot	East side of Anderson St at 3rd St.	1	1	0	N/A	1	1	0	N/A
	NHP Training Center Parking Lot	3rd St./Valley St.	37	25	12	68%	37	27	10	73%
	Unpaved Overflow Lot	East of NHP Training Center on 2nd St.	7	7	0	100%	7	7	0	100%
	3rd St. (North Side)	Stewart St. to Valley St.	4	3	1	75%	4	4	0	100%
	3rd St. (North Side)	Valley St. to Anderson St.	10	6	4	60%	10	8	2	80%
	3rd St. (South Side)	Stewart St. to Valley St.	7	7	0	100%	7	5	2	71%
	4th St. (South Side)	Valley St. to Anderson St.	3	2	1	67%	3	2	1	67%
	Valley St. (East Side)	4th St. to 3rd St.	4	3	1	75%	4	0	4	0%
	Valley St. (West Side)	4th St. to 3rd St.	1	1	0	100%	1	1	0	100%
Supreme Court Parking Lot	Supreme Court Parking Lot	Southeast Corner of Stewart St. & 2nd St.	96	87	9	91%	96	80	16	83%
	Valley St. (West Side)	3rd St. to 2nd St.	6	4	2	67%	6	6	0	100%
	2nd St. (North Side)	Stewart St. to Valley St.	3	3	0	100%	3	3	0	100%
	2nd St. (North Side)	Valley St. to Rupp St.	13	13	0	100%	13	7	6	54%
	2nd St. (South Side)	Stewart St. to Valley St.	3	3	0	100%	3	3	0	100%
	2nd St. (South Side)	Valley St. to Rupp St.	24	9	15	38%	24	6	18	25%
	Valley St. (East Side)	2nd St. to King St.	7	7	0	100%	7	7	0	100%
	Valley St. (West Side)	2nd St. to King St.	6	4	2	67%	6	5	1	83%
	Maintenance Bldg. Parking	North of Maintenance Bldg. on King St.	11	7	4	64%	11	8	3	73%
	King St. (North Side)	Stewart St. to Valley St.	8	3	5	38%	8	7	1	88%
King St. (North Side)	Valley St. to Rupp St.	19	8	11	42%	19	14	5	74%	
	King St. (South Side)	Valley St. to Rupp St.	15	10	5	67%	15	8	7	53%

TABLE 1A
Capitol Complex
Parking Space Inventory and Occupancy
Existing Conditions- October 2002

Zone	Street, Parking Lot, or Parking Structure	Location or Block	10:00 AM Thursday				2:00 PM Thursday			
			Number of Spaces	Number of Cars Parked	Unoccupied Spaces	% Occupied	Number of Spaces	Number of Cars Parked	Unoccupied Spaces	% Occupied
C	Kinkaid Bldg. Parking Lot	West of Roop St. on King St. & 2nd St.	206	153	53	74%	206	146	60	71%
	SIS Parking Lot	East of SIS Bldg. On Musser St. & King St.	141	58	83	41%	141	60	81	43%
	Valley St. (East Side)	King St. to Musser St.	4	3	1	75%	4	2	2	50%
	Valley St. (West Side)	King St. to Musser St.	8	5	3	63%	8	4	4	50%
	Children's Home Facility Parking Lots	Children's Home Facility- Stewart St./5th St.	42	34	8	81%	42	33	9	79%
D	Sedway Building South Lot	Stewart St./ 5th Street	105	47	58	45%	105	44	61	42%
	Sedway Building West Lot	Stewart St./ 5th Street	83	41	42	49%	83	31	52	37%
E	DMV Parking Lot	Training Course, South of DMV	26	24	2	92%	26	24	2	92%
	Unpaved Overflow Lot	Training Course, South of DMV		9		N/A		9		N/A
	DMV Parking Lot	South/West side of DMV Building	94	93	1	99%	94	93	1	99%
	DMV Parking Lot	North side of DMV Building	65	59	6	91%	65	59	6	91%
	DMV Parking	East side of Oregon St.	33	25	8	76%	33	28	5	85%
	DMV/DOT Parking Lot	Wright Way/ Oregon St.	263	244	19	93%	263	240	23	91%
	DOT Parking Lot	South side of DOT Building	156	146	10	94%	156	142	14	91%
	DOT Parking Lot	North Side of DOT Building	153	139	14	91%	153	130	23	85%
	DOT Parking	North side of Little Ln.	36	22	14	61%	36	20	16	56%
	DOT Service Entrance Lot	East Side of DOT Building	5	5	0	100%	5	5	0	40%
	Oregon Street (West Side)	Wright way to Roop St.	6	4	2	67%	6	5	1	83%
Oregon Street (West Side)	Little Ln. to Wright Way	17	12	5	71%	17	8	9	47%	
Oregon Street (East Side)	Little Ln. to Wright Way	20	19	1	95%	20	19	1	95%	
Total:			2,491	1,814	677	73%	2,491	1,749	742	70%

TABLE 1B
Capitol Complex
Parking Space Inventory and Occupancy
Existing Conditions With Legislature in Session- February 2003

Zone	Street, Parking Lot, or Parking Structure	Location or Block	10:00 AM Wednesday				2:00 PM Tuesday			
			Number of Spaces	Number of Cars Parked	Unoccupied Spaces	% Occupied	Number of Spaces	Number of Cars Parked	Unoccupied Spaces	% Occupied
A	Second St. (North Side)	Curry St. to Carson St.	6	3	3	50%	6	2	4	33%
	Second St. (South Side)	Curry St. to Carson St.	6	3	3	50%	6	3	3	50%
	Curry St. (East Side)	Second St. to King St.	11	6	5	55%	11	1	10	9%
	Curry St. (West Side)	Second St. to King St.	5	1	4	20%	5	0	5	0%
	Curry St. (East Side)	King St. to Musser St.	4	4	0	100%	4	3	1	75%
	Curry St. (West Side)	King St. to Musser St.	4	2	2	50%	4	1	3	25%
	Musser St. (North Side)	Curry St. to Carson St.	5	2	3	40%	5	3	2	60%
	Courthouse Parking Lot	North of Courthouse on Curry St.	13	12	1	92%	13	10	3	77%
	Musser St. (North side)	Plaza St. to Stewart St.	11	11	0	100%	11	11	0	100%
	Musser St. (South side)	Carson St. to Stewart St.	10	9	1	90%	10	6	4	60%
B	Capitol Parking Structure	Stewart St./ 5th Street	366	357	9	98%	366	338	28	92%
	State Parking Lot	North Side of Musser St at Stewart St.	130	120	10	92%	130	128	2	98%
	Dept. of Education South Lot	East 5th St.	45	43	2	96%	45	33	12	73%
	Dept. of Education North Lot	East 4th St.	21	21	0	100%	21	14	7	67%
	Mail Center Parking Lot	4th St./ Anderson St.	32	15	17	47%	32	16	16	50%
	Computer Center Parking Lot	4th St./ Valley St.	42	24	18	57%	42	23	19	55%
	East 4th St. (North Side)	Stewart St. to Valley St.	6	4	2	67%	6	4	2	67%
	East 4th St. (North Side)	Valley St. to Anderson St.	9	3	6	33%	9	3	6	33%
	East 4th St. (South Side)	Stewart St. to Anderson St.	17	14	3	82%	17	12	5	71%
	Anderson St. (East Side)	4th St. to 3rd St.	4	2	2	50%	4	2	2	50%
C	Anderson St. (West Side)	4th St. to 3rd St.	4	1	3	25%	4	1	3	25%
	Unpaved Overflow Lot	East side of Anderson St at 3rd St.	1	1	0	N/A	1	1	0	N/A
	NHP Training Center Parking Lot	3rd St./ Valley St.	37	30	7	81%	37	31	6	84%
	Unpaved Overflow Lot	East of NHP Training Center on 2nd St.	15	15	0	N/A	15	10	5	N/A
	3rd St. (North Side)	Stewart St. to Valley Sat.	4	3	1	75%	4	2	2	50%
	3rd St. (South Side)	Valley St. to Anderson St.	10	5	5	50%	10	5	5	50%
	3rd St. (South Side)	Stewart St. to Valley Sat.	7	5	2	71%	7	6	1	86%
	3rd St. (South Side)	Valley St. to Anderson St.	3	2	1	67%	3	2	1	67%
	Valley St. (East Side)	4th St. to 3rd St.	4	2	2	50%	4	3	1	75%
	Valley St. (West Side)	4th St. to 3rd St.	1	0	1	0%	1	1	0	100%
Supreme Court Parking Lot	Southeast Corner of Stewart St. & 2nd St.	96	89	7	93%	96	89	7	93%	
Valley St. (West Side)	3rd St. to 2nd St.	6	5	1	83%	6	6	0	100%	
2nd St. (North Side)	Stewart St. to Valley St.	3	3	0	100%	3	3	0	100%	
2nd St. (North Side)	Valley St. to Roop St.	13	10	3	77%	13	11	2	85%	
2nd St. (South Side)	Stewart St. to Valley St.	3	3	0	100%	3	2	1	67%	
2nd St. (South Side)	Valley St. to Roop St.	24	13	11	54%	24	6	18	25%	
Valley St. (East Side)	2nd St. to King St.	7	5	2	71%	7	7	0	100%	
Valley St. (West Side)	2nd St. to King St.	6	5	1	83%	6	6	0	100%	
Maintenance Bldg. Parking	North of Maintenance Bldg. on King St.	11	10	1	91%	11	9	2	82%	
King St. (North Side)	Stewart St. to Valley St.	8	6	2	75%	8	6	2	75%	
King St. (North Side)	Valley St. to Roop St.	19	14	5	74%	19	12	7	63%	
King St. (South Side)	Valley St. to Roop St.	15	7	8	47%	15	8	7	53%	

TABLE 1B
Capitol Complex
Parking Space Inventory and Occupancy
Existing Conditions With Legislature in Session- February 2003

Zone	Street, Parking Lot, or Parking Structure	Location or Block	10:00 AM Wednesday			2:00 PM Tuesday					
			Number of Spaces	Number of Cars Parked	Unoccupied Spaces	% Occupied	Number of Spaces	Number of Cars Parked	Unoccupied Spaces	% Occupied	
C	Kinkhead Bldg. Parking Lot	West of Roop St on King St. & 2nd St.	206	168	38	82%	206	140	66	68%	
	SIIS Parking Lot	East of SIIS Bldg. On Musser St & King St.	141	44	97	31%	141	38	103	27%	
	Valley St. (East Side)	King St. to Musser St.	4	3	1	75%	4	4	0	100%	
	Valley St. (West Side)	King St. to Musser St.	8	5	3	63%	8	6	2	75%	
D	Children's Home Facility Parking Lots	Children's Home Facility- Stewart St/5th St.	42	34	8	81%	42	27	15	64%	
	Sedway Building South Lot	Stewart St./ 5th Street	105	75	30	71%	105	83	22	79%	
	Sedway Building West Lot	Stewart St./ 5th Street	83	80	3	96%	83	74	9	89%	
	DMV Parking Lot	Training Course, South of DMV	26	22	4	85%	26	21	5	81%	
E	Unpaved Overflow Lot	Training Course, South of DMV		21		N/A		12		N/A	
	DMV Parking Lot	South/West side of DMV Building	94	88	6	94%	94	83	11	88%	
	DMV Parking Lot	North side of DMV Building	65	62	3	95%	65	54	11	83%	
	DMV Parking	East side of Oregon St	33	27	6	82%	33	28	5	85%	
	DMV/DOT Parking Lot	Wright Way/ Oregon St.	263	208	55	79%	263	221	42	84%	
	DOT Parking Lot	South side of DOT Building	156	142	14	91%	156	138	18	88%	
	DOT Parking Lot	North Side of DOT Building	153	123	30	80%	153	112	41	73%	
	DOT Parking	North side of Little Ln.	36	22	14	61%	36	22	14	61%	
	DOT Service Entrance Lot	East Side of DOT Building	5	4	1	80%	5	3	2	60%	
	Oregon Street (West Side)	Wright way to Roop St.	6	6	0	100%	6	6	0	100%	
	Oregon Street (West Side)	Little Ln. to Wright Way	17	12	5	71%	17	16	1	94%	
	Oregon Street (East Side)	Little Ln. to Wright Way	20	12	8	60%	20	20	0	100%	
	Total:			2,491	2,048	443	82%	2,491	1,948	543	78%

TABLE 2 - Parking Analysis

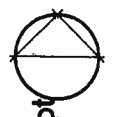
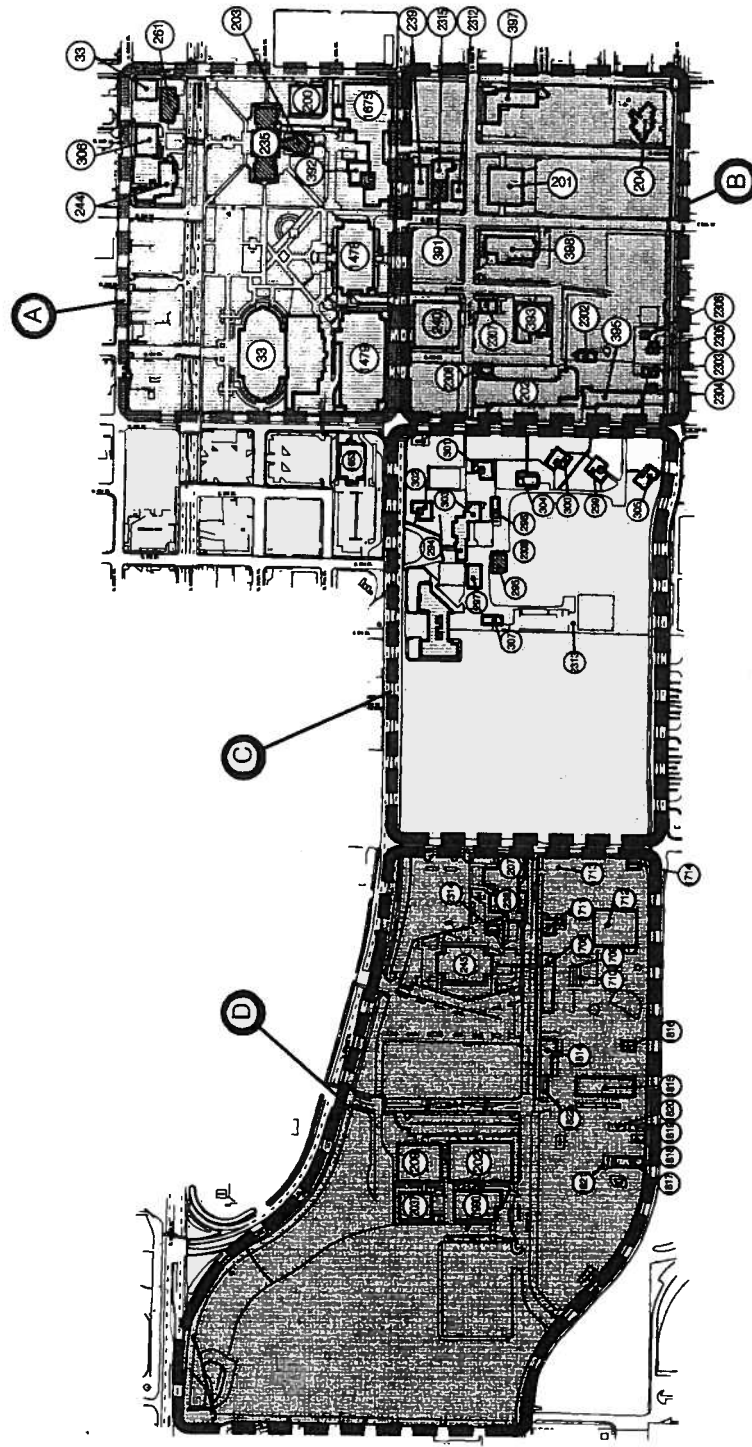
Site Zone Area	Number of Employees ¹					Required Parking Spaces ² (one space per .7 employees)				
	Current	2005	2010	2015	2025	Current	2005	2010	2015	2025
Zone "A"	180	182	194	198	209	126	127	136	139	146
Zone "B"	328	340	384	424	467	230	238	269	297	327
Zone "C"	667	696	745	791	839	467	487	522	554	587
Zone "D"	1,840	2,012	2,194	2,330	2,601	1,288	1,408	1,536	1,631	1,821
Zone "E"	1,167	1,218	1,300	1,346	1,398	817	853	910	942	979
Total	4,182	4,448	4,817	5,089	5,514	2,927	3,114	3,372	3,562	3,860

Source: 1) State of Nevada Capitol Complex Master Plan, Carson City Projected Staff, November 7, 2002.

2) Fehr & Peers Associates, Inc.

Notes: The existing parking ratio is approximately one parking space for 60% of the employees. The current Capitol Complex parking capacity is 2,491 spaces and the current employee headcount is 4,182 employees (2491/4182 = .60). The desired parking supply should include an efficiency factor of 10-percent (demand plus 10-percent) in order to accommodate turnover and potential unavailability of selected spaces for larger vehicles. Therefore, the current parking supply rate of one space per .60 employees plus a 10-percent efficiency factor should be sufficient. The recommended rate is .70 spaces per employee. The existing condition parking occupancy surveys found the peak occupancy period occurred during the mid-morning period when the Legislature was in session (82%), indicating a sufficient current parking surplus plus a surplus of approximately 18-percent. Accommodations need to be made for displaced parking due to facility construction and current over-parked condition in certain zones. File Date : 2/21/03

- A** Historical - Cut stone & concrete
- B** Concrete with brick
- C** New brick w/ glass & metal panels
- D** Existing brick



1989 Master Plan - Building Materials Concept



PROPOSED CAPITOL COMPLEX OCCUPANTS

- (A)
- (B)
- (C)
- (D)
- (E)

REFER TO TABLE 6 IN SECTION 3 FOR LISTED OCCUPANTS

BUILDING MATERIAL CONCEPT

- (A)(B) Historical - Stone, Stone Venner & Concrete
- (C) Transition Between Brick, Stone & Historical
- (D) Transition Between Brick & Historical
- (E) Brick & Concrete

CAVING UNIT, LLC
 ARCHITECTS & PLANNERS
 1100 N. RENO AVENUE
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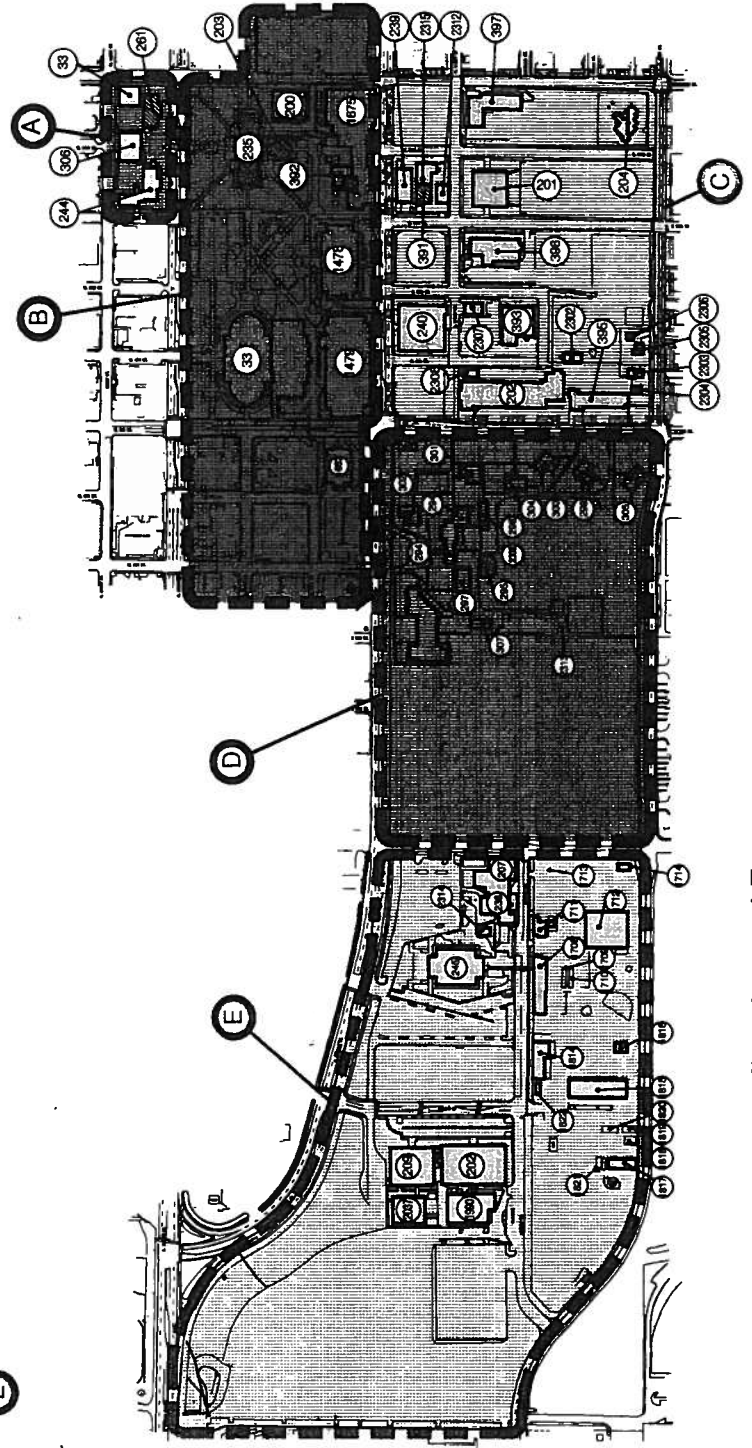
Den Smith & Associates
 PLANNERS & ARCHITECTS
 PHILIP
FAIR & PEERS
 ARCHITECTS

Capitol Complex
 Master Plan
 2002 Update
 NEVADA
 STATE PUBLIC
 WORKS BOARD
 Carson City, Nevada

DATE	02/25/03	SS2	154
JOB NO.		PLP	
DRAWN		CHECKED	

Key Plan

DEVELOPMENT ZONES
BLDG. MATERIAL CONCEPT
 7-2



Development Zones,
 Building Material Concept &
 Proposed Capitol Complex Occupants



ARCHITECTURAL GUIDELINES

The existing 1989 Master Plan established four separate architectural guidelines for the building materials concept. These building materials include cut stone, concrete, brick, glass, and metal panels. A graphic has been attached representing the 1989 Building Materials concept.

The Steering Committee felt there should be more uniformity to the Capitol Complex structures, thereby tying the facilities together along the Capitol mall.

They also felt that there should be a clear transition between the historic stone of the Capitol site on one end and that of the brick and concrete of the Department of Motor Vehicles on the other.

Transition zones were identified between the two areas. A drawing has been included to show this idea.

ARCHITECTURAL GUIDELINES FOR THE DEVELOPMENT ZONES

The guidelines are intended to provide future Architectural teams with basic direction in the area of building envelope design in the various zones. The underlying goal is to produce an overall base design that is unified in the visual image of all the facilities.

It is not the intent to inhibit the creative process of the design team, but rather to establish both specific direction (standards) and general direction (guidelines).

The design must also be practical in terms of initial and long term costs and maintenance.

Key objectives are as follows:

- Develop a common, unifying architectural theme that is high quality, cost effective and maintainable.
- Create a sense of identity for the entrances of all the buildings.
- Develop a sense of a unified campus.
- Provide designs that complement existing Capitol buildings, including the historic buildings at one end and the Nevada Department of Transportation (NDOT) and Department of Motor Vehicles (DMV) at the other end, yet maintains its own distinct style.
- Create human scale environments among buildings.
- Minimize outdoor storage spaces, trash areas, and sheds, and provide screening at all such locations.
- Place outdoor fixtures, furnishings and signs uniformly and logically to minimize confusion and clutter.
- Provide a historic building presence; no glass curtain wall systems or metal wall panel systems to be utilized as the main building material.

ZONES "A" AND "B"

ZONES "A" AND "B"

ARCHITECTURAL THEME

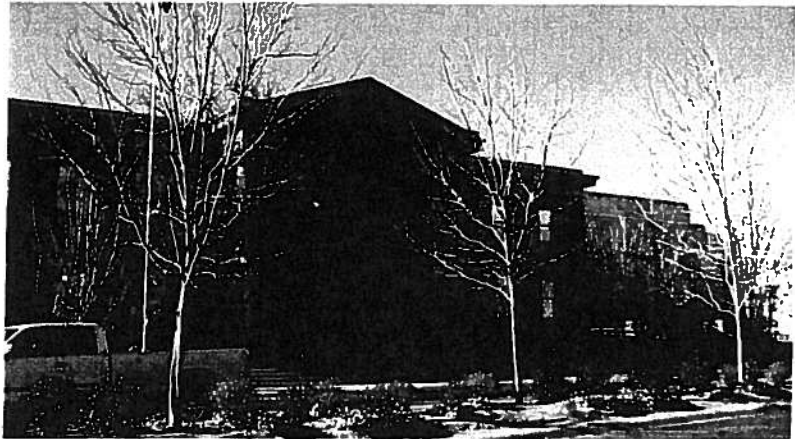
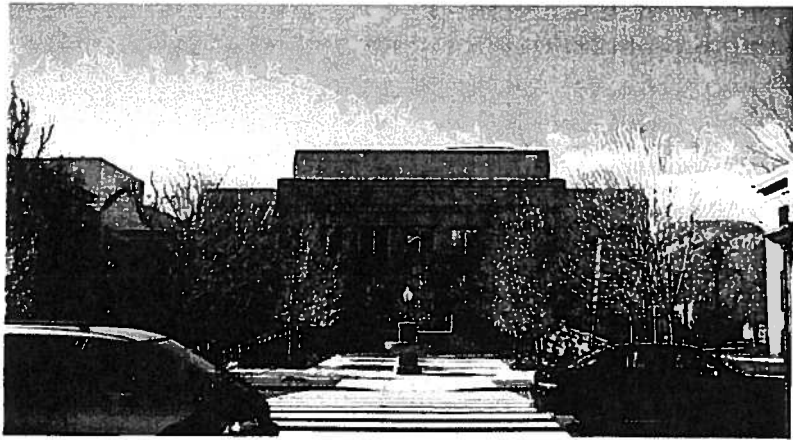
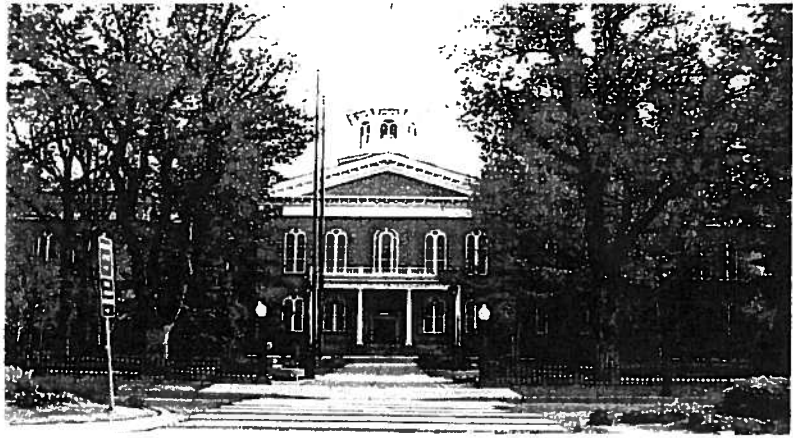
The architectural theme for these Zones has been defined as "*Historical*".

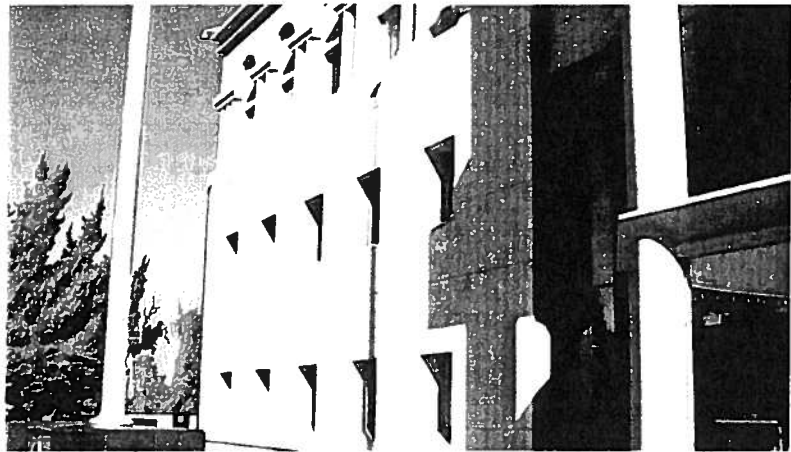
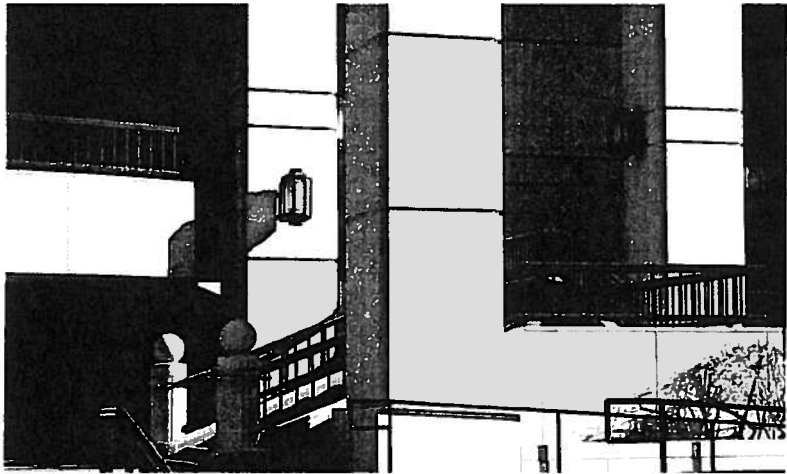
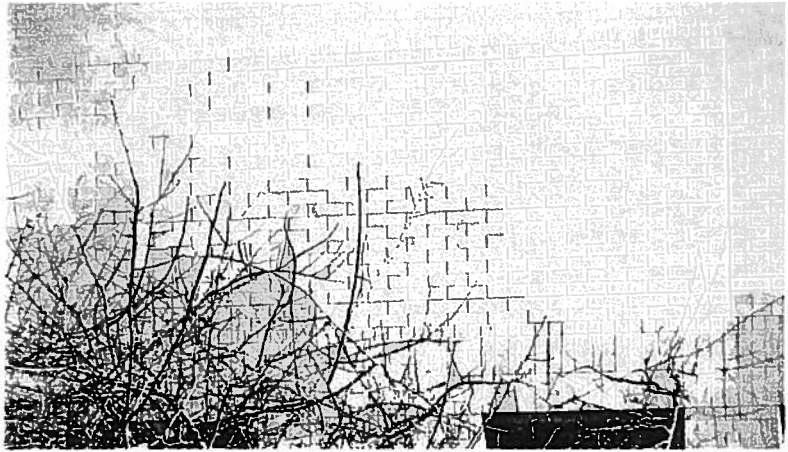
The Capitol Building utilizes rusticated sandstone blocks, with Roman Doric columns at the front entrance. The columnar design is utilized in the original Supreme Court Building, as well as in the other primary buildings in this area.

The buildings in this Zone are tied together by the historic architecture and the historic shapes and facades, together with the same blend of colors.

Sample Building Materials:

- Cut sandstone
- Cut stone
- Stone veneer
- Earth tone brick products
- Concrete
- EIFS





ZONE "E"

ZONE "E"

ARCHITECTURAL THEME

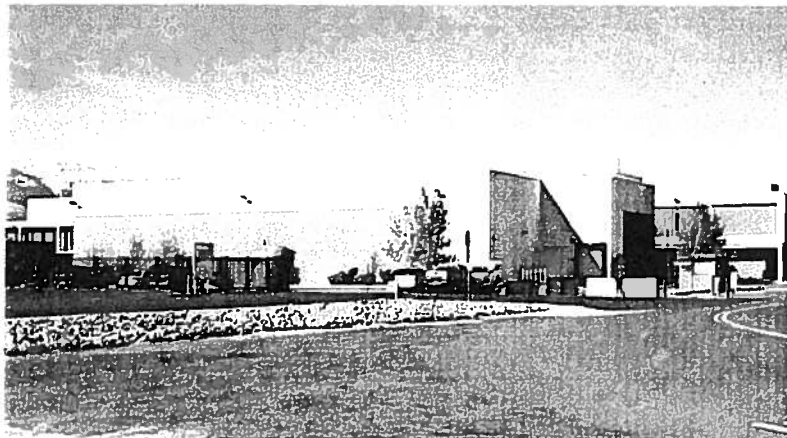
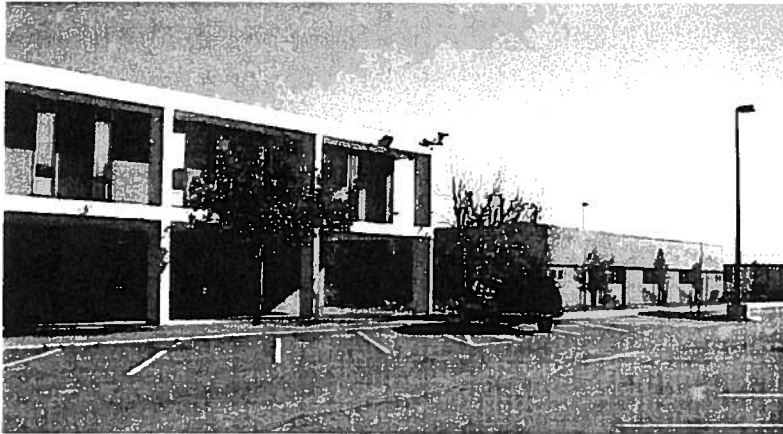
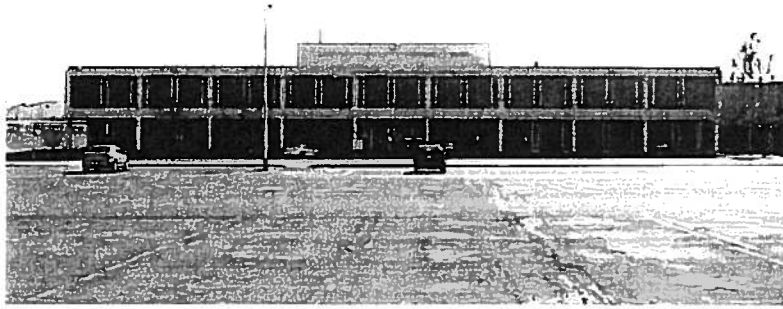
The architectural theme for this area has been defined as "*Concrete and Brick*".

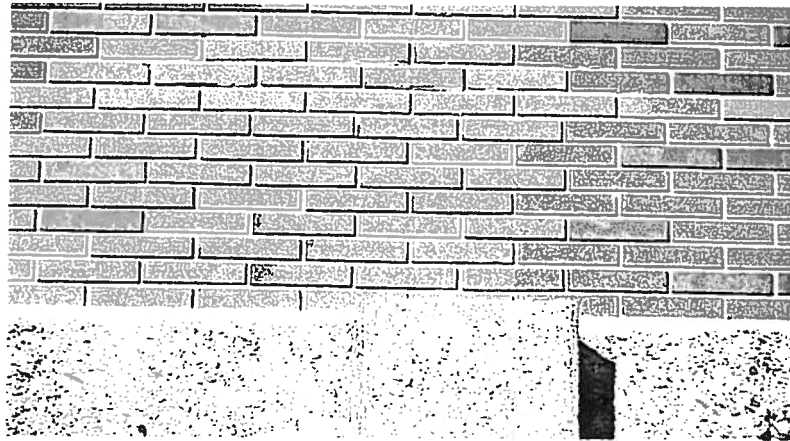
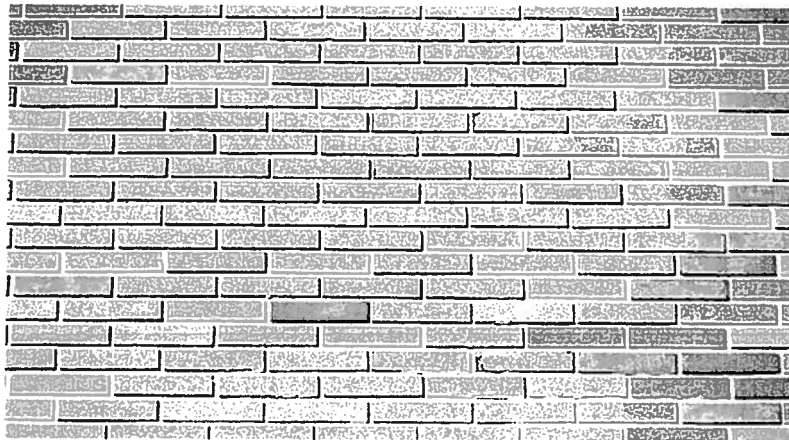
In this Zone, concrete has been utilized as a structural material and to accent and frame the main building material of brick.

The buildings in this Zone are tied together through the use of brick and concrete.

Sample Building Materials:

- Brick
- Simulated brick products
- Concrete
- EIFS





ZONE "C" AND "D"

ZONE "C" AND "D"

ARCHITECTURAL THEME

At one end of the Capitol Complex is the "*Historical*" architecture exemplified by the light beige and gray colors of the sandstone materials which establish the theme. The other end of the Complex is defined by the red brick and concrete trim utilized on the buildings in this area.

Zones "C" and "D" is delineated by the area which falls between these two separate and distinct architectural styles. It is recommended that these Zones become an architectural transition between the two distinct styles.

The use of common materials and colors from both ends of the Complex should be utilized to tie the architecture of the Capitol Complex together architecturally as one unit.

One way this can be accomplished is to have a consistent building material utilized at the base of the buildings, and then transition to another material as the buildings grow upward.

The design of the entrances should be the focal point of each building, as is done in the buildings located in Zones "A" and "B".

It is recommended that brick be utilized as the base material and a secondary building material such as EIFS, cut stone, or CMU be utilized for the upper portion of the buildings.

Sample Building Materials:

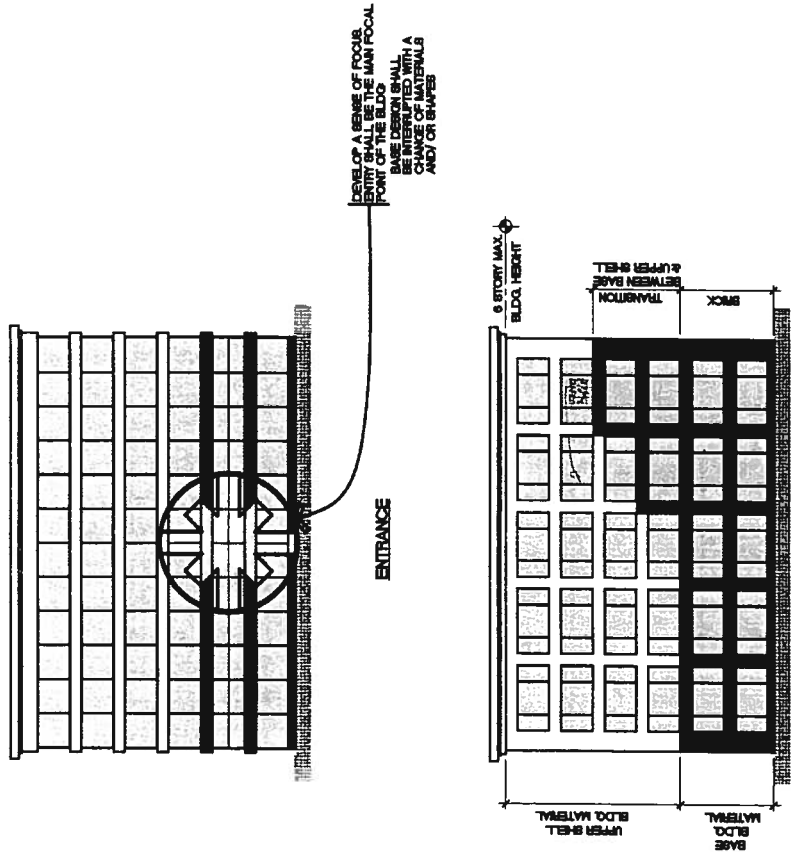
- Cut stone
- Stone veneer
- Brick
- Brick products
- EIFS
- Concrete

BUILDING ENVELOPE DESIGN GUIDELINES

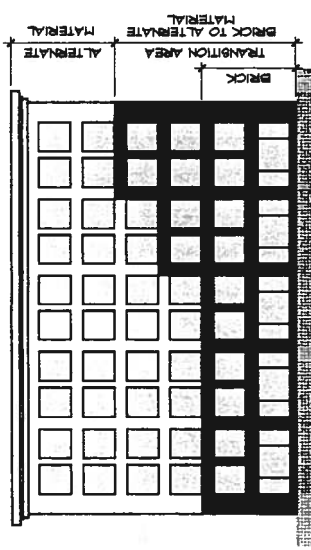
The following architectural drawings represent the basic building formula for the building design.

The standard shall be for a uniform building material to be utilized throughout the building development zone.

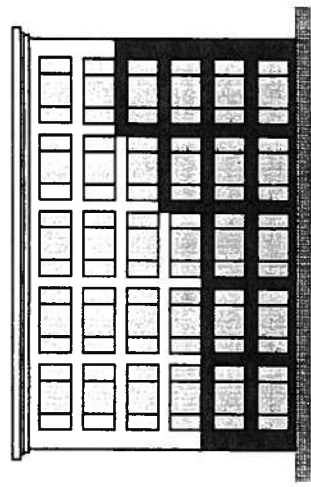
Brick has been identified as the material to be utilized in Zone D, and stone veneer or cut stone has been defined as the base material for Zone C.



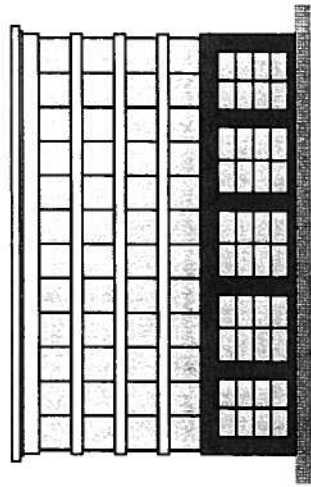
Design Formula For Building Shell



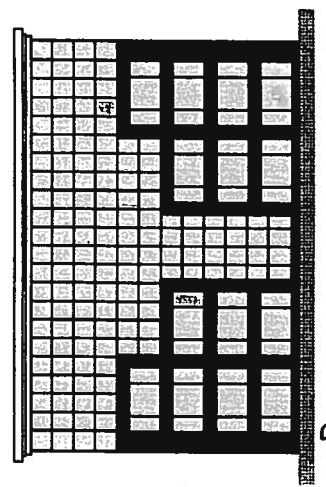
A



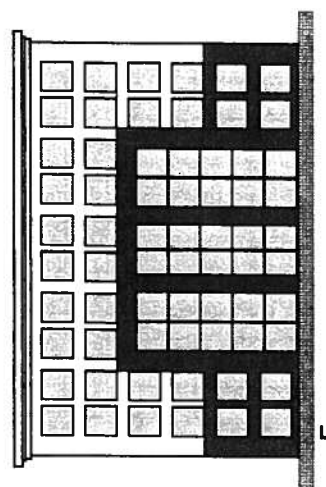
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C

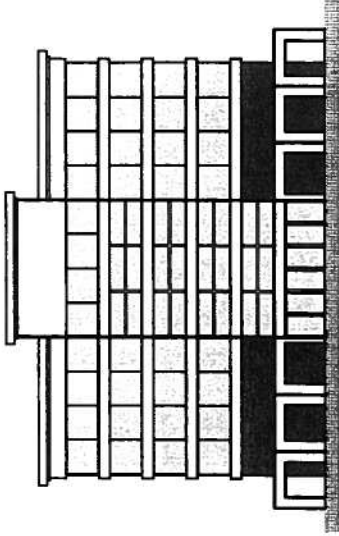


D

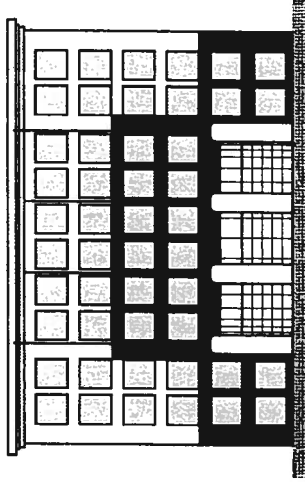


E

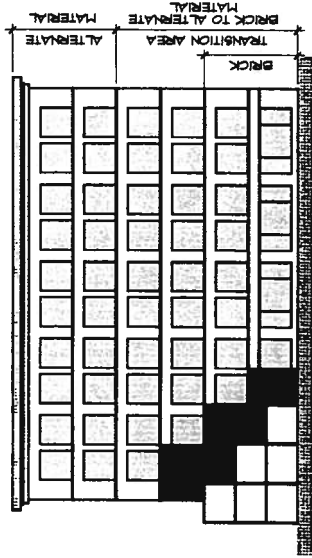
Building Examples



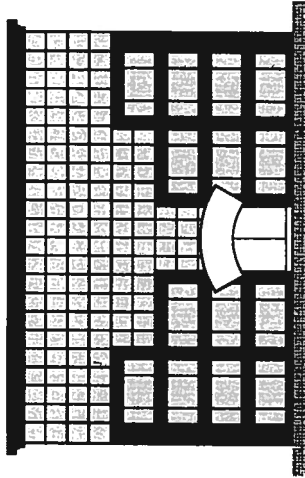
B



D



A



C

Building Examples

CHRONOLOGY OF EVENTS

CHRONOLOGY OF EVENTS

August 1, 2002	Conference Call - Ward Patrick, Gus Nunez, Dan Smith and Terry Melby
August 19, 2002	Meeting - Gus Nunez and Terry Melby
August 23, 2002	Steering Committee Meeting
August 30, 2002	Steering Committee Meeting
September 6, 2002	Steering Committee Meeting
October 4, 2002	Steering Committee Meeting
November 1, 2002	Steering Committee Meeting
November 8, 2002	State Public Works Board - e-mailed updated area figures to Design Team
November 12, 2002	State Public Works Board area numbers are reviewed with Design Team
November 15, 2002	Steering Committee Meeting
December 4, 2002	Steering Committee Meeting
December 13, 2002	Steering Committee Meeting
February 11, 2003	Steering Committee Meeting
March 11, 2003	Board of Examiners approval of Nevada State Capitol Complex Master Plan 2002 Update

LISTING OF STATE OF NEVADA PLANNING DOCUMENTS

LISTING OF STATE OF NEVADA PLANNING DOCUMENTS

- 1989 Nevada State Capitol Complex Master Plan prepared by D.C. West
- 1998 Development Plan for the State of Nevada Capitol Complex prepared by Parsons Harland Bartholomew & Associates
- May 2000 Space Utilization Study, 10-Year Capitol Plan for the State of Nevada prepared by the State of Nevada (Draft)
- November 2000 40-Year Capitol Complex Master Plan prepared by State Public Works Board
- November 2000 2-Year Capitol Complex Master Plan prepared by State Public Works Board

SUMMARY OF QUESTIONNAIRE RESPONSES

**Summary of
Questionnaire Responses**

Nevada Capitol Complex Master Plan Update

Department: Lt. Governor

Staffing Summary:

		1990	1995	2000	Current	2005	2010	2015	2025	# Increase 2002 - 2025	% Increase 2002 - 2025	Annual Increase 2002 - 2025
02	Lt. Governor	2	4	7	7	7	8	8	9	2	29%	1.3

Basis for Staffing Projections: None given

Existing Space Occupied: 1,778 gross square feet

Existing Space Issues: None given

Adjacency Requirements: Same building as Governor

Nevada Capitol Complex Master Plan Update

Department: Attorney General

Staffing Summary:

		1990	1995	2000	Current	2005	2010	2015	2025	# Increase 2002 - 2025	% Increase 2002 - 2025	Annual Increase 2002 - 2025
03	Attorney General	95	148	155	168	170	181	185	195	27	16%	0.7
	Consumer Protection	8	10	11	19	20	22	22	25	6	32%	1.4
	Gaming	4	6	5	5	6	7	8	9	4	80%	3.5
	Private Inv. License	4	3	3	4	4	5	5	5	1	25%	1.1
	Transportation	7	12	14	13	13	13	14	15	2	15%	0.7
	DMV/Public Safety	3	7	6	6	6	7	7	7	1	17%	0.7
	Medicaid Fraud	2	8	7	7	7	8	8	9	2	29%	1.3
	Carson City Central	67	102	109	114	114	119	121	125	11	10%	0.4

Basis for Staffing Projections: Population, economic influences and changes in administrative policy and priorities. Relocation of resources from southern state

Existing Space Occupied: 89,836 gross square feet

Existing Space Issues: Attorney General's office recently acquired the Carson City courthouse, which has improved their space. For now, space is adequate, however, the department has 4 other Carson City offices causing coordination problems.

Adjacency Requirements: Same building as Governor

Nevada Capitol Complex Master Plan Update

Department:

State Controller's Office

Divisions:

Operations; Financial Reporting; Information Technology;
IFS

Staffing Summary:

		1990	1995	2000	Current	2005	2010	2015	2025	# Increase 2002 - 2025	% Increase 2002 - 2025	Annual Increase 2002 - 2025
04	Controller	34	37	44	45	48	50	52	55	10	22%	1.0

Basis for Staffing Projections:

Growth in state agencies and their budgets, and additional department programs (new debt collection section, etc.)

Existing Space Occupied:

12,645 gross square feet

Existing Space Issues:

- Very inadequate
- ADA non-compliance
- Have some personnel in other department's space
- Need for reception area for public

Adjacency Requirements:

- Adjacent to Treasurer for check signing
- Walking distance from Administration, Budget and Planning, Public Works, Attorney General and State Library

Nevada Capitol Complex Master Plan Update

Department: Secretary of State

Divisions: Elections; Notary; Securities; Commercial Recordings; Athletics Agents

Staffing Summary:

		1990	1995	2000	Current	2005	2010	2015	2025	# Increase 2002 - 2025	% Increase 2002 - 2025	Annual Increase 2002 - 2025
05	Secretary of State	45	55	76	95	98	112	126	140	45	47%	2.0

Basis for Staffing Projections: Economy and legislative change impact Commercial Recordings (24% at times, etc.) Population can affect Elections. Technology may improve future operations.

Existing Space Occupied: 36,913 gross square feet

Existing Space Issues:
 -Outgrown space in building
 -Leasing 2 spaces
 -Heavy public traffic @ 100 persons per day for Commercial Recordings – moved out of Capitol because of this

Adjacency Requirements:
 -Same building as Governor
 -Walking distance to Legislature, Supreme Court, Administration, Attorney General, Consumer Health and Information Technology

Nevada Capitol Complex Master Plan Update

Department: **Treasurer**

Divisions: **Administrative; Cash Management; Debt Management; Investment; Education Programs; Information Systems; and Unclaimed Property**

Staffing Summary:

		1990	1995	2000	Current	2005	2010	2015	2025	# Increase 2002 - 2025	% Increase 2002 - 2025	Annual Increase 2002 - 2025
06	Treasurer	<u>15</u>	<u>15</u>	<u>19</u>	<u>21</u>	<u>24</u>	<u>26</u>	<u>26</u>	<u>26</u>	<u>5</u>	<u>24%</u>	<u>1.0</u>
	Administration	3	3	3	4	4	4	4	4	0	0%	0.0
	Cash Management	10	10	12	11	13	13	13	13	2	18%	0.8
	Debt Management	1	1	2	2	2	3	3	3	1	50%	2.2
	Investments	1	1	1	1	1	1	1	1	0	0%	0.0
	Education Program	0	0	0	1	1	1	1	1	0	0%	0.0
	Unclaimed Property	0	0	0	0	1	1	1	1	1	0%	0.0
	Information Systems	0	0	1	2	2	3	3	3	1	50%	2.2

Basis for Staffing Projections: **Population growth, technology and new programs**

Existing Space Occupied: **11,619 gross square feet**

Existing Space Issues: **-Current space in Capitol Building fully occupied
-All Carson City divisions co-located
-Projections will not be able to be accommodated**

Adjacency Requirements: **Treasurer must be in Capitol Building**

Nevada Capitol Complex Master Plan Update

Department: Administration

Divisions: Risk Management; Purchasing; Printing; Motor Pool; Buildings and Grounds; Administrative Services; Budget and Planning; Appeals; Public Works; Internal Audits

Staffing Summary:

		1990	1995	2000	Current	2005	2010	2015	2025	% Increase	
										2002 -	2002 -
										2025	2025
07	Dept of Administration	<u>156</u>	<u>235</u>	<u>253</u>	<u>250</u>	<u>260</u>	<u>276</u>	<u>290</u>	<u>301</u>	<u>51</u>	<u>20%</u>
07-01	Administrative Services	0	18	13	20	21	21	21	21	1	5%
07-02	Budget & Planning	23	22	30	27	28	30	32	36	9	33%
07-03	Buildings & Grounds	51	51	55	55	55	59	67	70	15	27%
07-04	Hearings & Appeals	10	12	12	12	12	12	12	12	0	0%
07-05	Internal Audits	0	3	24	24	24	29	29	28	4	17%
07-06	Motor Pool	7	6	6	6	6	7	7	7	1	17%
07-07	Printing	0	42	38	30	34	34	34	34	4	13%
07-08	Public Works Board	<u>40</u>	<u>41</u>	<u>42</u>	<u>43</u>	<u>47</u>	<u>50</u>	<u>53</u>	<u>57</u>	<u>14</u>	<u>33%</u>
07-09	Purchasing	25	18	26	26	26	26	26	26	0	0%
07-10	Risk Management	0	22	7	7	7	8	9	10	3	43%

Interpolated from available data.

Basis for Staffing Projections: Population and regulatory changes

Existing Space Occupied: 117,501 gross square feet

Existing Space Issues:

- Administration moving to Purchasing space when they move to EICON building. Consolidation will help efficiency.
- Building and Grounds impacted by state property, age of buildings and water use, special use needs. Same as Motor Pool
- Risk Management planning a move to a building that is being developed by NACO. Reduction in staff in 1999 from split with Public Employees Benefit program.
- Regulatory changes to workman's comprehensive insurance, OSHA, and other factors affect staffing including property held by state
- Purchasing's Command and Services currently in 2 locations. Growth of state agencies and increases in outsourcing affect increase, all due to overall population growth.
- Decrease in printing division through termination, retirement and layoff. Warehousing greatest need.

Adjacency Requirements: -Requirements differs significantly by division. Consolidation would benefit overall operational efficiency.

Nevada Capitol Complex Master Plan Update

Department: Agriculture

Divisions: Administrative; Measurement Standards; Livestock Identification; Veterinary Medical Services; Plant Industry; Medical Marijuana; Junior Agricultural Loans; USDA Agricultural Mediation; State Clearing House; Natural Resources and Environmental Regulation Services

Staffing Summary:

		1990	1995	2000	Current	2005	2010	2015	2025	# Increase 2002 - 2025	% Increase 2002 - 2025	Annual Increase 2002 - 2025
08	Dept of Agriculture	1	1	1	3	7	8	14	16	12	300%	13.0

Basis for Staffing Projections: Due to land availability and the current facility being located in Reno-Sparks, the current facility is appropriately located and should be expanded as a state owned facility in Reno-Sparks. Further, the Agency works closely with the University and other agriculture professionals in the Reno-Sparks area.

Existing Space Occupied: 667 gross square feet

Existing Space Issues:

- Currently in subleased and co-located with a private business
- Facilities are low quality, non-ADA compliant and have mold issues
- Will not accommodate proposed Capitol Complex increases

Adjacency Requirements: -None, but would like to be in walking distance of Capitol Complex

Nevada Capitol Complex Master Plan Update

Department: Business and Industry

Divisions: Director's Office; Labor Commission; Financial Institutions; Insurance; Real Estate; Housing; Manufactured Housing; Industrial Relations; Business Finance and Planning

Staffing Summary:

	1990	1995	2000	Current	2005	2010	2015	2025	# Increase 2002 - 2025	% Increase 2002 - 2025	Annual Increase 2002 - 2025
09 Dept of Business & Industry	120	145	170	164	171	200	214	234	70	43%	1.9
Director's Office	0	4	6	7	8	20	20	20	13	186%	8.1
09-01 Attorney for Injured Workers	4	5	6	6	6	7	7	8	2	33%	1.4
09-02 Financial Institutions	0	0	11	16	16	16	16	16	0	0%	0.0
09-03 Housing	17	19	20	20	23	27	31	38	18	90%	3.9
09-04 Industrial Relations	34	48	53	39	40	42	44	46	7	18%	0.8
09-05 Insurance	35	41	52	57	57	66	73	83	26	46%	2.0
09-06 Labor Commission	9	9	6	5	6	6	6	6	1	20%	0.9
09-07 Manufactured Housing	2	2	3	3	3	3	4	4	1	33%	1.4
09-08 Real Estate	19	17	13	11	12	13	13	13	2	18%	0.8

Interpolated from available data.

Basis for Staffing Projections: Population is one factor. Federal and state bond programs, regulatory requirements, and geographic shifts in population cause geographic shifts in staff. Economic conditions are a big factor.

Existing Space Occupied: 64,693 gross square feet

Existing Space Issues:

- Labor, real estate and occupational safety and health have left Carson City area.
- Remaining divisions reporting adequate facilities.
- Exception is Housing Division; they are crowded.

Adjacency Requirements:

- Most divisions want walking distance to Director's Office and Business Finance and Planning.

Nevada Capitol Complex Master Plan Update

Department: Conservation and Natural Resources

Divisions: Conservation Districts; Environmental Protection; Forestry; Natural Heritage Program; State Lands; State Parks; Water Planning; Water Resources and Wildlife

Staffing Summary:

	1990	1995	2000	Current	2005	2010	2015	2025	# Increase	% Increase	Annual
									2002 - 2025	2002 - 2025	2002 - 2025
10 Dept of Conservation & Natural Resources	211	260	312	331	379	436	445	475	144	44%	1.9
Director's Office	4	8	11	11	14	18	18	20	9	82%	3.6
10-01 Advisory Board on Natural Resources	<i>no staff</i>										
10-02 Board of Financing Water Projects	<i>no staff</i>										
10-03 Conservation Districts	2	2	3	3	3	5	5	8	5	167%	7.3
10-04 Division of Forestry	10	12	22	31	34	37	40	43	12	39%	1.7
10-05 State Lands	11	11	18	19	22	27	30	33	14	74%	3.2
10-06 State Parks	16	14	14	17	22	23	24	25	8	47%	2.0
10-07 Water Resources	45	41	61	61	64	71	78	86	25	41%	1.8
10-08 Environmental Commission	<i>under Environment Protection</i>										
10-09 Environmental Protection Division	120	168	177	181	210	240	250	260	79	44%	1.9
10-10 Land Use Planning Advisory Council	<i>no staff</i>										
10-11 Natural Heritage Program	3	4	6	8	10	15	0	0	-8	-100%	n/a
10-12 Nevada Tahoe Regional Planning Agency	<i>no staff</i>										
10-13 State Conservation Commission	<i>no staff</i>										
10-14 Well Drillers Advisory Board	<i>no staff</i>										

Basis for Staffing Projections: Population growth, increases in regulatory requirements, federal mandates, legislative mandates, bond and grant funding, environmental issues, fire seasons, drought, floods and wildlife issues.

Existing Space Occupied: 120,079 gross square feet

Existing Space Issues:

- 7 of 8 divisions in Carson City
- 7 separate locations
- Leases going at \$1.5 million per year
- Tremendous redundancy in support staff, technology and other resources
- General population growth, changes in federal and state regulations of resources, land acquisition and changes in demographics from agriculture to industrial uses affect staffing growth
- Projections seem steady and predictable for each division
- Consolidation of 7 offices would capture square footage in shared space and dollars in redundant support services

Adjacency Requirements:

- Near or on Capitol Complex
- Walking distance to Governor's Office, Legislature, Attorney General, Buildings and Grounds and the Budget Office

Nevada Capitol Complex Master Plan Update

Department: Education

Divisions: Office of Superintendent; Health & Safety; Educational Equity; Human Resources & Censure; Standards Curricula & Assessments; School Improvements & Workforce Education; Finance & Accounting

Staffing Summary:

		1990	1995	2000	Current	2005	2010	2015	2025	# Increase 2002 - 2025	% Increase 2002 - 2025	Annual Increase 2002 - 2025
11	Dept of Education	94	80	102	113	114	120	126	132	19	17%	0.7

Basis for Staffing Projections: Population, school enrollment and legislation

Existing Space Occupied: 32,799 gross square feet

Existing Space Issues:
 -Outgrown NDE Building
 -Leasing 25,000 square feet
 -Need for divisions to be together

Adjacency Requirements:
 -Need to be on Capitol Complex because of coordination with Governor's Office, Legislature, Treasurer, Information Technology and Personnel

Nevada Capitol Complex Master Plan Update

Department: Employment Training & Rehabilitation

Divisions: Employment Security; Rehabilitation; Nevada Equal Rights; Information Development and Processing

Staffing Summary:

		1990	1995	2000	Current	2005	2010	2015	2025	# Increase 2002 - 2025	% Increase 2002 - 2025	Annual Increase 2002 - 2025
12	Dept of Employment Training & Rehab	300	388	476	511	536	562	590	621	110	22%	1.0

Interpolated from available data

Basis for Staffing Projections: Population growth and changes in state and federal programs

Existing Space Occupied: 131,294 gross square feet

Existing Space Issues:

- Current 35,500 square foot facility inadequate
- DETR also leases 75,000 square feet in Carson City
- Heavy need for large conference/teaching areas and storage facilities
- High public traffic with corresponding parking a problem

Adjacency Requirements:

- Not necessary to be on Capitol Complex but would like walking distance to Administration, State Mail Facility, and Controller's office

Nevada Capitol Complex Master Plan Update

Department: Gaming Control Board

Divisions: Administration; Corporate Securities; Enforcement; Investigations; Tax and Licenses

Staffing Summary:

		1990	1995	2000	Current	2005	2010	2015	2025	# Increase 2002 - 2025	% Increase 2002 - 2025	Annual Increase 2002 - 2025
13	Gaming Control Board	117	120	129	127	127	134	142	148	21	17%	0.7
	Administration	36	34	43	45	45	46	50	52	7	16%	0.7
	Corporate Securities	11	17	18	18	18	19	20	21	3	17%	0.7
	Electronic Services	4	6	3	0	0	0	0	0	0	0%	0.0
	Enforcement	5	6	5	5	5	6	6	7	2	40%	1.7
	Investigations	43	41	43	44	44	46	49	51	7	16%	0.7
	Tax & Licenses	18	16	17	15	15	17	17	17	2	13%	0.6

Basis for Staffing Projections: Population growth

Existing Space Occupied: 27,000 gross square feet

Existing Space Issues:

- Current space sufficient, but will be unable to handle projected growth
- Work areas not standard (6'x 6' cubicles for investigators)
- No areas for meeting with applicants and public

Adjacency Requirements:

- Walking distance of Attorney General's Gaming Division is preferred
- Have found it productive to be located north of city – close to Reno airport

Nevada Capitol Complex Master Plan Update

Department: Human Resources

Divisions: Director's Office; Welfare; Public Defender; Healthcare Financing & Policy; Mental Health/Developmental Services; Health; Child & Family Services and Aging Services

Staffing Summary:

		1990	1995	2000	Current	2005	2010	2015	2025	# Increase 2002 - 2025	% Increase 2002 - 2025	Annual Increase 2002 - 2025
14	Dept of Human Resources	276	381.5	589	722	809	871	944	1,127	405	56%	2.4
14-01	Welfare Division	200	223	158	161	183	160	150	150	-11	-7%	n/a
14-02	Public Defender	11	11	12	12	12	13	13	14	2	17%	0.7
14-03	Health Care Financing & Policy	0	0	112	121	136	163	195	273	152	126%	5.5
14-04	Div. of Mental Health/Developmental Svcs	0	0	0	22	25	32	40	55	33	150%	6.5
14-05	Health Division	52	131.5	231	259	286	310	327	360	101	39%	1.7
14-06	Div. of Child & Family Svcs	0	1	58	94	97	102	109	127	33	35%	1.5
14-07	Div. of Aging Svcs	13	15	18	39	41	62	81	119	80	205%	8.9
14-08	Director's Office	0	0	0	14	29	29	29	29	15	107%	4.7

Basis for Staffing Projections: Population is major factor along with legislative changes

Existing Space Occupied: 219,065 gross square feet

Existing Space Issues:

- Each division has problems (Child & Family Services is located in 8 sites, Administration is spread over 5 sites, etc.)
- Many divisions cite the issue of confidentiality, security, and parking constraints
- Welfare currently subleases 43,000 square feet at 30% discount until year 2006. Afterwards a direct increase will cost 45% more

Adjacency Requirements:

- Most would be happy to have a centralized division
- Most did not list required adjacencies

Nevada Capitol Complex Master Plan Update

Department: Information Technology

Divisions: Planning, Policy and Research; Technical Operations; Administration; Project Management; Security/Quality Assurance

Staffing Summary:

		1990	1995	2000	Current	2005	2010	2015	2025	# Increase 2002 - 2025	% Increase 2002 - 2025	Annual Increase 2002 - 2025
15	Dept of Information Technology	N/A	N/A	N/A	194	211	234	255	273	79	41%	1.8
	Computing	N/A	N/A	N/A	50	56	62	66	70	20	40%	1.7
	Planning, Policy & Research	N/A	N/A	N/A	16	18	20	22	22	6	38%	1.7
	WAN	N/A	N/A	N/A	7	8	12	15	18	11	157%	6.8
	Microwave	N/A	N/A	N/A	8	9	11	14	16	8	100%	4.3
	Tech	N/A	N/A	N/A	21	24	27	30	33	12	57%	2.5
	Administration	N/A	N/A	N/A	24	26	28	30	32	8	33%	1.4
	Pro. Mgr, AD&D, DBMS, Web, CST	N/A	N/A	N/A	68	70	74	78	82	14	21%	0.9

Basis for Staffing Projections: Growth based on population, expansion of services and increasing database. Projections difficult because of rapid changing technology

Existing Space Occupied: 61,164 gross square feet

Existing Space Issues:

- Currently in 4 locations which causes coordination problems and redundancies as well as increased leasing costs
- IT sees a need for a distribution of the equipment in order to prevent complete loss in the event of disaster or emergency
- Kinkead Building and computing facility have severely inadequate common support areas (conference rooms, break rooms, etc.)
- All offices lacking adequate supervising space

Adjacency Requirements:

- Non-computing functions need to be located near or next to computer facility
- Staff and equipment must have access to Capitol conduit system

Nevada Capitol Complex Master Plan Update

Department: Military

Divisions: Office of Adjutant General; U.S. Property and Fiscal Office; National Guard; 150th Maintenance Company; State Air Guard

Staffing Summary:

		1990	1995	2000	Current	2005	2010	2015	2025	# Increase 2002 - 2025	% Increase 2002 - 2025	Annual Increase 2002 - 2025
16	Dept of Military **	(300)	(300)	(300)	(300)	(300)	(300)	(300)	(300)	n/a	n/a	n/a

**** Not included in total**

Basis for Staffing Projections: Population, new programs/missions

Existing Space Occupied: N/A

Existing Space Issues: -Existing space is adequate with the exception of an Emergency Operations Center

Adjacency Requirements: -Does not need to be in Capitol Complex
-Would like to co-locate with Emergency Management at the 2460 Fairview Drive location

Nevada Capitol Complex Master Plan Update

Department: Motor Vehicles

Divisions: Director's Office; Administrative Services; Central Services and Records; Compliance Enforcement; Field Services; Information Technology; Management Services and Programs

Staffing Summary:

		1990	1995	2000	Current	2005	2010	2015	2025	# Increase 2002 - 2025	% Increase 2002 - 2025	Annual Increase 2002 - 2025
17a	Dept of Motor Vehicles	536	637	825	397	426	485	505	545	148	37%	1.6
	Admin Services	0	0	0	39	42	48	50	54	15	38%	1.7
	Central Services/Records	433	544	227	201	215	245	255	275	74	37%	1.6
	Compliance Enforcement	55	42	47	41	44	50	52	56	15	37%	1.6
	Field Services	0	0	499	38	41	46	48	52	14	37%	1.6
	Management Svcs & Program	0	0	0	24	26	29	30	33	9	38%	1.7
	Information Technology	21	20	27	44	47	54	56	60	16	36%	1.6
	Director's Office	27	31	25	10	11	12	13	14	4	40%	1.7

Figures prior to "current" are estimates for entire state. The DMV and Public Safety were previously one agency and data for Carson City DMV only is not available)

Basis for Staffing Projections: Recent changes in reorganization have caused development of new divisions. Future growth will now be directly related to population projections

Existing Space Occupied: 76,851 gross square feet

Existing Space Issues: None

Adjacency Requirements: None

Nevada Capitol Complex Master Plan Update

Department: Cultural Affairs

Divisions: Office of Director; Nevada Arts Council; State Historic Preservation Office; State Library & Archives; Museums & History; Nevada State Museum; State Railroad Museum

Staffing Summary:

		1990	1995	2000	Current	2005	2010	2015	2025	# Increase 2002 - 2025	% Increase 2002 - 2025	Annual Increase & 2002 - 2025
18	Dept of Cultural Affairs	69	89	120	115	115	136	158	179	64	56%	2.4

Interpolated from available data

Basis for Staffing Projections: Population and growth of collections

Existing Space Occupied: 144,983 gross square feet

Existing Space Issues:

- By its nature department is at various locations
- Specialized storage (30,000 square feet short)
- Storage increases more than personnel do

Adjacency Requirements: -None – Department services and/or exhibit needs typically located in cultural corridors vs. state complexes

Nevada Capitol Complex Master Plan Update

Department:

Personnel

Divisions:

Technical Services; Field Services; Administrative Services

Staffing Summary:

		1990	1995	2000	Current	2005	2010	2015	2025	# Increase 2002 - 2025	% Increase 2002 - 2025	Annual Increase 2002 - 2025
19	Dept of Personnel	51	53	62	75	77	78	80	85	10	13%	0.6

Basis for Staffing Projections:

Growth of state system including additional or expansion of state programs

Existing Space Occupied:

26,008 gross square feet

Existing Space Issues:

- Department in 5 different locations – affects management
- Redundancies in support services
- Costly leases
- Parking inadequate for large customer base

Adjacency Requirements:

-None

Nevada Capitol Complex Master Plan Update

Department: Department of Corrections

Divisions: Administrative functions located in Carson City include Director's Office; Support Services; Offender Management; Transportation; Medical

Staffing Summary:

		1990	1995	2000	Current	2005	2010	2015	2025	# Increase 2002 - 2025	% Increase 2002 - 2025	Annual Increase 2002 - 2025
20	Dept of Corrections	124	139	154	160	169	184	199	214	54	34%	1.5

Interpolated from available data

Basis for Staffing Projections: Population growth, changes in sentencing policies

Existing Space Occupied: 59,095 gross square feet

Existing Space Issues:
 -Administration is housed in 2 locations
 -Coordination problems and redundancy of support systems

Adjacency Requirements:
 -Does not need to be on Capitol Complex but would like to be co-located
 -Would like to be near Parole and Probation and State Board of Parole Commissioners

Nevada Capitol Complex Master Plan Update

Department: Department of Transportation

Divisions: Director's Office; Administration; Operations; Planning; Engineering; Communications; Human Resources; Program Development; Legal Services; Internal Audit; Financial Management; Special Project

Staffing Summary:

		1990	1995	2000	Current	2005	2010	2015	2025	# Increase 2002 - 2025	% Increase 2002 - 2025	Annual Increase 2002 - 2025
22	Dept of Transportation	600	621	696	766	788	811	836	848	82	11%	0.5

Basis for Staffing Projections: Growth is a function of population growth combined with spending authority. Staff is continually augmented with outside engineering design and construction consultants

Existing Space Occupied: 154,796 gross square feet

Existing Space Issues:

- Department is fractured over 4 locations, affecting productivity
- Space per person at Headquarters building way below state standards
- Headquarters designed for 250 now houses 520
- In-house study shows need for additional 230,000 square feet

Adjacency Requirements: -None.

Nevada Capitol Complex Master Plan Update

Department: Commission on Economic Development

Divisions: Economic Development; Motion Pictures; Rural Community Development; Procurement Outreach Program

Staffing Summary:

		1990	1995	2000	Current	2005	2010	2015	2025	# Increase 2002 - 2025	% Increase 2002 - 2025	Annual Increase 2002 - 2025
27-02	Economic Development	<u>15</u>	<u>20</u>	<u>21</u>	<u>21</u>	<u>21</u>	<u>21</u>	<u>22</u>	<u>24</u>	<u>3</u>	<u>14%</u>	<u>0.6</u>
	Economic Development	10	11	11	11	11	11	12	14	3	27%	1.2
	Motion Picture	1	2	2	2	2	2	2	2	0	0%	0.0
	Rural Community	3	4	5	5	5	5	5	5	0	0%	0.0
	Procurement Outreach	1	3	3	3	3	3	3	3	0	0%	0.0

Basis for Staffing Projections: Growth will be directed by focus of state administration on economic development

Existing Space Occupied: 8,150 gross square feet

Existing Space Issues: None

Adjacency Requirements: -None. Would prefer to be near Capitol

Nevada Capitol Complex Master Plan Update

Department: Minerals

Divisions: N/A

Staffing Summary:

		1990	1995	2000	Current	2005	2010	2015	2025	# Increase 2002 - 2025	% Increase 2002 - 2025	Annual Increase 2002 - 2025
27-03	Minerals	11	8	7	7	8	10	10	10	3	43%	1.9

Basis for Staffing Projections: Based on money available to do abandoned mine land work

Existing Space Occupied: 2,591 gross square feet

Existing Space Issues: None

Adjacency Requirements: None

Nevada Capitol Complex Master Plan Update

Department: **Public Employees Benefit Program**

Divisions: N/A

Staffing Summary:

		1990	1995	2000	Current	2005	2010	2015	2025	# Increase 2002 - 2025	% Increase 2002 - 2025	Annual Increase 2002 - 2025
27-04	Public Employee Benefit Program	32	34	36	37	36	39	42	46	9	24%	1.0

Interpolated from available data

Basis for Staffing Projections: Participant enrollment and technology impact staffing. Also non-state agency participation (12% growth from 1998 to 2000)

Existing Space Occupied: 5,802 gross square feet

Existing Space Issues:

- PEBP's on going workload necessitates use of temporary staff. Currently placed at long tables.
- Privacy and security issues between staff and public.
- Parking inadequate for staff and visitors.

Adjacency Requirements: -No adjacency requirements

Nevada Capitol Complex Master Plan Update

Department: **Public Utilities Commission**

Divisions: N/A

Staffing Summary:

		1990	1995	2000	Current	2005	2010	2015	2025	# Increase 2002 - 2025	% Increase 2002 - 2025	Annual Increase 2002 - 2025
27-06	Public Utilities Commission	72	72	74	76	84	86	88	90	14	18%	0.8

Basis for Staffing Projections: Legislative mandates

Existing Space Occupied: 30,560 gross square feet

Existing Space Issues: -Adequate space

Adjacency Requirements: -Not necessary to be on Complex, but close proximity

Nevada Capitol Complex Master Plan Update

Department: Commission on Tourism

Divisions: Nevada Magazine; Office of Tourism

Staffing Summary:

		1990	1995	2000	Current	2005	2010	2015	2025	# Increase 2002 - 2025	% Increase 2002 - 2025	Annual Increase 2002 - 2025
27-07	Tourism	13	16	19	21	21	24	26	32	11	52%	2.3

Basis for Staffing Projections: None given

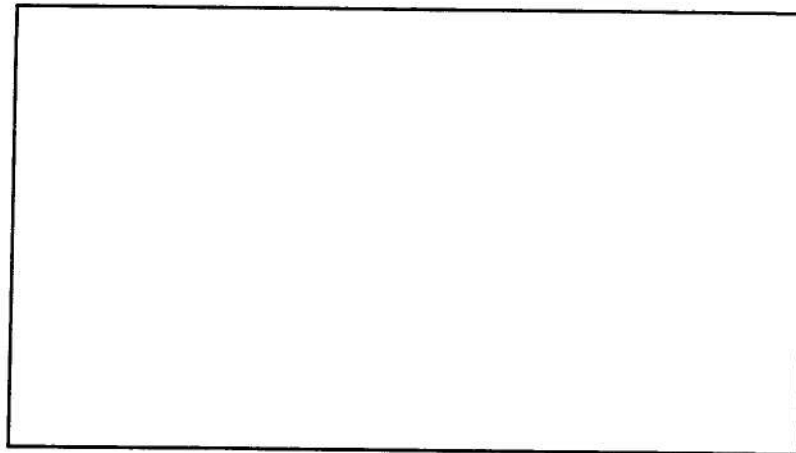
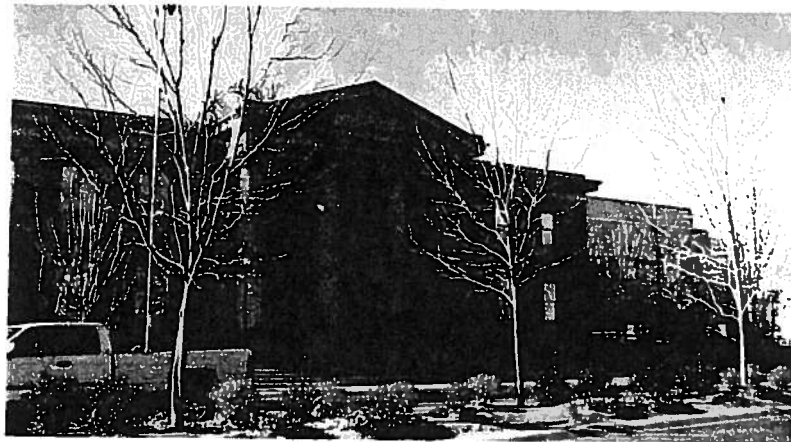
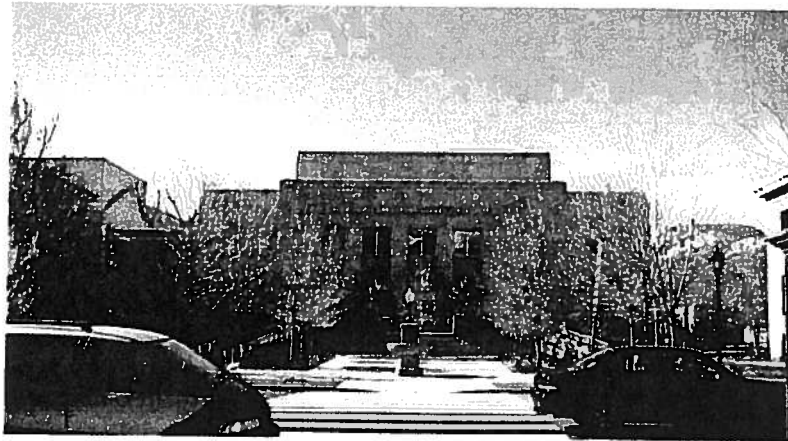
Existing Space Occupied: 29,076 gross square feet

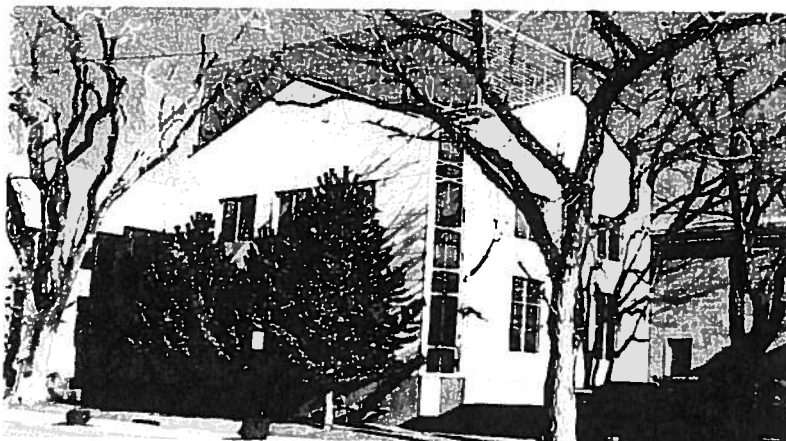
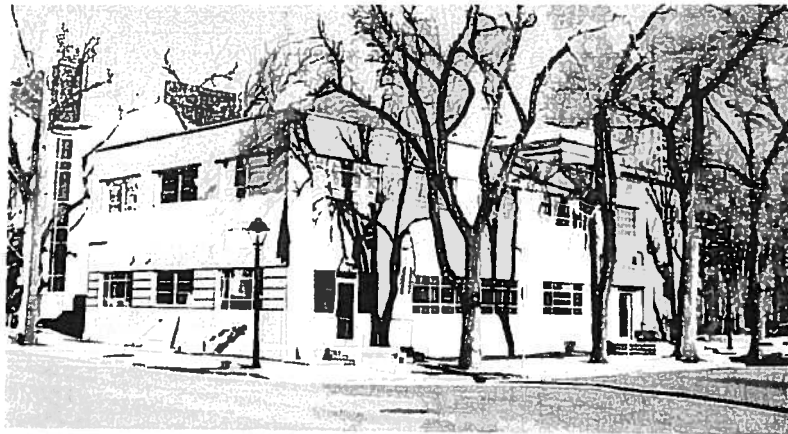
Existing Space Issues: None given

Adjacency Requirements: None

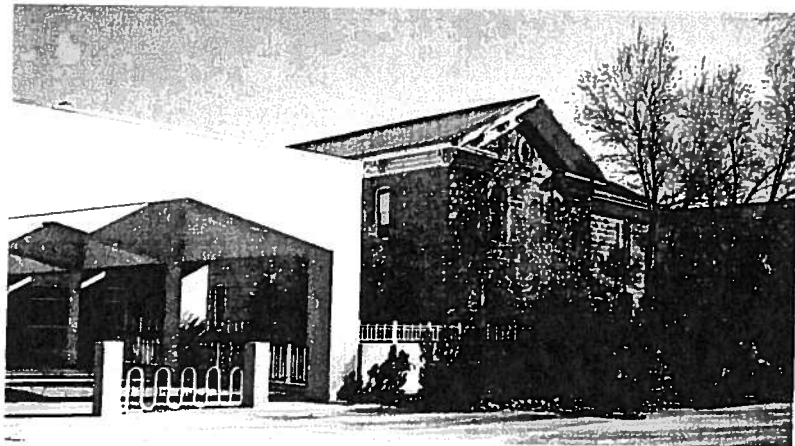
EXISTING ARCHITECTURE

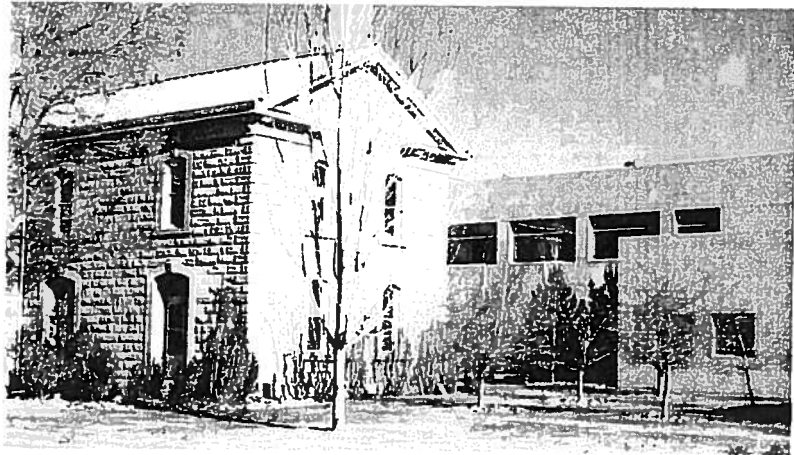
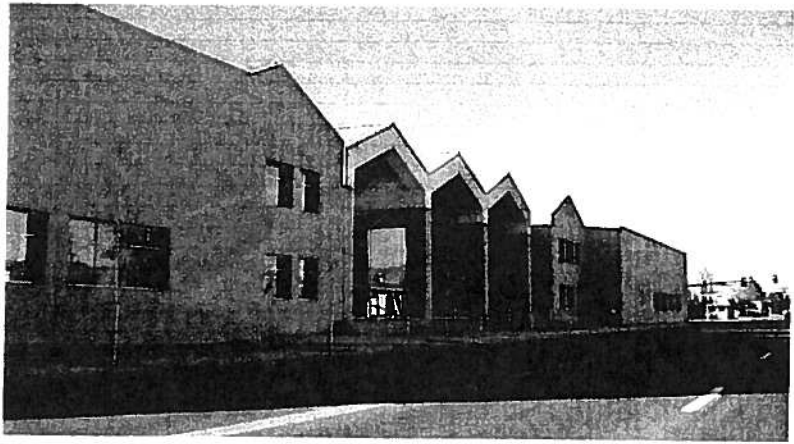
ZONES "A" AND "B"

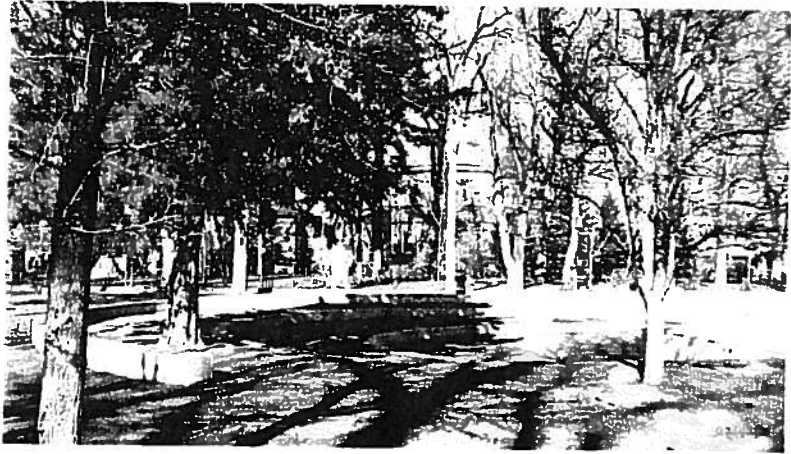


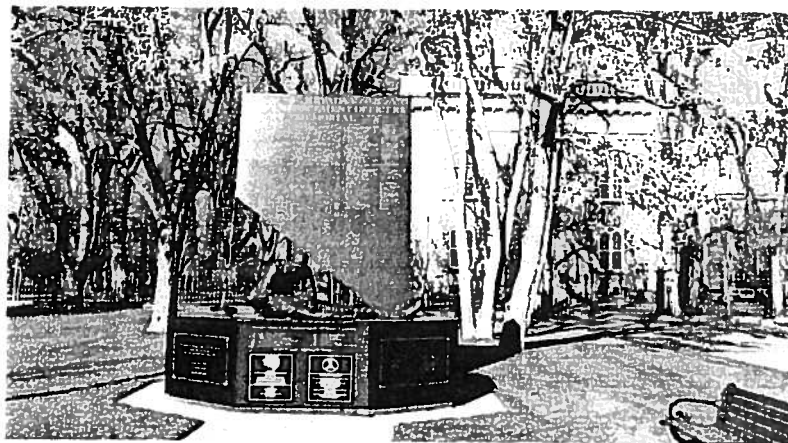




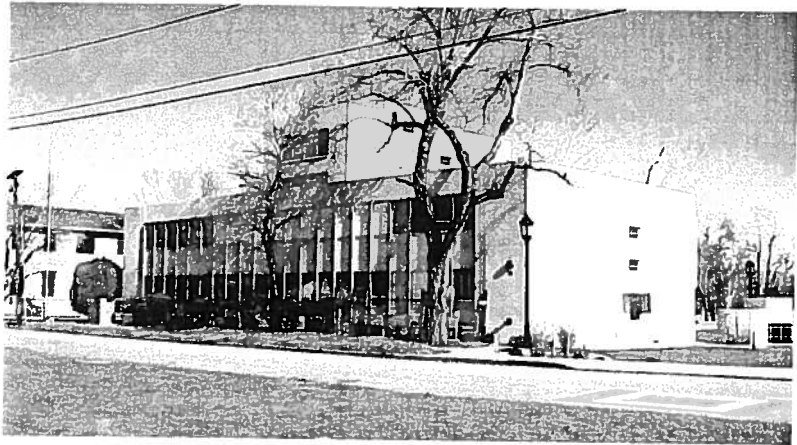
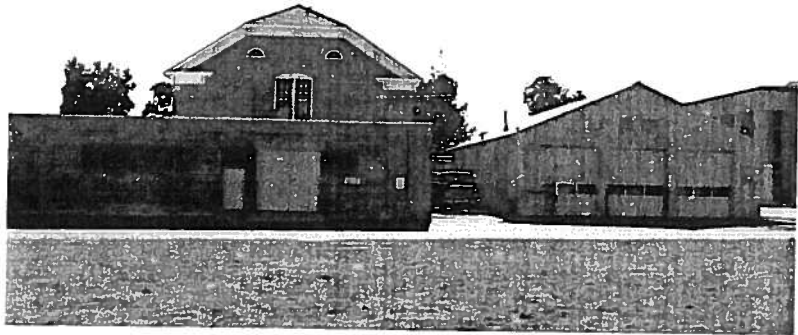


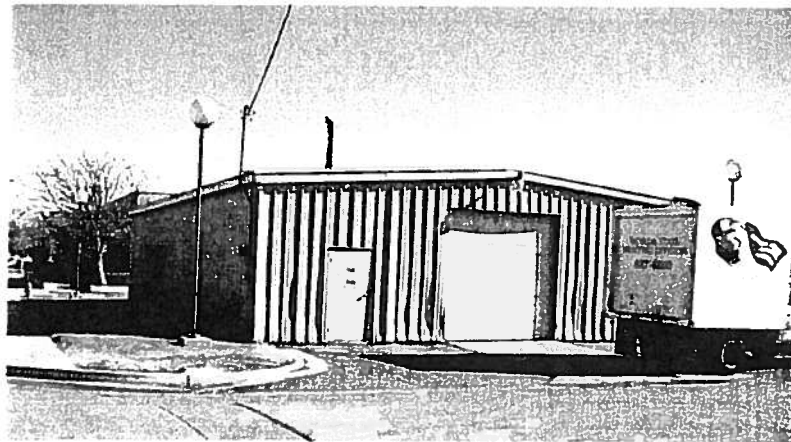
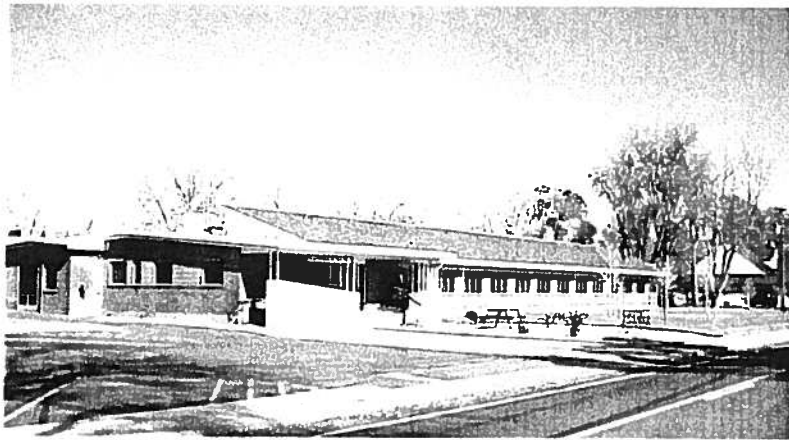
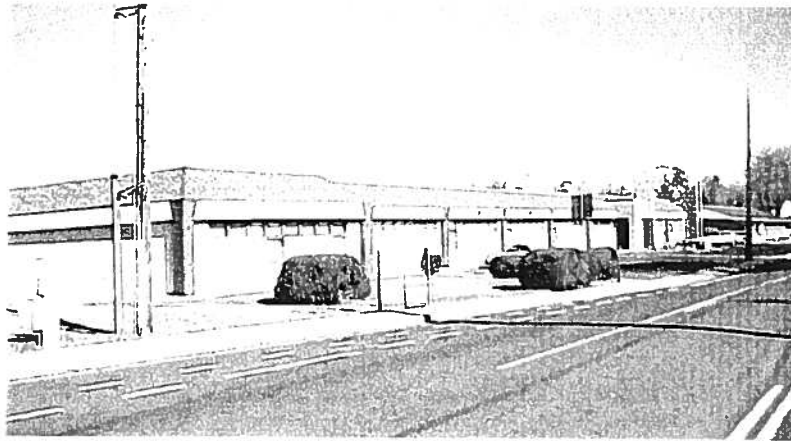
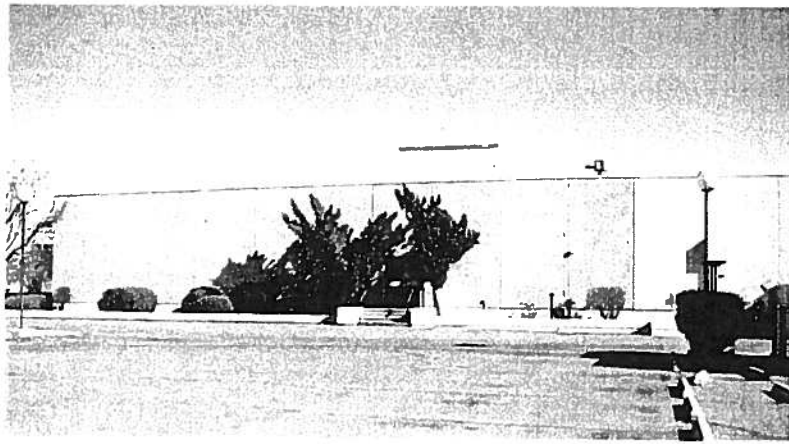




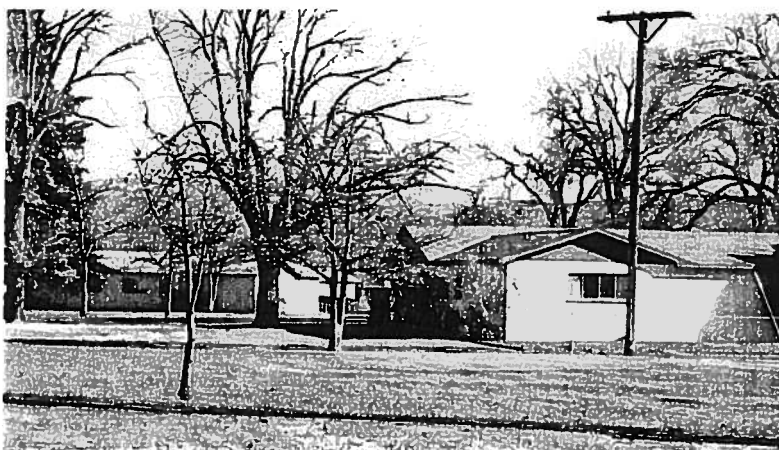
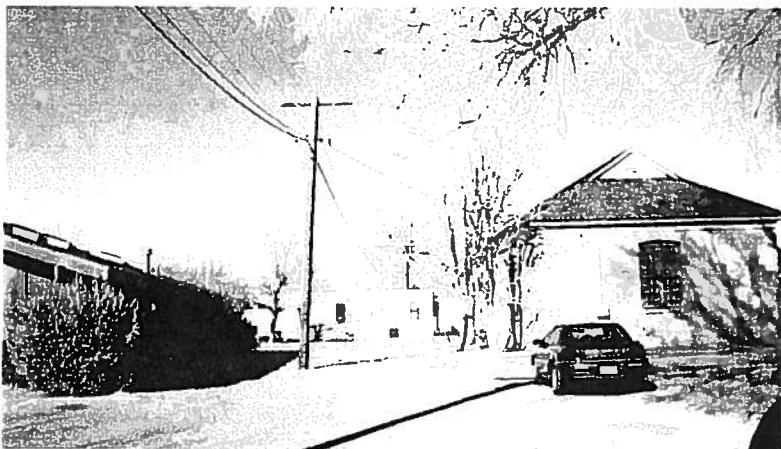
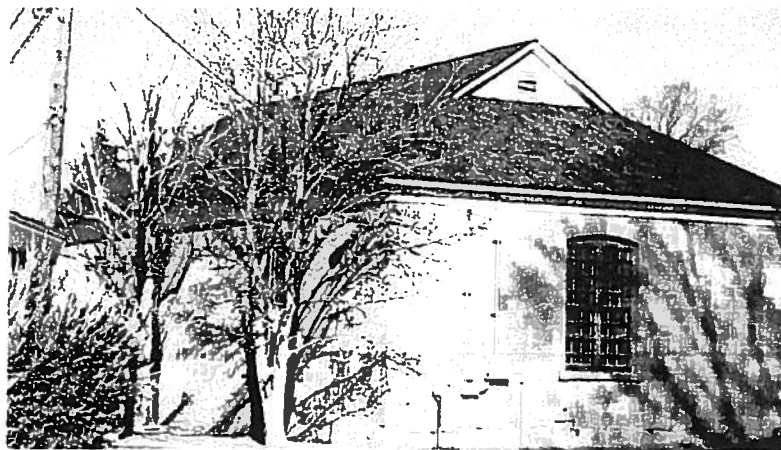


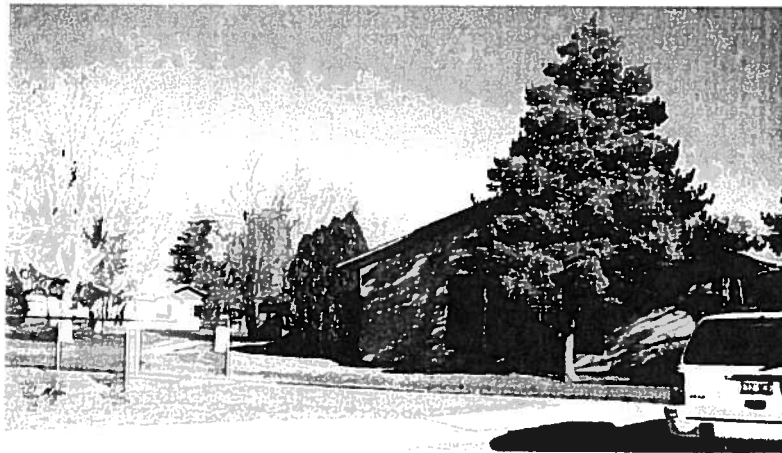
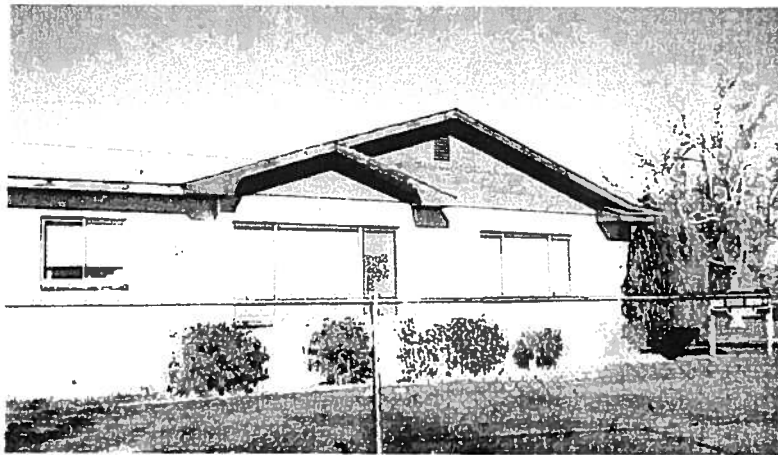
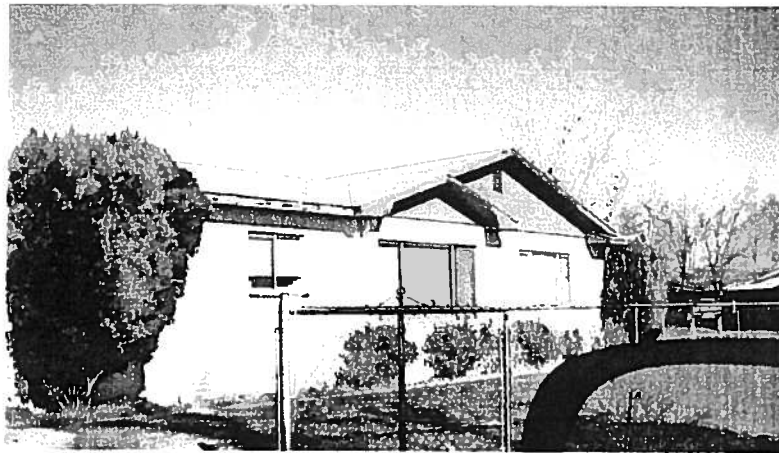
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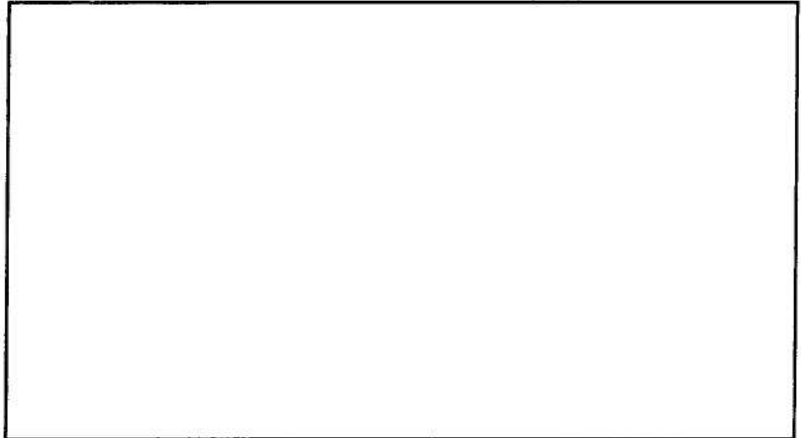
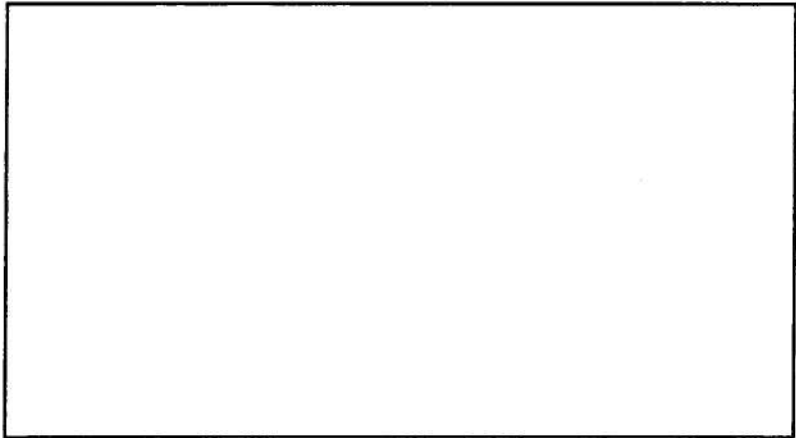
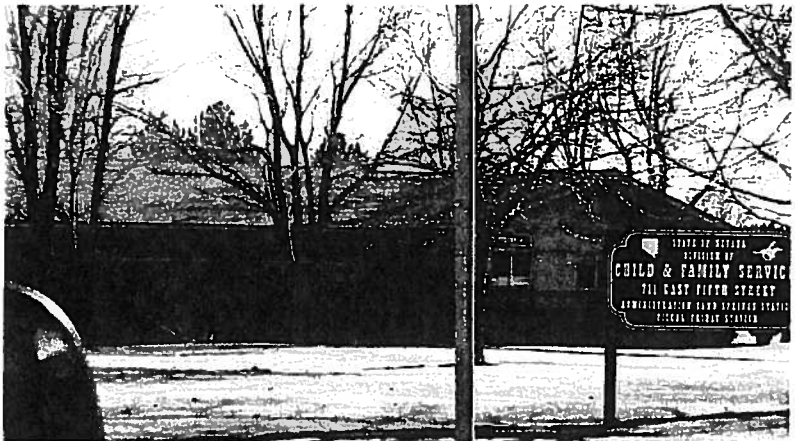




ZONE "D"







ZONE "E"

