

GANTNER MELBY LLC



LAS VEGAS MASTER PLAN

Prepared by
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architects & planners



June 1, 2005

Mr. Ward Patrick
State of Nevada Public Works Board
515 E. Musser, Room 102
Carson City, Nevada 89710

RE: Las Vegas Service Area Master Plan Final Report
GML Project No. 602

Dear Ward:

The attached report presents the findings, conclusions and recommendations related to the Master Plan for State Facilities in the Las Vegas Service Area (LVSA). This master plan provides the following information:

- The size, location and occupants of state owned and leased office and related facilities in the LVSA.
- An existing conditions assessment of existing state owned buildings, including the potential for continued use as a resource for the master plan.
- The existing and projected LVSA staffing for state constitutional offices, agencies and departments.
- The projected office and related space requirements for state operations in the LVSA.
- A proposed 20 year state facilities capital improvements plan including:
 - Owned vs. leased space assumptions
 - Existing facilities replacement plans for the LVSA
 - Locational strategies for state owned operations in the LVSA
 - Proposed 20 year capital improvements phases in the LVSA

This master plan is intended as a starting point, which will allow the Public Works Board to prepare preliminary cost estimates for future capital improvements in the LVSA.

We would like to thank the members of the Steering Committee for their assistance and suggestions during the development of this master plan. It has been a pleasure to be of service again to the State of Nevada.

Sincerely,

GANTHNER MELBY, LLC

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Although these facilities may have some limited office space, they are primarily specialized operations. In addition to these specialized facilities the state also has a number of higher education facilities including the University of Nevada, Las Vegas, Community College of Southern Nevada and the Nevada State College. A list of specialized facilities by department and type is provided in Appendix A.

Project Objectives

The primary objective of this master plan is to provide the State of Nevada with a Long Range Capital Improvements Plan for meeting the office and related needs of state operations in the LVSA for the next 20 years. This key objective has been accomplished by completion of the following tasks:

- A. To identify the size, location and occupants of state owned and leased office and related facilities in the LVSA.
- B. To assess the condition of existing state facilities for continued use as resources for the master plan.
- C. To establish existing staffing for state agencies and departments having operations in the LVSA.
- D. To establish and apply a projection methodology for future state staff and space requirements.
- E. To identify owned vs. leased space issues related to projected state facilities in the LVSA.
- F. To identify and incorporate present capital improvement plans into the overall master plan.
- G. To recommend a phased plan for state facilities development including utilization of selected existing facilities and new construction.
- H. To identify land acquisition needs for state office and related facilities.

State of Nevada Goals for Office and Related Space

The master plan was developed with the intent of meeting a number of specific state goals for office and related space in the LVSA. These goals are as follows.

- A. The state will provide adequate, efficient and cost effective facilities for state staff located in the LVSA.
- B. State agencies and departments providing direct services will be located close to their client base and maybe housed in leased spaces or collocated with similar and complimentary county services.

- C. The state operations in the LVSA will be provided expanded facilities consistent with future Clark County population growth and correspondingly, growth in service requirements.
- D. The state will centralize those operations that have similar functional adjacencies to improve management and inter-divisional communications as well as access for citizen services.
- E. Constitutional offices and general fund agencies will have a priority for state owned space.
- F. The state facilities located in the LVSA will clearly be recognizable as housing state functions.

Section I: Project Scope, Goals and Objectives

Introduction

In the spring of 2004 the Public Works Board contracted with the architectural firm of Ganthner Melby, LLC and the facilities planning firm of Daniel C. Smith and Associates, Inc. to prepare a Facilities Master Plan for the State of Nevada Offices and Related Facilities in the Las Vegas Service Area (LVSA), which includes Clark, Nye and Lincoln Counties. This document provides the findings, conclusions and recommendations resulting from this master planning process.

The LVSA Master Plan was completed in March 2005. The consultant team was provided guidance in this planning process by a Steering Committee composed of representatives of the Governor's Office, Department of Administration, Public Works Board, Division of State Lands, and Division of Building and Grounds. This committee provided valuable input and periodic review of the draft reports. This report is similar in scope and intended goals to the Capitol Complex Master Plan for the State of Nevada Office and Related Space in Carson City that was completed in 2003.

Project Scope

This report focuses on office and related spaces occupied by state agencies, departments, divisions, and commissions and boards in the three county service area of Southern Nevada. The master plan effort included 113 distinct units of state government that may potentially require space in the LVSA.

Limiting the scope of this project to office and related space was based on a number of factors.

- The office and related space could be projected based on known variables, such as population, previous growth rates, etc.
- An objective of the study was to address the issues of the existing and future amount of state leased space. Office and related space represents the vast majority of leased space.
- It is intended that this planning effort be comparable to the Capitol Complex Master Plan. That project was limited to office and related space.
- Future specialized facilities such as parks, transportation department, maintenance facilities, museums and correctional facilities are normally dictated by a wide range of variables, which was beyond the scope of this effort.

Therefore, this planning effort was limited to offices maintained by State of Nevada agencies and departments in the LVSA.

Although the master plan was restricted to analysis of leased and owned office and related facilities, it should be pointed out that the State of Nevada has numerous non-office facilities throughout the three county area. These facilities total 2,269,180 gross square feet (gsf) of space, and include correctional institutions, parks, museums, armories, a veteran's home, forestry and wildlife support areas, highway patrol substations, and department of transportation maintenance facilities.

Section II: Existing Facilities Database

Introduction

The initial task of the master plan was the development of an existing state facilities database. This database provides a profile of state facilities in the LVSA as of June 2004. It also includes the following elements.

- Existing owned space by building, location, occupying agency and departments, and square footage.
- Existing leased space by location, occupying agency and department and square footage.
- State staffing by facility, agency and department.
- Existing facility constraints and conditions.
- Assessment of owned facilities remaining useful life span.

The information related to size and type of state facilities was obtained from the following sources.

- Questionnaires – a questionnaire was developed to solicit input from constitutional offices, agencies, departments, divisions, commissions and boards relative to their need for office space in the LVSA, their existing and projected staff, existing owned and leased facilities, facility adequacy and adjacency requirements. If no space was needed in the LVSA, it was indicated on the first page of the questionnaire. There were a total of 113 state constitutional offices, agencies, departments and commissions and boards identified as potential state operations, which may require a presence in the LVSA. There were 113 responses either from the specific function or as a part of a larger unit response. Twenty-four responded that no space was required in the LVSA. The questionnaire responses are summarized in Appendix B of this report and form the basis for data summaries appearing throughout the report.
- Lease Logs – A summary of existing state leases for state operations in the LVSA was obtained. The summary identified the occupying state agency, department and/or division, the gross square feet, cost per square foot, monthly costs and lease duration dates. The data from the lease logs was compared with the questionnaire responses and where there was a difference between the questionnaire and the lease log, the lease log data was used. Furthermore, separate lease log information from the Department of Motor Vehicles and Department of Transportation was obtained.

As of June 2004, the State of Nevada had 87 separate lease agreements including ten in Henderson, 70 in Las Vegas, four in Pahrump, two in Boulder City and one in Laughlin. There is a total of 630,670 gross square feet of leased space and the monthly cost for these leases is \$858,020 or \$10,296,241 per year.

- Building and Grounds Department Owned Building Logs – The State Public Works Board maintains a log of all state owned facilities and sites. In addition, Buildings and Grounds maintains a rental list of buildings they maintain that identifies the occupants of each state owned building including the gross square footage occupied by each organizational unit.

Although the major focus of this analysis is state owned and leased offices and related space, the consultant has included six Human Resources mixed office and residential sites. Although these are specialized facilities and were technically not within the scope of this study, they are incorporated because in some cases they provide office based outpatient services and in some cases maybe a future resource for placement of Human Resource's related facilities.

- Existing Owned Building Conditions and Life Expectancy Study – The Public Works Board developed an evaluation matrix to assess the probable life expectancy of existing state owned buildings in the LVSA. This evaluation was for Clark County facilities including office and related space as well as state facilities not included with the scope of this study. This study established life expectancy in five-year increments to the year 2024. Appendix C provides a description of the evaluation methodology and a list of the buildings and their rating.

The above database sources were cross checked and where a major difference was noted, email and/or telephone calls were made to the agency/department to clarify the actual space requirements data. The above database elements were also utilized to establish a profile of the state operations and facilities in the LVSA as of June 2004. This profile is summarized in the following text and tables.

Database Summary

The State of Nevada has 17 owned office and related buildings that were occupied as of June 2004. Two facilities, a new North Las Vegas DMV office and a new Highway Patrol building were under construction. In addition the state owned six Human Resources residential facilities. These facilities are listed in Table 1 LVSA Owned Facilities. As shown, the total state occupied office space is 504,670 gsf. The new office space to be occupied in early 2005 is 91,031 gsf. The six Human Resources residential facilities total 475,294 gsf. Total owned space is therefore, 979,964 gsf.

The state leases 630,670 gsf in 87 separate leased buildings. Human Resources leases 376,819 gsf or 60% of the total leased space. The specific breakdown of owned and leased space by agency and department is shown in Table 2. As is also shown, the total state leased and owned space is 1,610,634 gsf.

Table 3 shows the locations of the owned and leased spaces by address and/or building and also designates whether the space is leased or owned. Appendix D provides Clark County maps that graphically show the location of owned and leased space.

The existing inventory of state owned office space includes buildings that are relatively new (Grant Sawyer on Washington, the Henderson DMV on American Pacific, and the Flamingo DMV at 8250 Flamingo Road) and those that are 30 years old or more (Bradley and Belrose). In some cases, the state tenants in owned buildings are in the process of or are planning to relocate to new buildings (NHP from 2601 Sahara and Parole and Probation from Campos).

The Public Works Board staff has conducted a preliminary assessment of the LVSA owned building life expectancy. The methodology used to develop the life expectancy of LVSA buildings included factoring the age of the facility, immediate plans to construct or demolish facilities, the estimated repair costs to renew the building systems over a 10 year period, and the estimated cost to replace. The estimated repair and replacement costs are those provided by the Facility Condition Analysis Group of the Nevada State Public Works Board.

Buildings with a life expectancy of less than five years include those planned for immediate replacement or demolition and other smaller buildings considered to be in extreme conditions of disrepair. Buildings with a life expectancy of less than ten years include those with repair costs greater than one-half of the replacement costs or other structures over thirty years old that are beginning to exceed their useful life. Buildings with a life expectancy of less than fifteen years including those with repair costs approaching one-half of the replacement costs, or other structures over thirty years old that are beginning to exceed their useful life. Buildings with a life expectancy of fewer than twenty years include those with repair costs approaching one-fifth of the replacement costs or other structures approximately twenty years old. Buildings with a life expectancy of over twenty years include those that are less than ten years old.

The results of this evaluation are as follows.

- Five state owned buildings totaling 73,837 gsf were deemed to have a life expectancy of five years or less. Each of these buildings is in the process of being replaced by new state facilities.
- Three state owned buildings totaling 84,955 gsf have a ten-year or less life expectancy.
- Three state owned buildings totaling 43,890 gsf have a life expectancy of 15 years or less.
- Six buildings totaling 301,988 gsf have a life expectancy of 15 years or more.
- Two new buildings totaling 91,031 gsf will be added to the inventory in 2005.

Assuming that the buildings with a potential of 15 year and higher life expectancy make up the baseline inventory of office buildings, then there is a potential for usable inventory of 11 buildings totaling 436,909 gsf. This becomes a starting point for analysis of future office and related building requirements.

The database as detailed in the proceeding pages needs to be compared to the projected need for office and related space for the next 20 years. This facilities requirement must be based on projected state staffing in the LVSA and the adjusted area factor per staff. Each of these variables is discussed in the subsequent sections of this document.

Table 1
Las Vegas Service Area Owned Facilities Within the Scope of this Project

Office and Related Space	GSF	% of Total
NHP Building - 2601 E. Sahara	24,585	2.5%
Buildings and Grounds - 2621 E. Sahara	7,879	0.8%
East Sahara DMV - 2701 E. Sahara	26,120	2.7%
Belrose Building - 620 Belrose	41,680	4.3%
Bradley Building - 2501 E. Sahara	28,275	2.9%
Campos Building and Annex - 215 East Bonanza	33,250	3.4%
Flamingo DMV - 8250 West Flamingo	41,523	4.2%
Donovan DMV - 4110 Donovan	5,486	0.6%
Motor Pool - 5085 Rent-a-Car Rd.	1,410	0.1%
Agriculture Building - 2300 McLeod Street	6,222	0.6%
Wildlife, NDF and Parks - 4747 W. Vegas Drive	11,548	1.2%
Henderson DMV - 1399 American Pacific	20,700	2.1%
Grant Sawyer Building - 555 E. Washington Ave.	224,000	22.9%
Purchasing Warehouse - 1054 South Commerce	15,000	1.5%
North Las Vegas DMV - 7170 Decatur (estimated occupancy 2005) *	24,361	N/A
Employment Security Office - 1001 North A Street	2,400	0.2%
Nevada Division of Investigation - 2855 S. Jones	3,330	0.3%
NHP, NDOT, & FAST - 4615 W. Sunset Rd (estimated occupancy 2005) *	66,670	N/A
NDOT Office	11,262	1.1%
<i>Subtotal</i>	<i>504,670</i>	<i>51.5%</i>
Specialized Human Resources Facilities		
Caliente Youth Center, Lincoln County	131,564	13.4%
Southern Nevada Child and Adolescent Services^	65,330	6.7%
Desert Willow Treatment Center^	60,000	6.1%
Summit View Juvenile Detention - 5730 Range Road	69,705	7.1%
Southern Nevada Adult Mental Health Services^	91,336	9.3%
Desert Regional Center^	57,359	5.9%
<i>Subtotal</i>	<i>475,294</i>	<i>48.5%</i>
Total	979,964	

* Not included in total

^ Located at the West Charleston Human Resources Campus

Table 2
Existing Owned and Leased Space by Agency

Code	Agency/Division	Square Footage Occupied			Location	Owned	Leased
		Owned	Lensed	Total			
01	Governor's Office	6,341	-	6,341	Grant Sawyer Bldg.	x	
01-01	Nuclear Projects				Located in North State Only		
01-02	Consumer Health Assistance	2,992	-	2,992	Grant Sawyer Bldg.	x	
02	Lt Governor	1,910	-	1,910	Grant Sawyer Bldg.	x	
03	Attorney General	55,765	-	55,765	Grant Sawyer Bldg.	x	
04	Controller	960	-	960	Grant Sawyer Bldg.	x	
05	Secretary of State	15,503	-	15,503	Grant Sawyer Bldg.	x	
06	Treasurer	7,005	-	7,005	Grant Sawyer Bldg.	x	
07	Administration				Located in North State Only		
07-01	Administrative Services				Located in North State Only		
07-02	Budget & Planning				Located in North State Only		
07-03	Buildings & Grounds	7,207	-	7,207	2621 E. Sahara	x	
07-04	Hearings & Appeals	-	17,040	17,040	2200 S. Rancho Drive		x
07-05	Internal Audits				Located in North State Only		
07-06	Motor Pool	1,200	-	1,200	5085 Rent-a-Car Drive (owned bldg. on leased land)	x	x
07-08	Public Works Board	-	4,407	4,407	1860 E. Sahara		x
07-09	Purchasing	15,000	-	15,000	1054 Commerce	x	
07-10	Risk Management				Located in North State Only		
07-11	Victims of Crime	-	1,945	1,945	2200 Rancho Drive		x
08	Agriculture	6,222	-	6,222	2300 McLeod	x	
09	Business & Industry	2,277	-	2,277	Grant Sawyer Bldg.	x	
09-01	Attorney for Injured Workers	-	6,554	6,554	2200 Rancho Drive		x
09-02	Business Finance & Planning				Included in Director's Office	x	
09-03	Financial Institutions	5,290	-	5,290	2501 Sahara, Bradley Bldg.	x	
09-04	Housing	-	3,296	3,296	1771 Flamingo		x
09-05	Industrial Relations	-	28,986	28,986	Located in North State Only		
09-05-01	Safety Consultation and Training Section	-	-	-	1301 Green Valley Parkway		x
09-05-02	OSHIA	-	-	-	1301 Green Valley Parkway		x
09-05-03	Workers' Compensation Section	-	-	-	1301 Green Valley Parkway		x
09-06	Insurance	5,556	-	5,556	Bradley Bldg.	x	
09-07	Labor Commission	4,748	-	4,748	Grant Sawyer Bldg.	x	
09-08	Manufactured Housing	3,302	-	3,302	Bradley Bldg.	x	
09-09	Real Estate	11,977	-	11,977	Bradley Bldg.	x	
09-10	Local Govt. Employee-Mgmt. Relations Board	1,481	-	1,481	Bradley Bldg.	x	
09-11	Athletic Commission	2,135	-	2,135	Grant Sawyer Bldg.	x	
09-12	Mortgage Lending	-	2,124	2,124	3075 E. Flamingo		x
09-13	Transportation Services Authority	-	5,316	5,316	2290 S. Jones		x
09-14	Dairy Commission	-	1,454	1,454	1840 E. Sahara		x
09-15	Consumer Affairs Division	-	4,663	4,663	1850 E. Sahara		x
09-16	Taxicab Authority	-	5,842	5,842	1785 E. Sahara		x
10	Conservation & Natural Resources						
10-01	Advisory Board on Natural Resources				Located in North State Only		
10-02	Board for Financing Water Projects				Located in North State Only		
10-03	Conservation Districts				Located in North State Only		
10-04	Forestry	5,496	-	5,496	4747 W. Vegas Drive	x	
10-05	State Lands				Currently, No Space		
10-06	State Parks	1,104	-	1,104	4747 W. Vegas Drive	x	
10-07	Water Resources	-	2,755	2,755	406 Shadow Lane		x
10-08	Environmental Commission				Located in North State Only		
10-09	Environmental Protection Division	-	11,794	11,794	Flamingo/Spencer		x
10-10	Land Use Planning Advisory Council				Located in North State Only		
10-11	Natural Heritage Program				Located in North State Only		
10-12	Nevada Tahoe Regional Planning Agency				Located in North State Only		
10-13	State Conservation Commission				Located in North State Only		
10-14	Well Drillers Advisory Board				Located in North State Only		
11	Education	-	11,333	11,333	1820 E. Sahara		x
12	Employment Training & Rehabilitation	27,932	63,281	91,213	See Table 3 Attachment 1	x	x
13	Gaming Control Board	66,146	1,293	67,439	Grant Sawyer Bldg. and in Laughlin	x	x
14	Human Resources				Located in North State Only		
14-01	Aging Services	-	10,660	10,660	3170 W. Sahara		x
14-02	Child & Family Services				Located in North State Only		
14-02-01	Youth Parole Bureau	7,640	-	7,640	Belrose Bldg.	x	
14-02-02	Summit View	69,705	-	69,705	5730 Range Road	x	
14-02-03	SNCAS	126,078	73,350	199,428	See Table 3 Attachment 2	x	x
14-02-04	Caliente Youth Center	131,564	-	131,564	Lincoln County	x	
14-03	Health Division	4,774	42,163	46,937	See Table 3 See Attachment 3	x	x
14-04	Mental Health & Developmental Services				Located in North State Only		
14-04-01	SNAMHS	91,336	16,429	107,765	See Table 3 Attachment 4	x	x
14-04-02	DRC	57,359	11,826	69,185	W. Charleston Blvd.	x	x
14-05	Public Defender				Located in North State Only		

Table 2 – continued

Code	Agency/Division	Square Footage Occupied			Location	Owned	Leased	
		Owned	Leased	Total				
14-06	Welfare Division	-	216,643	216,643	See Table 3 Attachment 5	-	x	
14-07	Health Care Financing & Policy	-	6,288	6,288	700 Beirose	-	x	
14-08	Disability Services	Located in North State Only						
15	Information Technology	3,053	-	3,053	2701 E. Sahara	x		
16	Military	-	3,709	3,709	4343 N. Rancho Drive		x	
17a	Motor Vehicles	93,829	16,512	110,341	See Table 3 Attachment 6	x (4)	x (1)	
17b	Public Safety	Will have space in new NIIP Bldg.						
17b-01	Capitol Police	Grant Sawyer Bldg / No Space Required-In Lobby					x	
17b-02	Emergency Management	Will have space in new NIIP Bldg.						
17b-03	Highway Patrol	23,747	-	23,747	New Building (currently at 2601 E. Sahara)	x		
17b-04	Investigation Division	3,240	-	3,240	2855 S. Jones	x		
17b-05	Parole & Probation	36,266	-	36,266	New Building (currently at Campos Bldg.)	x		
17b-06	State Fire Marshal	No dedicated space - borrowed office					x	
18	Cultural Affairs	Located in North State Only						
18-01	Arts Council	-	760	760	821 S. Seventh Street		x	
18-02	Historic Preservation Office	Located in North State Only						
18-04	State Library & Archives	Located in North State Only						
19	Personnel	10,344	-	10,344	Grant Sawyer Bldg. & 1830 E. Sahara	x	x	
20	Corrections	-	2,318	2,318	2770 S. Maryland Parkway		x	
21	Taxation	11,353	9,945	21,298	See Table 3 Attachment 7	x	x	
22	Transportation	11,262	-	11,262	Main Street Complex	x		
24	Office of Veterans Services	-	1,000	1,000	950 W. Owens (provided by VA)		x	
27-02	Economic Development	5,745	-	5,745	Grant Sawyer Bldg.	x		
27-03	Minerals	-	1,920	1,920	1771 E. Flamingo Road		x	
27-04	Public Employee Benefit Program	Located in North State Only						
27-05	Public Employee Retirement System	Located in North State Only						
27-06	Public Utilities Commission	-	9,997	9,997	101 Convention Center Drive		x	
27-07	Tourism	1,184	-	1,184	Grant Sawyer Bldg.	x		
27-08	Colorado River Commission	10,961	-	10,961	Grant Sawyer Bldg.	x		
27-09	Supreme Court	Negotiating lease with Clark County						x
27-10	Legislative Counsel Bureau	16,254	-	16,254	Grant Sawyer Bldg.	x		
27-11	Wildlife	6,052	2,000	8,052	4747 W. Vegas Drive	x	x	
27-12	Board of Architecture	-	2,843	2,843	Various leased space locations		x	
27-13	Board of Pharmacy	-	735	735			x	
27-14	Board of Cosmetology	-	3,708	3,708			x	
27-15	Board of Dental Examiners	-	1,535	1,535			x	
27-16	Board of Nursing	-	4,096	4,096			x	
27-17	Board of Physical Therapists	-	1,388	1,388			x	
27-18	Board of Court Reporters	-	400	400			x	
27-19	Governor's Commission on Disabilities	669	-	669			x	
27-20	Commission on Equal Rights	-	3,382	3,382			x	
27-21	Board of Contractors	-	14,980	14,980			x	
Total		979,964	630,670	1,610,634				

Table 3
Attachments

Attachment 1

Agency/Division	Location	Staff	Space	Owned	Leased
Employment, Training and Rehabilitation					
Henderson Employment Security Office	119 Water Street	N/A	6,400		x
Employment Security Division	Belrose Bldg.	N/A	8,970	x	
Rehabilitation - STTB	Belrose Bldg.	N/A	5,175	x	
Rehabilitation - Vocational	Belrose Bldg.	N/A	11,387	x	
Disability Adjudication	2225 Civic Center Plaza	N/A	500		x
Equal Rights Commission	1515 E. Tropicana	N/A	3,382		x
North LV Employment Security Office	2827 N. Las Vegas Blvd.	N/A	9,450		x
Employment Security Office	1001 N. A Street	N/A	2,400	x	
Rehabilitation Division	1820 East Sahara	N/A	672		x
Employment Security Appeals Division	1820 East Sahara	N/A	6,141		x
Employment Training Rehabilitation	3405 Maryland Parkway	N/A	13,300		x
Employment Training Rehabilitation	101 Convention Center Drive	N/A	23,436		x
Total			91,213		

Attachment 2

Agency/Division	Location	Staff	Space	Owned	Leased
SNCAS	W. Charleston Blvd.	N/A	126,078	x	
	145 Panama Street, Henderson	N/A	7,760		x
	701 K N. Pecos	N/A	1,048		x
	3075 Flamingo Courtyard	N/A	10,443		x
	3075 Flamingo Rd.	N/A	11,474		x
	3175 S. Eastern Rd.	N/A	2,544		x
	4220 Maryland Parkway (2 leases)	N/A	3,059		x
	1830 E. Sahara	N/A	3,000		x
	5 E. Sunset	N/A	720		x
	1840 Pahrump Rd.	N/A	1,001		x
	2280 Calvada Rd.	N/A	2,000		x
	711 E. 5th St.	N/A	14,155		x
	4528 Craig Rd.	N/A	13,266		x
	6171 W. Charleston Blvd.	N/A	2,880		x
Total			199,428		

Attachment 3

Agency/Division	Location	Staff	Space	Owned	Leased
Health Division					
Administration	Grant Sawyer Bldg.		1,790		
Bureau of Alcohol/Drug Abuse	4220 S. Maryland Parkway	3	1,100		x
Bureau of Community Health-Sp Chdrn Cl.	3811 W. Charleston Blvd.	5	3,048		x
Bureau of Early Intervention Svcs.	333 Rancho Road	23	2,445		x
	3075 E. Flamingo Blvd.	20	2,886		x
	4528 W. Craig Road	18	1,603		x
BCH - Special Children's Clinic	1161 S. Valley View	94	24,261		x
Bureau of Health Planning & Statistics	3811 W. Charleston Blvd.	9	1,492		x
Bureau of Health Protection Svcs.	620 Belrose Bldg.	12	2,984	x	
Bureau of Licensure/Certification	4220 Maryland Parkway	23	5,348		x
Total		207	46,957		

Table 3 - continued

Attachment 4

Agency/Division	Location	Staff	Space	Owned	Leased
SNAMHS	2900 E. Desert Inn Road		5,010		x
	2121 N. Las Vegas Drive		7,744		x
	98 E. Lake Mead Drive, Henderson Charleston Complex		3,675		x
			91,336		
Total			107,765		

Attachment 5

Agency/Division	Location	Staff	Space	Owned	Leased
Welfare Division Main Office & Healthcare Finance	700 Belrose Avenue	127	34,792		x
	3700 E. Charleston Blvd.	95	23,224		x
Henderson Office	3120 E. Desert Inn	72	20,000		x
	3330 Flamingo Blvd.	129	38,151		x
	538a South Boulder Highway	91	25,000		x
	1024 W. Owens	14	4,800		x
I & R Office	1040 N. Owens	125	30,840		x
	1316 E. Calvada	17	5,000		x
Pahrump Office	3900 Cambridge	14	2,703		x
	701 North Rancho	41	31,675		x
	1504 Main Street	5	458		x
Total		730	216,643		

Attachment 6

Agency/Division	Location	Staff	Space	Owned	Leased
Motor Vehicles	4201 West Carey	135	16,512		x
	1399 American Pacific	111	20,700	x	
	2701 E. Sahara Avenue	118	26,120	x	
	8250 W. Flamingo Road	142	41,523	x	
	4110 Donovan	14	5,486	x	
Total		520	110,341		

Attachment 7

Agency/Division	Location	Staff	Space	Owned	Leased
Taxation	Grant Sawyer Bldg.	53	11,353	x	
	2550 Paseo Verde Parkway	30	9,945		x
Total		83	21,298		

Section III: Staffing Projections

Methodology

The growth in Clark County population is projected to grow by over one million new residents over the next 20 years based on State Demographer's projections. This translates into a 70% increase over the 2001 population of 1,621,000. In the development of projections for the State of Nevada staff in the LVSA, the Clark County population growth was the benchmark against which the staff projections were tested. With the direct service agencies such as Human Resources, Motor Vehicles, Employment Training and Rehabilitation, and Taxation, the projection closely tracked population growth with the average increase for these agencies at 65% to 75%.

Because of the rapid growth in population over the last decade and the anticipated high growth over the next decade, some state functions are expected to have a higher growth rate than that of population. Specifically, these functions focus on Housing, Mortgage Lending, Labor Commission, Fire Marshal and other selected Business and Industry related services. In addition, Environmental Commission and Water Resource division will be growing at a higher rate as these areas are increasingly focused on by state and federal regulators.

Some state functions will not increase at the same rate as population. Most of the constitutional offices and the administration agency are projected to grow at a rate of 40% to 50%. Others are not expected to grow because their primary workload indicators are not anticipated to increase as fast as the population. These divisions include Wildlife, Forestry, Minerals, State Parks, Manufactured Housing, Taxicab Authority, Gaming Control, Highway Patrol and NDOT. Overall the state staff located in the LVSA is projected to increase by 55% over the next 20 years or 2.75% per year.

The results of agency and division staffing projections are shown in Table 4. It is important to recognize that the primary intent of these projections is to provide a basis for developing future State of Nevada facilities requirements in the LVSA. These projections are not intended to forecast budget positions or to serve as a budgeting tool. Rather, they reflect a macro-level assessment of future staff needs based on agency/division input, historical trends (where available) and the future demographic trends in the LVSA.

As shown in Table 4:

- The project team forecasts that total LVSA staff will increase from its current level of 5,052 positions to 7,972 positions by year 2024.
- This increase equates to a net addition of 2,920 staff, an increase of 58%

Table 4
Historical and Projected Staffing by Agency

Agency Identification		Staffing Levels							2004 - 2024		
		Historical			Current	Projections				Net	Percent
Code	Agency/Division	1990	1995	2000	2004	2009	2014	2019	2024	Increase	Increase
	Population (M)	770	1,036	1,396	1,621	1,997	2,274	2,522	2,751	1,130	70%
01	Governor's Office				4	5	8	9	9	5	125%
01-01	Nuclear Projects				<i>Located in North State Only</i>						
01-02	Consumer Health Assistance		14	12	9	12	15	15	15	6	67%
02	Lt Governor		4	4	4	5	5	6	6	2	50%
03	Attorney General				141	169	185	197	211	70	50%
04	Controller			2	5	6	6	7	7	2	40%
05	Secretary of State				65	65	70	75	80	15	23%
06	Treasurer			11	17	21	21	21	21	4	24%
07	Administration										
07-01	Administrative Services				<i>Located in North State Only</i>						
07-02	Budget & Planning										
07-03	Buildings & Grounds				13	16	18	20	22	9	69%
07-04	Hearings & Appeals				35	39	45	50	54	19	54%
07-05	Internal Audits				<i>Located in North State Only</i>						
07-06	Motor Pool	5	5	6	6	7	8	9	10	4	67%
07-08	Public Works Board				17	17	18	20	21	4	24%
07-09	Purchasing	2	2	2.5	2.5	3	3	4	5	3	100%
07-10	Risk Management				<i>Located in North State Only</i>						
07-11	Victims of Crime				7	7	8	8	9	2	29%
08	Agriculture	34	35	30	37	46	54	61	63	26	70%
09	Business & Industry				4	10	10	10	10	6	150%
09-01	Attorney for Injured Workers		13	15	17	22	26	30	34	17	100%
09-02	Business Finance & Planning				<i>Included in Director's Office</i>						
09-03	Financial Institutions	12	12	12	15	22	26	28	30	15	100%
09-04	Housing		3	7	10	14	18	20	23	13	130%
09-05	Industrial Relations				<i>Located in North State Only</i>						
09-05-01	Safety Consultation and Training Section	6	12	16	17	18	21	23	29	12	71%
09-05-02	OSHA	21	27	47	54	66	74	80	88	34	63%
09-05-03	Workers' Compensation Section		22	37	33	41	47	52	57	24	73%
09-06	Insurance	4	11	13	11	16	19	20	22	11	100%
09-07	Labor Commission				15	18	24	32	38	23	153%
09-08	Manufactured Housing	5	12	18	14	17	17	17	17	3	21%
09-09	Real Estate		30	36	48	57	64	71	77	30	62%
09-10	Local Govt. Employee-Mgmt. Relations Board	2	2	2	2	3	4	4	4	2	100%
09-11	Athletic Commission	3	4	4	4	5	5	6	6	2	50%
09-12	Mortgage Lending				7	17	18	18	18	11	157%
09-13	Transportation Services Authority	20	22	25	25	33	38	42	45	20	80%
09-14	Dairy Commission				5	7	6	6	6	(1)	-14%
09-15	Consumer Affairs Division	22	22	18	18	22	25	28	30	12	67%
09-16	Taxicab Authority			54	63	68	72	74	78	15	24%
10	Conservation & Natural Resources										
10-01	Advisory Board on Natural Resources				<i>Located in North State Only</i>						
10-02	Board for Financing Water Projects				<i>Located in North State Only</i>						
10-03	Conservation Districts										
10-04	Forestry	13	14	15	19	23	23	24	24	5	26%
10-05	State Lands	-	-	-	-	-	1	1	1	1	100%
10-06	State Parks	3	3	3	4	4	4	5	5	1	25%
10-07	Water Resources	7	7	9	9	11	14	16	18	9	100%
10-08	Environmental Commission				<i>Located in North State Only</i>						
10-09	Environmental Protection Division	12	14	16	21	28	33	38	44	23	110%
10-10	Land Use Planning Advisory Council										
10-11	Natural Heritage Program										
10-12	Nevada Tahoe Regional Planning Agency				<i>Located in North State Only</i>						
10-13	State Conservation Commission										
10-14	Well Drillers Advisory Board										

Table 4 - continued

Code	Agency/Division	Historical			Current		Projections			Net Increase	Percent Increase
		1990	1995	2000	2004	2009	2014	2019	2024		
11	Education	15	15	17	21	25	32	38	43	22	105%
12	Employment Training & Rehabilitation				227	280	319	348	379	152	67%
13	Gaming Control Board	202	206	238	259	286	307	327	344	85	33%
14	Human Resources	<i>Located in North State Only</i>									
14-01	Aging Services				94	98	112	135	157	67	74%
14-02	Child & Family Services	<i>Located in North State Only</i>									
14-02-01	Youth Parole Bureau	14	17	24	29	40	44	49	54	25	86%
14-02-02	Summit View				86	86	86	86	86	-	0%
14-02-03	SNCAS			219	245	284	329	382	443	198	81%
14-02-04	Caliente Youth Center				69	69	69	69	69	-	0%
14-03	Health Division				207	254	290	322	351	144	70%
14-04	Mental Health & Developmental Services	<i>Located in North State Only</i>									
14-04-01	SNAMHS				392	482	549	609	664	272	69%
14-04-02	DRC	197	213	232	233	237	135	149	164	(69)	-30%
14-05	Public Defender	<i>Located in North State Only</i>									
14-06	Welfare Division			612	730	900	1,025	1,165	1,271	541	74%
14-07	Health Care Financing & Policy	31	80	82	50	66	78	89	99	49	98%
14-08	Disability Services	<i>Located in North State Only</i>									
15	Information Technology				9	11	18	21	23	14	156%
16	Military										
17a	Motor Vehicles				520	640	728	807	880	360	69%
17b	Public Safety	1	1	1	2	2	2	2	2	-	0%
17b-01	Capitol Police	<i>Grant Sawyer Bldg./No Space Required - In Lobby</i>									
17b-02	Emergency Management				3	7	14	20	24	21	700%
17b-03	Highway Patrol				140	150	160	165	170	30	21%
17b-04	Investigation Division	11	18	21	17	22	31	36	36	19	112%
17b-05	Parole & Probation				244	329	378	415	453	209	86%
17b-06	State Fire Marshal				7	9	11	13	15	8	114%
18	Cultural Affairs	<i>Located in North State Only</i>									
18-01	Arts Council	<i>No Staff</i>									
18-02	Historic Preservation Office	<i>Located in North State Only</i>									
18-04	State Library & Archives	<i>Located in North State Only</i>									
19	Personnel	18	18	18	21	24	29	31	36	15	71%
20	Corrections				11	12	13	14	15	4	36%
21	Taxation	32	56	68	83	100	120	144	173	90	108%
22	Transportation			397	427	465	494	511	521	94	22%
24	Office of Veterans Services				23	26	28	31	34	11	48%
27-02	Economic Development	9	9	10	11	11	12	13	14	3	27%
27-03	Minerals	2	2	2	2	2	2	2	2	-	0%
27-04	Public Employee Benefit Program	<i>Located in North State Only</i>									
27-05	Public Employee Retirement System	<i>Located in North State Only</i>									
27-06	Public Utilities Commission			18	27	35	40	44	48	21	78%
27-07	Tourism	3	3	3	2	3	3	4	4	2	100%
27-08	Colorado River Commission	20	27	33	41	55	70	75	80	39	95%
27-09	Supreme Court			4	12	17	21	26	31	19	158%
27-10	Legislative Counsel Bureau	-	4	5	5	6	8	9	10	5	100%
27-11	Wildlife		28	28	28	34	36	38	40	12	43%
Total		726	987	2,566	5,052	6,006	6,646	7,336	7,972	2,920	58%

Section IV: Space Requirements Projections

Methodology

The consultant used a three-step process to develop a forecast of space requirements for the LVSA Master Plan:

1. Determine the existing “area factor” for each organizational entity. Simply defined, a given area factor results from dividing the total square footage occupied by the number of staff housed within the given area.
2. Determine if any adjustments should be made to the existing area factors due to special circumstances, such as the type of space occupied and to account for overcrowded or under crowded conditions.
3. Applying the adjusted net area factor to projections of staff for each organization.

Area Factor Determination: The overall area factor for all state operations in the LVSA is 319 gross square feet per employee. This figure was arrived at by dividing the total owned and leased space occupied by all subject state operations, by the total number of staff housed.

To determine the adjusted, or true area factors for office related spaces, certain types of facilities were excluded from the consultant’s calculations. These facilities included: Human Resources residential facilities, and agencies such as the Governor and Legislative Counsel Bureau, which typically have area factors not predominantly dictated by staffing levels. On the staff side, adjustments were made for the lack of staff for Board and Commissions and NDOT staff. When these adjustments were made, the resulting area factor was reduced to approximately 273. It should be noted that the Capitol Complex Master Plan update identified an existing area factor of 318 square feet.

The resulting specific area factors ranged from a high of 569 (B&I Administration) to a low of 43 (Office of Veteran’s Services). The majority of area factors fell between 210 and 380 gross square feet.

State operations falling within the high end of the range (320 to 500) occupied space that typically has the following characteristics:

- A small office with two to five employees, which do not have an economy of scale (Lt. Governor, Information Technology, etc.).
- An office, which contains either substantial meeting space (Hearings and Appeals, Public Utilities Commission, etc.) or specialized areas such as computer rooms or storage spaces.
- Those having a substantial amount of records storage (Personnel, Treasurer, etc.).

State operations occupying space within the low end of the range (125 to 250 sq. ft.) conversely have high staffing numbers and may have a large percentage of field staff (Healthcare, Financing and Policy, Probation and Parole, etc.). Table 5 Existing Staff and Space Summary, provides the existing area factors for each included office, state agency, department and division.

Table 5 – Existing Staff and Space Summary by Agency

Code	Agency/Division	Current Staff	Total Sq. Ft.	Area Per Staff	Comments
01	Governor's Office	4	6,341	1,585	
01-01	Nuclear Projects	Located in North State Only			
01-02	Consumer Health Assistance	9	2,992	332	
02	Lt Governor	4	1,910	478	
03	Attorney General	141	55,765	395	
04	Controller	5	960	192	
05	Secretary of State	65	15,503	239	
06	Treasurer	17	7,005	412	
07	Administration	Located in North State Only			
07-01	Administrative Services	Located in North State Only			
07-02	Budget & Planning	Located in North State Only			
07-03	Buildings & Grounds	13	7,207	554	Includes Maintenance Shops
07-04	Hearings & Appeals	35	17,040	487	
07-05	Internal Audits	Located in North State Only			
07-06	Motor Pool	6	1,200	200	
07-08	Public Works Board	17	4,407	259	
07-09	Purchasing	2.5	15,000	N/A	
07-10	Risk Management	Located in North State Only			
07-11	Victims of Crime	7	1,945	278	
08	Agriculture	37	6,222	168	
09	Business & Industry	4	2,277	569	
09-01	Attorney for Injured Workers	17	6,554	386	
09-02	Business Finance & Planning	Included in Director's office			
09-03	Financial Institutions	15	5,290	353	
09-04	Housing	10	3,296	330	
09-05	Industrial Relations	(104)	28,986	278	
09-05-01	Safety Consultation and Training Section	17	N/A	N/A	Included w/Industrial Relations total
09-05-02	OSHA	54	N/A	N/A	Included w/Industrial Relations total
09-05-03	Workers' Compensation Section	33	N/A	N/A	Included w/Industrial Relations total
09-06	Insurance	11	5,556	505	
09-07	Labor Commission	15	4,748	317	
09-08	Manufactured Housing	14	3,302	236	
09-09	Real Estate	48	11,977	252	
09-10	Local Govt. Employee-Mgmt. Relations Board	2	1,481	741	
09-11	Athletic Commission	4	2,135	534	
09-12	Mortgage Lending	7	2,124	303	
09-13	Transportation Services Authority	25	5,316	213	
09-14	Dairy Commission	7	1,454	208	
09-15	Consumer Affairs Division	18	4,663	259	
09-16	Taxicab Authority	63	5,842	93	
10	Conservation & Natural Resources	Located in North State Only			
10-01	Advisory Board on Natural Resources	Located in North State Only			
10-02	Board for Financing Water Projects	Located in North State Only			
10-03	Conservation Districts	Located in North State Only			
10-04	Forestry	19	5,496	289	
10-05	State Lands	None currently			
10-06	State Parks	4	1,104	276	
10-07	Water Resources	9	2,755	306	
10-08	Environmental Commission	Located in North State Only			
10-09	Environmental Protection Division	21	11,794	562	
10-10	Land Use Planning Advisory Council	Located in North State Only			
10-11	Natural Heritage Program	Located in North State Only			
10-12	Nevada Tahoe Regional Planning Agency	Located in North State Only			
10-13	State Conservation Commission	Located in North State Only			
10-14	Well Drillers Advisory Board	Located in North State Only			
11	Education	21	11,333	540	
12	Employment Training & Rehabilitation	227	91,213	402	
13	Gaming Control Board	259	67,439	260	
14	Human Resources	Located in North State Only			
14-01	Aging Services	90	10,660	118	
14-02	Child & Family Services	Located in North State Only			
14-02-01	Youth Parole Bureau	29	7,640	263	
14-02-02	Summit View	86	69,705	811	Treatment facility
14-02-03	SNCAS	245	199,428	814	Includes Desert Willow Treatment Facility
14-02-04	Caliente Youth Center	69	131,564	1,907	
14-03	Health Division	207	46,937	227	
14-04	Mental Health & Developmental Services	Located in North State Only			
14-04-01	SNAMHS	392	107,765	275	Includes Adult Mental Health Facility
14-04-02	DRC	233	69,185	297	Treatment facility
14-05	Public Defender	Located in North State Only			

Table 5 – continued

Code	Agency/Division	Current Staff	Total Sq. Ft.	Area Per Staff	Comments
14-06	Welfare Division	730	216,643	297	
14-07	Health Care Financing & Policy	50	6,288	126	
14-08	Disability Services	Located in North State Only			
15	Information Technology	9	3,053	339	
16	Military	N/A	3,709	N/A	
17a	Motor Vehicles	520	110,341	212	5 locations
17b	Public Safety	2	N/A	N/A	Space to be provided in NHP Bldg.
17b-01	Capitol Police	Grant Sawyer Bldg./No Space Req'd.			
17b-02	Emergency Management	3		N/A	
17b-03	Highway Patrol	140	23,747	286	
17b-04	Investigation Division	17	3,240	191	
17b-05	Parole & Probation	244	36,266	149	
17b-06	State Fire Marshal	7		N/A	
18	Cultural Affairs	Located in North State Only			
18-01	Arts Council		760	N/A	
18-02	Historic Preservation Office	Located in North State Only			
18-04	State Library & Archives	Located in North State Only			
19	Personnel	21	10,344	493	
20	Corrections	11	2,318	211	
21	Taxation	83	21,298	257	
22	Transportation	427	11,262	N/A	does not include hwy maint facilities
24	Office of Veterans Services	23	1,000	43	
27-02	Economic Development	11	5,745	522	
27-03	Minerals	2	1,920	960	
27-04	Public Employee Benefit Program	Located in North State Only			
27-05	Public Employee Retirement System	Located in North State Only			
27-06	Public Utilities Commission	27	9,997	370	
27-07	Tourism	2	1,184	592	
27-08	Colorado River Commission	41	10,961	267	
27-09	Supreme Court	12			Negotiating leased space w/Clark County
27-10	Legislative Counsel Bureau	5	16,254	3,251	
27-11	Wildlife	28	8,052	288	
27-12	Board of Architecture		2,843	-	
27-13	Board of Pharmacy		735	-	
27-14	Board of Cosmetology		3,708	-	
27-15	Board of Dental Examiners		1,535	-	
27-16	Board of Nursing		4,096	-	
27-17	Board of Physical Therapists		1,388	-	
27-18	Board of Court Reporters		400	-	
27-19	Governor's Commission on Disabilities		669	-	
27-20	Commission on Equal Rights		3,382	-	
27-21	Board of Contractors		14,980	-	
Totals/Averages		5,052	1,610,634	319	

Per step two of the consultant's space forecasting methodology, the existing area factors were evaluated and adjusted based on questionnaire responses relative to: 1) the adequacy of existing space (summarized in Table 6); 2) if the agency fit the criteria for a high or low area factor, staff size, large meeting space, type of employees, etc.; or, 3) based on an unexplained variance from the average area factor number.

Space Requirements Summary

Table 7 provides the resulting space projections, based on applying the methodologies described above. In most cases, the consultant applied the adjusted area factor to projected staff to arrive at the projected square footage requirements shown. In cases where the consultant deviated from this process, the alternative methodology is noted in the remarks column.

The last three lines at the bottom of Table 7 provide the total square feet required for each time-planning increment, the net change from period to period, and the cumulative change from the existing baseline.

As shown:

- The existing space inventory totals 1,610,634¹ gsf.
- Applying the adjusted area factors (where needed) results in an actual current need of 1,771,962 gsf, which equals a net shortfall of 161,328 gsf. Much of this shortfall will be made up with new planned buildings.
- By year 2024, a total of 2,506,892 gsf will be required, which equates to a net increase of 896,258 gsf over the existing facilities inventory or a 55.6% increase.

¹ Does not include the Women's Prison square footage.

Table 6 - Responses to the Questionnaire Regarding Adequacy of Existing Facilities by Agency

Code	Agency/Division	Questionnaire Responses to the Adequacy of Existing Facilities	Owned	Leased
01	Governor's Office	Adequate	x	
01-01	Nuclear Projects	North State		
01-02	Consumer Health Assistance	Adequate	x	
02	Lt Governor	Adequate	x	
03	Attorney General	Adequate	x	
04	Controller	Not Adequate	x	
05	Secretary of State	Adequate	x	
06	Treasurer	Adequate	x	
07	Administration			
07-01	Administrative Services	North State		
07-02	Budget & Planning			
07-03	Buildings & Grounds	More than adequate, have expansion space for additional staff	x	
07-04	Hearings & Appeals	More than adequate		x
07-05	Internal Audit	North State		
07-06	Motor Pool	Need 2,500 sq. ft. to meet existing and future needs		x
07-07	Printing	No Response		
07-08	Public Works Board	Adequate		x
07-09	Purchasing	No Response	x	
07-10	Risk Management	North State		
07-11	Victims of Crime	Adequate		x
08	Agriculture	Specialized space - less than adequate need storage space, parking is an issue, need a separate facility lab	x	
09	Business & Industry	Adequate	x	
09-01	Attorney for Injured Workers	Adequate till 2010		x
09-02	Business Finance & Planning	North State		
09-03	Financial Institutions	Not Adequate	x	
09-04	Housing	Adequate		x
09-05	Industrial Relations	See 09-05-02 and 09-05-03		x
09-05-01	Safety Consultation and Training Section	Slightly inadequate, need meeting space		x
09-05-02	OSHA	Very inadequate		x
09-05-03	Workers' Compensation Section	Adequate		x
09-06	Insurance	Adequate	x	
09-07	Labor Commission	Slightly inadequate	x	
09-08	Manufactured Housing	Slightly inadequate, need storage space	x	
09-09	Real Estate	Very inadequate, need 600 person large meeting space	x	
09-10	Local Govt. Employee-Mgmt. Relations Board	Adequate	x	
09-11	Athletic Commission	Adequate	x	
09-12	Mortgage Lending	Presently, have more than enough space for existing operations		x
09-13	Transportation Services Authority	Adequate today, add 3,000 sq. ft. by 2024 for expansion		x
09-14	Dairy Commission	Adequate		x
09-15	Consumer Affairs Division	Just adequate, no growth space		x
09-16	Taxicab Authority	Very inadequate, need additional space for staff, meeting/storage		x
10	Conservation & Natural Resources			
10-01	Advisory Board on Natural Resources	North State		
10-02	Board for Financing Water Projects			
10-03	Conservation Districts			
10-04	Forestry	Need to increase workstations for existing staff	x	
10-05	State Lands	North State		
10-06	State Parks	Adequate + growth	x	
10-07	Water Resources	Adequate for existing staff		x
10-08	Environmental Commission	North State		
10-09	Environmental Protection Division	More than adequate		x
10-10	Land Use Planning Advisory Council			
10-11	Natural Heritage Program			
10-12	Nevada Tahoe Regional Planning Agency	North State		
10-13	State Conservation Commission			
10-14	Well Drillers Advisory Board			
11	Education	Adequate		x
12	Employment Training & Rehabilitation	Inadequate, planning to build new building	x	x
13	Gaming Control Board	Inadequate	x	
14	Human Resources	North State		
14-01	Aging Services	Need to assess feasibility of satellite offices		x
14-02	Child & Family Services	North State		
14-02-01	Youth Parole Bureau	Inadequate, want centralized office	x	
14-02-02	Summit View	Inadequate, need more offices and program space	x	
14-02-03	SNCAS	Existing space cramped, but adequate	x	x
14-02-04	Caliente Youth Center	Adequate	x	
14-03	Health Division	Adequate with the exception of early intervention which needs additional office	x	x

Table 6 -continued

Code	Agency/Division		Owned	Leased
14-04	Mental Health & Developmental Services	North State		
14-04-01	SNAMHS	Inadequate, needs office, storage, training/conf and public waiting space	x	x
14-04-02	DRC	Adequate	x	
14-05	Public Defender Welfare Division	North State The following are inadequate: 3700 Charleston, Pahrump office, and Boulder Highway		x
14-06	Health Care Financing & Policy	Inadequate	x	
14-08	Disability Services	North State		
15	Information Technology	Adequate, but need to be collocated		x
16	Military	New armory being built	x	
16-01	Nevada National Guard (Full-time)		x	x
17a	Motor Vehicles	Adequate, all locations	x (4)	x (1)
17b	Public Safety	New space in NHP Bldg.	x	
17b-01	Capitol Police	Grant Sawyer Bldg.	x	
17b-02	Emergency Management	New space in NHP Bldg.	x	
17b-03	Highway Patrol	New facility being built	x	
17b-04	Investigation Division	Adequate	x	
17b-05	Parole & Probation	Planning new building	x	
17b-06	State Fire Marshal	Uses borrowed office	x	
18	Cultural Affairs	North State		
18-01	Arts Council	N/A		x
18-02	Historic Preservation Office	North State		
18-03	Museums & History	N/A	x	
18-04	State Library & Archives	North State		
19	Personnel	Adequate	x	x
20	Corrections	Inadequate	x	
21	Taxation	Inadequate and needs to be decentralized	x	x
22	Transportation	Mixed conditions-had a master plan completed in 1999	x	x
24	Office of Veterans Services	Inadequate and bad location	x	
24-01	Nevada State Veterans Home - Boulder City	Need additional program and central services space	x	
27-01	Consumer Health Assistance	Governor's Office	x	
27-02	Economic Development		x	
27-03	Minerals	Adequate		x
27-04	Public Employee Benefit Program	North State		
27-05	Public Employee Retirement System	North State		
27-06	Public Utilities Commission	Larger hearing room is required		x
27-07	Tourism	Adequate	x	
27-08	Colorado River Commission	Adequate		x
27-09	Supreme Court	Negotiating leased space w/Clark County		x
27-10	Legislative Counsel Bureau	Adequate	x	
27-11	Wildlife	Adequate	x	
27-12	Board of Architecture	No Response		
27-13	Board of Pharmacy	No Response		
27-14	Board of Cosmetology	No Response		
27-15	Board of Dental Examiners	No Response		
27-16	Board of Nursing	No Response		
27-17	Board of Physical Therapists	No Response		
27-18	Board of Court Reporters	No Response		
27-19	Governor's Commission on Disabilities	No Response		
27-20	Commission on Equal Rights	No Response		
27-21	Board of Contractors	No Response		

Table 7 - Space Projections by Agency

Code	Agency/Division	Area Per Staff	Adjusted Area per Staff	Existing Inventory	Adjusted Need	2009	2014	2019	2024	Remarks
01	Governor's Office	1,585	N/A	6,341	6,341	6,681	7,701	8,041	8,041	Not NAF based; increases @ 340/new staff
01-01	Nuclear Projects				Located in North State Only					
01-02	Consumer Health Assistance	332	340	2,992	3,060	4,080	5,100	5,100	5,100	
02	Li Governor	478	478	1,910	1,912	2,390	2,390	2,868	2,868	
03	Attorney General	395	395	55,765	55,695	66,755	77,075	77,815	83,345	
04	Comptroller	192	250	960	1,250	1,500	1,500	1,750	1,750	
05	Secretary of State	239	400	15,503	26,000	26,000	30,000	30,000	32,000	
06	Treasurer	412	389	7,005	6,613	8,169	8,169	8,169	8,169	
07	Administration				Located in North State Only					
07-01	Administrative Services				Located in North State Only					
07-02	Budget & Planning	554	N/A	7,207	7,207	8,207	8,207	9,207	9,207	Not NAF based; add 1,000 SF in 2009 & 2019
07-03	Buildings & Grounds	487	487	17,040	17,045	18,993	21,915	24,350	26,298	
07-04	Hearings & Appeals				Located in North State Only					
07-05	Internal Audits	200	N/A	1,200	1,200	3,700	3,700	3,700	3,700	Not NAF based; add 2,500 SF in 2009
07-06	Motor Pool	259	300	4,407	5,100	5,100	5,400	6,000	6,300	
07-08	Public Works Board	N/A	N/A	15,000	15,000	20,000	25,000	30,000	35,000	Not NAF based
07-10	Risk Management				Located in North State Only					
07-11	Victims of Crime	278	450	1,945	3,150	3,150	3,600	3,600	4,050	
08	Agriculture	168	260	6,222	9,620	11,960	14,040	15,860	16,380	
09	Business & Industry	569	569	2,277	2,277	5,693	5,693	5,693	5,693	
09-01	Attorney for Injured Workers	386	386	6,554	6,562	8,492	10,036	11,580	13,124	
09-02	Business Finance & Planning				Located in North State Only					
09-03	Financial Institutions	353	325	5,290	4,875	7,150	8,450	9,100	9,750	
09-04	Housing	330	325	3,296	3,250	4,550	5,850	6,500	7,475	
09-05	Industrial Relations	278	325	28,986	28,986	40,625	46,150	50,375	56,550	Not NAF based
09-05-01	Safety Consultation and Training Section				Included in Industrial Relations					
09-05-02	OSHA	N/A								
09-05-03	Workers' Compensation Section	N/A								
09-06	Insurance	505	450	5,556	4,950	7,200	8,550	9,900	9,900	
09-07	Labor Commission	317	325	4,748	4,875	5,850	7,800	10,400	12,350	
09-08	Manufactured Housing	236	300	3,302	4,200	5,100	5,100	5,100	5,100	
09-09	Real Estate	232	300	11,977	14,250	17,100	19,200	21,150	23,100	
09-10	Local Govt. Employee Mgmt. Relations Board	741	N/A	1,481	1,481	1,781	2,081	2,081	2,081	Not NAF based; increases @ 100/new staff
09-11	Athletic Commission	534	300	2,135	2,135	2,335	2,335	2,535	2,535	Not NAF based; increases @ 200/new staff
09-12	Mortgage Lending	303	300	2,124	2,100	5,100	5,400	5,400	5,400	
09-13	Transportation Services Authority	213	250	5,316	6,250	8,250	9,500	10,500	11,250	
09-14	Dairy Commission	208	250	1,454	1,750	1,500	1,500	1,500	1,500	
09-15	Consumer Affairs Division	259	280	4,663	5,040	6,160	7,000	7,840	8,400	
09-16	Taxicab Authority	93	200	5,842	12,600	13,600	14,400	14,800	15,600	
10	Conservation & Natural Resources				Located in North State Only					
10-01	Advisory Board on Natural Resources									
10-02	Board for Financing Water Projects									
10-03	Conservation Districts									
10-04	Forestry	289	300	5,496	5,700	6,900	6,900	7,200	7,200	
10-05	State Lands				Shared space					
10-06	State Parks	276	300	1,104	1,200	1,200	1,200	1,500	1,500	
10-07	Water Resources	306	300	2,755	2,700	3,300	4,200	4,800	5,400	
10-08	Environmental Commission				Located in North State Only					

189,800 SF

Table 7 - continued

Code	Agency/Division	Area Per Staff	Adjusted Area per Staff	Existing Inventory	Adjusted Need	Projections				Remarks
						2009	2014	2019	2024	
10-09	Environmental Protection Division	562	480	11,794	10,080	13,440	15,840	18,240	21,120	
10-10	Land Use Planning Advisory Council									
10-11	Natural Heritage Program									
10-12	Nevada Tahoe Regional Planning Agency									
10-13	State Conservation Commission									
10-14	Well Drillers Advisory Board									
11	Education	540	N/A	11,333	11,333	12,693	15,073	17,113	18,813	Not NAF based; increases @ 340/new staff
12	Employment Training & Rehabilitation	402	N/A	91,213	91,213	65,897	65,897	65,897	65,897	Not NAF based; new building and expansion
13	Gaming Control Board	260	280	67,439	72,520	80,080	85,960	91,560	96,320	
14	Human Resources									
14-01	Aging Services	118	220	10,660	19,800	21,560	24,640	29,700	34,540	Not NAF based; increase @ 3.5% / year
14-02	Child & Family Services									
14-02-01	Youth Parole Bureau	263	280	7,640	8,120	11,200	12,320	13,720	15,120	
14-02-02	Summit View	811	811	69,705	69,705	69,705	69,705	69,705	69,705	No increase required
14-02-03	SNCAS	814	814	199,428	199,428	213,190	253,300	272,274	294,113	Not NAF based; increase
14-02-04	Caliente Youth Center	N/A	N/A	131,564	131,564	131,564	131,564	131,564	131,564	No increase required
14-03	Health Division	227	250	46,937	51,750	63,500	72,500	80,500	87,750	
14-04	Mental Health & Developmental Services	N/A	N/A	16,429	19,304	22,682	26,652	31,316		
14-04-01	SNAMIIS	275	340	107,765	133,280	163,880	186,660	207,060	225,760	No increase required
14-04-02	DRC	297	N/A	69,185	49,029	49,029	49,029	49,029	49,029	
14-05	Public Defender									
14-06	Welfare Division	297	320	216,643	233,600	288,000	328,000	372,800	406,720	
14-07	Health Care Financing & Policy	126	200	6,288	10,000	13,200	15,600	17,800	19,800	
14-08	Disability Services									
15	Information Technology	339	339	3,053	3,051	5,763	6,102	6,441	6,780	
16	Military	16		3,709	3,709	3,709	3,709	3,709	3,709	
17a	Motor Vehicles	212	250	110,341	130,000	130,000	130,000	130,000	130,000	
17b	Public Safety									
17b-01	Capitol Police									
17b-02	Emergency Management									
17b-03	Highway Patrol	286	N/A	23,747	66,670	66,670	66,670	76,670	76,670	Not NAF based; new building and expansion
17b-04	Investigation Division	191	220	3,240	3,740	4,840	6,820	7,920	7,920	
17b-05	Parole & Probation	149	N/A	36,266	36,266	42,902	42,902	58,696	58,696	Not NAF based; new building and expansion
17b-06	State Fire Marshal	N/A	340		3,400		5,780	8,160	7,820	
18	Cultural Affairs									
18-01	Arts Council	N/A	N/A	760	760	760	1000	1000	1000	
18-02	Historic Preservation Office									
18-04	State Library & Archives									
19	Personnel	493	480	10,344	10,080	11,520	13,920	14,880	17,280	
20	Corrections	211	225	2,318	2,475	2,700	2,925	3,150	3,375	
21	Taxation	257	225	21,298	18,675	22,500	27,000	32,400	38,925	
22	Transportation	N/A	249	11,262	22,000	22,000	22,000	22,000	22,000	New building planned
24	Office of Veterans Services	43	200	1,000	4,600	5,200	5,600	6,200	6,800	
27-01	Consumer Health Assistance									
27-02	Economic Development	522	480	5,745	5,280	5,280	5,760	6,240	6,720	
27-03	Minerals	960	N/A	1,920	1,920	1,920	1,920	1,920	1,920	Not NAF based
27-04	Public Employee Benefit Program									
27-05	Public Employee Retirement System									
27-06	Public Utilities Commission	370	370	9,997	9,990	12,950	14,800	16,280	17,760	

Table 7 - continued

Code	Agency/Division	Area Per Staff	Adjusted Area per Staff	Existing Inventory	Adjusted Need	Projections					Remarks
						2009	2014	2019	2024	2024	
27-07	Tourism	592	N/A	1,184	1,184	1,484	1,484	1,784	1,784	1,784	Increase @ 300/new staff
27-08	Colorado River Commission	267	267	10,961	10,947	14,685	18,690	20,025	21,360	21,360	
27-09	Supreme Court										
27-10	Legislative Counsel Bureau	3,251	N/A	16,254	16,254	16,594	17,274	17,614	17,954	17,954	Increase @ 340/new staff
27-11	Wildlife	288	300	8,052	8,400	10,200	10,800	11,400	12,000	12,000	
27-12	Board of Architecture			2,843	2,843	2,843	2,843	2,843	2,843	2,843	Assumes existing space is adequate
27-13	Board of Pharmacy			735	735	735	735	735	735	735	
27-14	Board of Cosmetology			3,708	3,708	3,708	3,708	3,708	3,708	3,708	Assumes existing space is adequate
27-15	Board of Dental Examiners			1,535	1,535	1,535	1,535	1,535	1,535	1,535	
27-16	Board of Nursing			4,096	4,096	4,096	4,096	4,096	4,096	4,096	Assumes existing space is adequate
27-17	Board of Physical Therapists			1,388	1,388	1,388	1,388	1,388	1,388	1,388	
27-18	Board of Court Reporters			400	400	400	400	400	400	400	Assumes existing space is adequate
27-19	Governor's Commission on Disabilities			669	669	669	669	669	669	669	
27-20	Commission on Equal Rights			3,382	3,382	3,382	3,382	3,382	3,382	3,382	Assumes existing space is adequate
27-21	Board of Contractors			14,980	14,980	14,980	14,980	14,980	14,980	14,980	
Total Requirements				1,610,634	1,771,962	1,972,866	2,165,804	2,356,353	2,506,892		
				Net Change - Period to Period	161,328	200,904	192,938	190,549	150,539		
				Net Change - Cumulative	161,328	362,232	555,170	745,719	896,258		

Section V: Master Plan Analysis

Introduction

The previous sections have: 1) identified and quantified the amount, condition and location of office and related space occupied by state agencies, departments and divisions in the LVSA; 2) projected LVSA state staffing requirements in five year increments to the year 2024; and 3) projected space requirements to the year 2024 based on projected staffing and an adjusted area factor. This section analyzes these elements to determine the guidelines for future development of state facilities in the LVSA. These facilities will need to meet the state's space requirements over the next 20 years while at the same time, adhering to state goals for office space in the LVSA.

Planning Variables

Future state facilities in the LVSA must be developed within the context of specific master planning variables that impact the number and type of facilities provided over the proposed 20-year horizon. The master planning variables are:

- The existing and proposed new building projects
- The continued utilization of existing state owned buildings
- The level of consolidation of agency functions to improve operational efficiency.
- The future Human Resources facilities configuration.

Each of these variables are discussed in the following paragraphs.

Existing and Proposed New Building Projects: There are a number of projects that are either under construction or are proposed for funding.

1. The Nevada Highway Patrol has a new building under construction to accommodate its LVSA headquarters functions. The building will provide 66,670 gsf and is scheduled for completion by January 2005. This facility has a planned 20,000 gross square feet addition that will enable the facilities to meet the division's need to the year 2024. Once the new Highway Patrol building is occupied, the old NHP building at 2601 Sahara will be demolished.
2. The Department of Employment, Training, and Rehabilitation is planning a new ETR Building of 65,582 gsf. The building is planned to meet the needs of the agency to 2012. The building will not include the three Nevada Job Connect Offices. These offices will be turned over to the local Workforce Investment Board. The board will be responsible for facilities with ETR providing staff. Also, the Nevada Equal Rights Commission will not be moving into the building.
3. The Department of Motor Vehicles is constructing a new North Las Vegas full service office. This building will be a 24,361 gsf building located at 7170 Decatur. It will replace the leased space at 4201 W. Carey.

4. The Probation and Parole Division is in the initial planning stages to construct a new facility to replace the existing Campos Building. The new facility would initially have 42,902 gsf with expansion potential to 58,696 gsf. The expansion program is assumed to meet 2020 requirements.
5. The Department of Transportation is planning to construct a 22,000 gross square foot administration building at the same site as the existing administration building.

These new buildings and potential future additions will add a total of 257,309 gsf, replacing 111,141 gsf of existing owned space and 53,920 gsf of leased space. This means a gain of 92,248 gsf over existing facility resources.

Existing Facility Resources: As stated initially, the state owns 17 (does not include the two buildings with estimated occupancy in 2005) facilities that provide approximately 504,670 gsf of office and related space. Not all of these buildings will be long-term resources for state operations. The Facility Conditions Analysis and Facility Life Expectancy Study, completed by the State of Nevada for buildings in the LVSA, indicated that over the next 10 to 15 years 8 buildings totaling 158,532 gsf will need to be replaced. The results of this process are restated as follows.

- Five buildings totaling 73,837 gsf had less than a five-year life expectancy.
- Three buildings totaling 84,955 gsf had a ten-year or less life expectancy.
- Three buildings totaling 43,890 gsf has a life expectancy of fifteen years or less.
- Six buildings totaling 301,988 gsf have a life expectancy of more than 15 years
- Two new buildings totaling 91,031 gsf will be added to the inventory in 2005.

The State of Nevada is in the process of replacing the five buildings with a life expectancy of five years or less with an on-going construction or planning and design of new buildings as discussed above. Specifically, the new NHP will replace 2601 Sahara, the Parole and Probation Building will replace the Campos Building and Annex. NDOT is replacing its building. A new Motor Pool facility is being planned. The state is also looking at replacing the Jones Building.

Although three buildings totaling 43,890 gsf have been determined to have life expectancy of 15 years or less, they will likely be used through the 20-year planning period. Therefore existing inventory of owned space, 158,792 gsf will be replaced and 436,909 gsf will be available for use.

Centralization

Presently, Business and Industry (B&I), Education, Training and Rehabilitation (ETR) and Conservation and Natural Resources (CNR) agencies have their divisions scattered in numerous leased and owned locations throughout the LVSA. There are functional and management inefficiencies which result from this decentralization. Consolidation of agency divisions would improve management and communications and better enable the public to locate the appropriate state offices.

ETR will be consolidating the majority of their LVSA operations in the new ETR building, which is presently in the planning stages. This leaves the B&I and CNR agencies as the primary candidates for future consolidation. Any further facilities master plan goals should include increasing the physical consolidation of the B&I and CNR functions in the LVSA.

Human Resources Facilities Configuration

The Human Resources requirements for the future are dependent upon the lease vs. own issue and the needs of the residential facilities.

Human Resources presently occupies space in numerous leased buildings as well as state owned complexes providing both residential treatment and outpatient services. The Welfare, Mental Health, Health, and Child and Family Services departments presently lease approximately 377,000 gsf. The consultant team has assumed that these direct services functions continue to either lease space or seek joint use facilities with complementary county human services. The primary justifications for these assumptions are as follows.

Changing Client Base: The clients associated with Welfare, Mental Health, Health, and Child and Family Services are highly mobile and over short intervals (2 to 5 years) may move to other locations influenced primarily by the availability and cost of housing.

Variations in Services: The type and level of Human Resource services often may shift based on legislative and/or public awareness and/or perception of social problems. These shifts often impact staffing levels and location of services. For example, child abuse issues and treatment oriented drug programs grew in the early 1990s while Welfare programs became focused on self-help alternatives. These changes shifted funding and program emphasis. It can be expected that similar changes will occur in the future. Leasing of facilities is a more efficient approach to providing space for Human Resources given the potential for rapid and dramatic fluctuations in funding, in turn, staff, and space.

Federal Facilities Funding: The State of Nevada is reimbursed by the federal government for a large percentage of the cost of leased facilities for the Welfare department. The federal government will not reimburse for programs in state owned space. There is a clear economic incentive to leave Welfare in leased space, which accounts for 223,000 gsf or 59% of all HR leased space.

Coordination with Similar Clark County Services: The Human Resources functions provided by the State of Nevada work in concert with Clark County Social Services and Family Services departments. In many cases collocation of operations maybe beneficial to improving services. The state should work with the facilities staff of Clark County to determine the future growth in county services and, in turn facilities to determine potential opportunities to either be a tenant in county space or joint leasing program.

Residential Facilities: The Human Resources Agency also operates six residential treatment facilities in the LVSA. Four of these facilities have linkages to outpatient services with some of these services located on the site of the residential facilities. These facilities are as follows:

SNCAS Charleston Street Campus - This series of buildings provides an array of both outpatient and residential facilities. There are ten buildings totaling 65,330 gsf including four residential buildings totaling 18,530 gsf.

Desert Willow Treatment Center - This SNCAS operated facility provides 56 psychiatric hospital beds for children and adolescents. This 60,000 gsf facility is the most recently constructed of the six, which opened in 1998. This facility is a stand-alone building, but shares the site with other SNCAS facilities.

Summit View Detention Center - This 67,705 gsf complex of building provides 96 detention beds for adjudicated juveniles generally from the Las Vegas service area.

Caliente Youth Center - This 131,564 gsf youth center is in Lincoln County and has a capacity of 140 juveniles.

Southern Nevada Adult Mental Health Services (SNAMHS) Treatment Facility - This facility shares the W. Charleston site with SNAMHS administration and psychiatric emergency services. The site also provides outpatient medication clinic, counseling, services coordination and medical records. The site includes five buildings totaling 98,587 gsf.

Desert Developmental Center - This facility provides a 60-bed intermediate care facility for individuals with developmental disabilities combined with severe behavioral problems and medical needs. This facility has approximately 49,026 gsf.

Five facilities were evaluated in terms of useful life expectancy. Desert Willow will be useful for more than 20 years. Summit View will be a viable facility for 15 years or more. The Desert Developmental Center is usable for 10 to 15 years. And the SNAMHS facility has a potential life expectancy of 15 years. SNCAS has a mixed usability ranging from less than 10 years to more than 15.

In looking at the future requirements for these residential facilities a series of assumptions have been made related to overall growth in capacity and therefore square footage requirements.

SNCAS Charleston Street Complex includes a range of residential and outpatient services. Its growth will be driven as much by program funding as with client growth. Because these programs are integrated with Clark County, a more specific site planning effort needs to occur.

Desert Willow was opened within the last six years. It is assumed that the original planning for this facility provides for some growth. Therefore it is assumed that the existing facility will meet bed requirements till the year 2010. Between 2010 and 2024 it is projected that the Las

Vegas service area population will increase by 38%. If bed demand tracks population then an additional 24 beds would be needed by 2024. This translates into an additional 24,000 gsf.

Assuming that the 96 juvenile detention beds at Summit View meets present demand and that future bed demand will track future service area population growth (70% between 2004 and 2024) it is estimated that an additional 67 beds would be needed by 2024. At approximately 700 gsf per bed this equates to 47,000 additional gsf.

The Caliente Youth Center would not be expanded but instead another youth center would be built, probably near Reno.

The state is in the process of replacing the SNAMHS Inpatient Treatment Facility with a new facility. This facility is expected to meet the near term requirements. The other outpatient services on the Charleston Campus will grow according to the growth in population.

The Regional Development Center staff projects a closing of the Desert Developmental Center sometime after 2010. This space would be available for conversion to some other use, such as expansion for SNAMHS services or held as a resource if there are future policy changes for housing the developmentally disabled.

Planning Analysis

The following discussion provides an analysis of future facilities issues and their potential solutions categorized by state agencies, departments and divisions.

Constitutional Offices: The Offices of the Governor, Lt. Governor, Attorney General, Controller, Secretary of State and Treasurer are all presently located in the Grant Sawyer Building. Collectively, they are expected to increase from the present 89,660 gsf to a 2024 requirement of 129,760 gsf. It is assumed that this growth in requirements will be accommodated by expansion in the Grant Sawyer Building through a combination of the other building tenants relocating and an addition to the building.

Department of Administration: Six units of the Department of Administration have facilities in the LVSA. These include:

- Buildings and Grounds
- Hearing and Appeals
- Motor Pool
- Public Works Board
- Purchasing
- Victims of Crimes

Buildings and Grounds – Building and Grounds function is presently in owned facilities at the Sahara Complex. It is assumed that any future expansion will take place on the existing site.

Hearing and Appeals, Public Works Board and Victims of Crime – These three functions are presently in leased space. They were located in owned space but were moved to allow for expansion of other state offices. In response to the goal of reducing leased space and consolidating like functions, it is proposed that these functions be moved to the Grant Sawyer Building when the expansion is complete.

Motor Pool – The State Lands unit and Buildings and Grounds are presently surveying potential site near the airport to relocate the Motor Pool unit. The existing site will no longer be available.

Purchasing – The existing facility is presently inadequate and needs to be expanded either on the existing site or on a new site. The Building and Grounds unit is in the process of reviewing the options of increasing its facilities to 24,000 to 25,000 gross square feet or decreasing their level of services. Any increase to their facilities will likely be at the existing site.

Department of Agriculture: The department is presently housed in owned space that has a potential life expectancy of 15 years. This facility is in need of expansion. The department is a good candidate for relocation into a potential Conservation and Natural Resources building. The existing building could be sold or used for other state needs.

Business and Industry: The B&I Agency has 19 operational units housed in two owned buildings and 8 leased facilities. The present leases total 52,235 gsf. The Bradley Building, an owned building, provides 27,606 gsf of B&I space. This building will need to be replaced in 5 to 10 years. Given the goals of reducing leased space and consolidation of agency functions, the B&I space in the LVSA is a good candidate for consolidation in a new state owned building.

Conservation and Natural Resources: The Conservation and Natural Resources agency has five departments requiring facilities in the LVSA (Forestry, State Parks, State Lands, Water Resources and Environmental Protection). These departments presently occupy 26,393 gsf in one owned facility and two leased facilities. The owned facility is shared with the Wildlife Department. There is no room for expansion of facilities at the owned building site. The Forestry and State Parks departments that are housed there have inadequate facilities. Consideration should be given to constructing a new Conservation and Natural Resources Building to house the five departments. This would allow Wildlife to expand in their facility.

Education: The Education Department is presently housed in 11,333 gsf of leased space. The only adjacency requirement is with the Clark County School District. This department can either remain in leased space or be included with the B&I Building. There is no major advantage to either option other than reducing leased space.

Employment, Training and Rehabilitation: ETR is planning a new building to meet agency needs to the year 2012. The present Job Connection facilities responsibilities will be shift to the local Workforce Investment Board. The Equal Rights Board will not move to the new building and will likely remain in leased space. After 2012 consideration will need to be given to an addition to the facility.

Gaming Control Board: The Gaming Control Board, which is presently in the Grant Sawyer Building, has strongly proposed to be housed in a stand-alone building because of security and functional requirements. This relocation would have the advantage of freeing up space in the Grant Sawyer Building for those functions that need to expand or for adjacency and management reasons should be in the building (i.e., Taxation and Personnel). Consideration should be given to either a new state owned Gaming Control Board Building or a build to suit long term leased facility. This building would be approximately 85,000 gsf to meet the 2014 needs.

Human Resources:

Aging Services – Aging Services is presently housed in one leased location. The division has indicated a need to decentralize into two or three location to better serve the senior citizens of the area. These offices would be in the range of 8,000 to 9,000 gsf. Since these offices may change as the client base shifts, this division should remain in leased space or potentially collocate with similar Clark County services.

Child and Family Services

Youth Parole Bureau – The Youth Parole Bureau is presently housed in the Belrose Building. This building is targeted for replacement in ten years or less. At that juncture, a new facility (s) will need to be identified. The Youth Parole Bureau has indicated a potential decentralization into the SNCAS Community Service Centers.

Summit View Youth Correctional Center – This facility has a present capacity of 69 juveniles. It is projected that there will be a potential need for approximately 67 additional beds by 2024. The original architectural plans provided for the potential addition of 96 beds and infrastructure was put in place to accommodate this population. The site will accommodate the added housing and support functions to allow for the increase of 135 to 140 beds.

Southern Nevada Child and Adolescent Services (SNCAS) – SNCAS operates out of five leased locations and one owned site. Of the leased facilities, two are leased by Clark County and three are leased by the State of Nevada. SNCAS offices are integrated with Clark County Family Services and Juvenile Justice, Nevada PEP, and Mojave Mental Health. These community service centers are located in catchment areas agreed to with Clark County. These service centers should continue to be leased or integrated with Clark County facilities. The owned site at 6171 W. Charleston Boulevard includes the Desert Willow Treatment Center (see below) and three residential group homes with a total capacity of 18 juveniles and a community service center. This complex, which shares the overall site with Southern Nevada Adult Mental Health Services (SNAMHS), needs to be addressed in a more specific master plan. There is some vacant space but it may not be adequate for the 20-year period. The group homes and community service center are not projected to grow, but some existing facilities should be replaced over the 20-year planning period.

Caliente Youth Center – This facility is not projected to grow. It will require on-going maintenance and potentially replacement of selected buildings.

Desert Willow Treatment Center – This recently constructed mental health residential facility for children and adolescents will meet near term requirements. Additional capacity of 24 beds or 24,000 gsf should be planned within ten years.

Health Division - The Health Division has seven bureaus, which operate out of eight separate locations, two of which are owned. Of the seven bureaus, Early Intervention Services (BEIS) requires decentralized offices near their clients. The other six bureaus presently occupying 38,412 gsf could be a candidate for state owned space. The needs of BEIS can be met through adding additional leased offices.

Mental Health and Developmental Services

Southern Nevada Adult Mental Health Services (SNAMHS) – SNAMHS operates from three leased community based centers providing outpatient services and a W. Charleston campus that presently includes a 103-bed hospital of which 26 beds are located in a Psychiatric Observation unit. SNAMHS is in the process of building a new hospital. The existing facility may continue to be utilized depending on future demand. It is projected that SNAMHS will meet expanded demand for outpatient programs by establishing an additional community facility. This facility should be leased because of changing client location and fluctuating funding.

Desert Regional Center (DRC) - The DRC operates two major programs, the Desert Developmental Center, a 60-bed residential facility and a community based support program for home based and group home clients. These programs are accommodated by a state owned complex at Jones and three leased community service centers. There are 34 administrative staff at the Jones site. DRC has projected a closing of the residential facility in ten to fifteen years. At that juncture, the probable facilities configuration would be a centrally located administration building and four community service centers.

Welfare Division - The Welfare Division operates 11 offices located throughout the LVSA, all of which are leased. For reasons discussed earlier in this report, it is assumed that the Welfare Division will meet future demand by leasing more and potentially larger offices.

Health Care Financing & Policy – This division presently shares space with Welfare. This division would be a good candidate for inclusion in a state owned building, possibly with Health Division.

Information Technology: This function is presently housed in a number of small spaces in a number of state owned buildings. The IT Department has indicated a need to have a consolidated facility in a state owned building. This would best be accomplished in the Grant Sawyer Building, which will ultimately house a substantial number of IT client departments.

Military Department: The Military's office related space will be accommodated in the new armory facility under construction. Recruiting related spaces will continue to be leased.

Motor Vehicles: With the completion of the North Las Vegas facility, the near term needs of the DMV will be met. Future needs will be met either by increased utilization of technology or potential constructing one or more regional offices. At this time, a firm direction is not available. The best approach is to have available site locations identified.

Public Safety: There are six Public Safety functions which have facility needs in the LVSA; Highway Patrol, Capitol Police, Investigation Division and Parole and Probation, Emergency Management and Fire Marshal. The Highway Patrol Building is to be occupied in 2005. This new building will also provide space for Public Safety Administration and the Division of Emergency Management. This facility with potential site expansion capabilities will meet the need of the NHP through the planning period. The Parole and Probation Department is in the process of planning a new facility that will meet its long-term needs. The Investigation Division is presently in a state owned building that is slated to be replaced in the next five years. The Fire Marshal is presently utilizing borrowed space and has indicated a need for consolidated and dedicated space. The Capitol Police occupy space in the lobby of the Grant Sawyer Building that is adequate. Emergency Management indicated a need for a backup Emergency Operating Center (EOC). The needs of the Investigation Division, Capitol Police, Fire Marshal, and Emergency Management should be included into any Grant Sawyer Building expansion plan.

Cultural Affairs: This department has very limited requirements for office and related space. It can be accommodated in leased space or in coordination with a future Cultural Arts facility.

Personnel: The Personnel Department should remain in the Grant Sawyer Building.

Corrections: Corrections, which is presently in leased space, has indicated that its office space needs to be incorporated to a new correctional institution.

Taxation: Taxation has space in the Grant Sawyer Building and leased space in Henderson. The department indicates a need to consolidate operations in the Grant Sawyer Building while maintaining a smaller office in Henderson.

Transportation: The Transportation Department is in the process of planning a new administrative office of 22,000 gsf at its Main Street complex. This facility will meet the department's long-range needs.

Economic Development: Economic Development needs to stay in the Grant Sawyer Building and expand as required.

Minerals: Minerals is presently in leased space. It would be a good candidate for either the new B&I Building or an expanded Conservation and Natural Resources facility.

Public Utilities Commission: The PUC is presently in leased space. It would be a good candidate for the Grant Sawyer Building as an interim tenant. Alternatively, it could remain in leased space or go into the new B&I Building.

Tourism: Tourism should remain and expand in the Grant Sawyer Building.

Colorado River Commission: The Colorado River Commission should remain and expand in the Grant Sawyer Building.

Supreme Court: The Supreme Court is presently in leased space. The current space is inadequate. They are in negotiations with Clark County to be included in the new Clark County Courts Building.

Legislative Counsel Bureau: The Legislative Counsel Bureau should remain and expand in the Grant Sawyer Building.

Nevada Department of Wildlife: The NDOW presently shares space with Forestry and State Parks. When these units are relocated to a potential Conservation and Natural Resources complex, NDOW will be able to expand. Another alternative would be as a tenant in the CNR complex. This would free up the 4747 W. Vegas Drive site for other state uses.

The following table summarizes the above assumptions.

**Table 8
Preliminary Planning Assumptions by Agency**

Code	Agency/Division		Owned	Leased
01	Governor's Office	Stay and expand in Grant Sawyer Bldg.	x	
01-01	Nuclear Projects	Located in North State Only		
01-02	Consumer Health Assistance	Stay and expand in Grant Sawyer Bldg.	x	
02	Lt Governor	Stay and expand in Grant Sawyer Bldg.	x	
03	Attorney General	Stay and expand in Grant Sawyer Bldg.	x	
04	Controller	Stay and expand in Grant Sawyer Bldg.	x	
05	Secretary of State	Stay and expand in Grant Sawyer Bldg.	x	
06	Treasurer	Stay and expand in Grant Sawyer Bldg.	x	
07	Administration			
07-01	Administrative Services	Located in North State Only		
07-02	Budget & Planning			
07-03	Buildings & Grounds	Expand existing building	x	
07-04	Hearings & Appeals	Move to Grant Sawyer Bldg. Expansion	x	
07-05	Internal Audit	Located in North State Only		
07-06	Motor Pool	In search of new site	x	
07-08	Public Works Board	Move to Grant Sawyer Bldg. Expansion	x	
07-09	Purchasing	Expand existing site or find new site	x	
07-10	Risk Management	Located in North State Only		
07-11	Victims of Crime	Move to Grant Sawyer Bldg. Expansion	x	
08	Agriculture	Expand on existing site potentially with Forestry and Water Resources	x	
09	Business & Industry			
09-01	Attorney for Injured Workers	Move to Grant Sawyer Bldg.	x	
09-02	Business Finance & Planning		x	
09-03	Financial Institutions		x	
09-04	Housing		x	
09-05	Industrial Relations		x	
09-05-01	Safety Consultation and Training Section		x	
09-05-02	OSHA		x	
09-05-03	Workers' Compensation Section		x	
09-06	Insurance		x	
09-07	Labor Commission	Move to B.I. Building	x	
09-08	Manufactured Housing		x	
09-09	Real Estate		x	
09-10	Local Govt. Employee-Mgmt. Relations Board		x	
09-11	Athletic Commission		x	
09-12	Mortgage Lending		x	
09-13	Transportation Services Authority		x	
09-14	Dairy Commission		x	
09-15	Consumer Affairs Division		x	
09-16	Taxicab Authority	Stay in leased space		x
10	Conservation & Natural Resources			
10-01	Advisory Board on Natural Resources	Located in North State Only		
10-02	Board for Financing Water Projects			
10-03	Conservation Districts			
10-04	Forestry	Relocated to new CNR Bldg.	x	
10-05	State Lands	Relocate to new CNR Bldg.	x	
10-06	State Parks	Relocate to new CNR Bldg.	x	
10-07	Water Resources	Relocate to new CNR Bldg.	x	
10-08	Environmental Commission	Located in North State Only		
10-09	Environmental Protection Division	Relocate to new CNR Bldg.	x	
10-10	Land Use Planning Advisory Council			
10-11	Natural Heritage Program			
10-12	Nevada Tahoe Regional Planning Agency	Located in North State Only		
10-13	State Conservation Commission			
10-14	Well Drillers Advisory Board			
11	Education	Move to new B.I. Building	x	
12	Employment Training & Rehabilitation	Construct new building	x	
13	Gaming Control Board	Move from Grant Sawyer to a new Gaming Control Board building	x	

Table 8 - Continued

Code	Agency/Division		Owned	Leased
14	Human Resources			
14-01	Aging Services	Leased space/HR Bldg.		x
14-02	Child & Family Services	Located in North State Only		
14-02-01	Youth Parole Bureau	Leased space	x	
14-02-02	Summit View	Stay at current location	x	
14-02-03	SNCAS	Stay at current location	x	x
14-02-04	Caliente Youth Center	No change	x	
14-03	Health Division	Leased space/HR Bldg.	x	x
14-04	Mental Health & Developmental Services	Located in North State Only		
14-04-01	SNAMHS	Stay at current location	x	x
14-04-02	DRC	Stay at current location	x	
14-05	Public Defender	Located in North State Only		
14-06	Welfare Division	Leased space		
14-07	Health Care Financing & Policy	Stay at current location		x
14-08	Disability Services	Located in North State Only		
15	Information Technology	Expand in Grant Sawyer Bldg.	x	
16	Military	Future needs met with construction of new armory	x	
17a	Motor Vehicles	Use existing facilities and implement IT improvements	x (5)	
17b	Public Safety	In new NHP Bldg.	x	
17b-01	Capitol Police	Grant Sawyer Bldg.	x	
17b-02	Emergency Management	In new NHP Bldg.	x	
17b-03	Highway Patrol	New building under construction, will meet 10-15 year needs	x	
17b-04	Investigation Division	Move to new Grant Sawyer Bldg expansion	x	
17b-05	Parole & Probation	Construct new building at Campos site	x	
17b-06	State Fire Marshal	Move to Grant Sawyer Bldg.	x	
18	Cultural Affairs	Located in North State Only		
18-01	Arts Council	Expand on site		x
18-02	Historic Preservation Office	Located in North State Only		
18-04	State Library & Archives	Located in North State Only		
19	Personnel	Stay and expand in Grant Sawyer Bldg.	x	
20	Corrections	Move to new correctional facility		
21	Taxation	Stay and expand in Grant Sawyer Bldg. And maintain a satellite in Henderson	x	x
22	Transportation	Build new central office	x	
24	Office of Veterans Services	Relocate near VA Benefits Center		
27-01	Consumer Health Assistance	In Governor's Office		
27-02	Economic Development	Stay in Grant Sawyer Bldg.	x	
27-03	Minerals	Move to B.I. Building	x	
27-04	Public Employee Benefit Program	Located in North State Only		
27-05	Public Employee Retirement System	Located in North State Only		
27-06	Public Utilities Commission	Move to Grant Sawyer Bldg.	x	
27-07	Tourism	Stay and expand in Grant Sawyer Bldg.	x	
27-08	Colorado River Commission	Stay in Grant Sawyer Bldg.	x	
27-09	Supreme Court	Negotiating leased space w/Clark County		x
27-10	Legislative Counsel Bureau	Stay and expand in Grant Sawyer Bldg.	x	
27-11	Wildlife	Expand on existing site at 4747 W. Vegas Drive	x	
27-12	Board of Architecture			
27-13	Board of Pharmacy			
27-14	Board of Cosmetology			
27-15	Board of Dental Examiners			
27-16	Board of Nursing	Option 1: Stay in leased space		
27-17	Board of Physical Therapists	Option 2: Move to new Business and Industry Building		
27-18	Board of Court Reporters			
27-19	Governor's Commission on Disabilities			
27-20	Commission on Equal Rights			
27-21	Board of Contractors			

Section VI: Master Plan Recommendations

The previous section detailed the planning variables and master planning assumptions. It also provided a planning analysis by agency and department that identified a locational scheme for the future. This section translates the analysis into a series of recommendations for capital projects over the next 20 years. These recommendations are structured to accomplish four master planning outcomes.

- Reduce the amount of leased space for those agencies not providing direct client services.
- Centralize similar functions in one facility to enhance interdepartmental communication and administration as well as improve citizen services.
- Provide replacement space for those state owned facilities that are planned to be phased out because their present condition does not warrant extensive remodeling and system upgrades to meet current needs.
- Provide appropriate and adequate facilities for existing state staff and the projected increase in staff over the next 20 years.

The recommendations are as follows:

Gaming Control Board

Gaming Control will relocate out of the Grant Sawyer Building to a stand-alone building of 85,000 gsf to meet 2014 requirements with expansion to provide an additional 11,000 gsf by 2024 for a total of 96,000 gsf. This building can either be a state constructed and owned facility or a build-to-suit leased building.

Grant Sawyer Building

Will provide space for the following functions:

- Governor's Office
- Lt. Governor's Office
- Attorney General
- Controller
- Secretary of State
- Treasurer
- Administration
 - Hearings and Appeals
 - Public Works Board
 - Victims of Crime
- Business and Industry
 - Attorney for Injured Workers
- Information Technology
- Public Safety
 - Capitol Police
 - Investigation

- Fire Marshal
- Emergency Management (potential)
- Taxation
- Economic Development
- Tourism
- Colorado River Commission
- Legislative Counsel Bureau

The Gaming Control Board will move to a dedicated building. Business and Industry Administration, Insurance, and Athletic Commission will move to the new B&I Building. Health Administration will move to the new HR Complex. The relocation of these units will provide approximately 76,000 gsf of space for existing occupant expansion and to accommodate the relocation of similar functions. A detailed site plan needs to be done to validate whether or not this is the highest and best use of this land.

The proposed occupants of the Grant Sawyer Building have a 2014 requirement of approximately 242,300 gsf and 2024 requirements of approximately 294,000 gsf. It is recommended that a phased relocation to occupy the space vacated by Gaming Control and B&I be accomplished by 2012. Planning and design should start in 2013 for a new addition of 70,000 gsf and a parking structure to accommodate all of Grant Sawyer proposed occupants to the year 2024 requirements.

Business and Industry Building

A new B&I Building should be constructed to house all B&I units, with the exception of Attorney for Injured Workers as they need to be located with Hearing and Appeals (at the Grant Sawyer Building) and Taxicab Authority (needs a leased airport location). This building would also house the Education Department and the Commission on Minerals. Construction of this building would eliminate 65,646 gsf of leased space. It would allow for the ultimate replacement of the Bradley Building and free up space in the Grant Sawyer Building.

Grant Sawyer & Bradley Bldg

There could also be an option to incorporate certain professional boards and commissions. These functions lease 52,393 gsf. Assuming that some of the Boards and Commissions will select to stay in existing leased space, the B&I Building could be constructed for 2024 requirements and provide tenant space for Boards and Commissions until expansion space is required.

The B&I, Education and Minerals requirement for 2014 is 151,800 gsf and for 2024 it is 182,000 gsf, therefore; approximately 30,000 gsf could be provided for Boards and Commissions. It is recommended that planning and design for a new B&I Building of approximately 182,000 gsf begin in 2006 to 2007 fiscal year.

Conservation and Natural Resources

There is a potential for the development of a Conservation and Natural Resources Building (CNR). This building would accommodate Forestry, State Lands, State Parks and Environmental Protection. This facility would be approximately 40,000 gsf to meet 2024 needs and should be planned and designed in the 2010 to 2011 fiscal year. The construction of this building would

free up space in the Wildlife Building at 4747 W. Vegas Drive and allow NDOW to expand. This plan would also eliminate leased space presently occupied by Environmental Protection.

Employment Training and Rehabilitation

The ETR agency is in the process of planning and design of a new building to accommodate the majority of the ETR staff with the exception of the Equal Rights Commission and the Job Connection staff who will be housed with the local jobs agency. This building will provide 65,582 gsf of space. This building is projected to meet the agency's needs to 2012. An expansion alternative for a building addition needs to be reviewed in 2010.

Human Resources

Aging Services: It is assumed that Aging Services will decentralize to three regional offices. Two of these offices will be in leased space and the central office, with administration, will be located in a new Healthcare Building proposed for the Sahara Complex (see Health Division discussion).

Child and Family Services:

Youth Parole Bureau – will be decentralized into the Community Service Center with SNCAS units (See SNCAS).

Summit View – The inflow of post-adjudicated juveniles has been stable for a number of years. Youth Correction does not foresee a near term need to add capacity. As discussed in Section V, the facility was planned with an expanded infrastructure to add 96 beds. The consultant foresees the need for 65 to 70 beds by 2024. This would require new housing units and program space of 55,000 to 60,000 gsf. An alternative would be the construction of another secure juvenile facility in the northern part of the state, near Reno. Ultimately, the future needs of Summit View should be a part of an overall state juvenile corrections analysis and master plan.

Caliente Youth Center – No expansion would occur at this facility. Preventative maintenance and phased replacement of existing structures will be required. Any new Youth Center capacity would occur through construction of another facility, possibly in the Reno area.

Southern Nevada Child and Adolescent Services (SNCAS) – Office Functions: SNCAS will continue to operate Community Service Centers in coordination with Clark County and related non-profits. The owned Community Service Center at the Charleston site needs to be upgraded, but this should be done in concert with an overall plan for this site including SHAMHS needs. The other Community Service Centers will either be leased or subleased from Clark County Family Services. There is a synergy between SNCAS services and Youth Parole. The anticipated decentralization of Youth Parole to the Community Service Centers is an efficient way for Youth Parole to provide services. Residential Facilities: With the construction of the Desert Willow Treatment Center, some of the immediate need for residential mental health treatment for children and adolescent's has been met. SNCAS staff anticipates an addition of two twelve bed housing units in five to ten years. This will require construction of 20,000 gsf. Additional capacity may be required beyond 2014; therefore, surrounding site area should be reserved.

SNCAS also operates three group housing units each with capacity for six juveniles. SNCAS does not foresee increasing these units but instead intends to rely on contracting community-based services.

Health Division: The Health Division is composed of regulatory, data collection and local program monitoring functions as well as two direct service provider bureaus. The direct service provider functions are now in leased space and for the most part, should continue in leased space. The non-direct service, one direct service and the Children's Clinic should be a candidate for an owned building. This building would also house an Aging Services office and the Health Care Financing and Policy unit. This building could also house DRC Administration. This could also be the site for a Community Service Center. A logical location for the HR related building (s) would be the Sahara Complex. This site would provide sufficient land once the NHP Building at 2601 E. Sahara and the Bradley Buildings are demolished. It is projected that the complex needs to accommodate approximately 110,000 gsf by 2024. A detailed programming effort is needed to provide a more definitive program.

Mental Health & Developmental Services: Southern Nevada Adult Mental Health Services – (SNAMHS) has residential and direct service components located at the Charleston Street Complex and four leased sites. The residential services will be accommodated by a planned new psychiatric facility and the potential continued use of the existing 103-bed facility. The direct service functions need to continue to be in leased space with the exception of the placement of one center at the HR Complex at the Sahara street site.

Desert Regional Center – the DRC is forecasting closure of the residential component located at the Jones Street site. Once this occurs (2014) the administration and coordination functions of this division should move to the Sahara Street Complex.

Welfare: This division should continue to lease space since the vast majority of its operations are direct service and need to be located according to client locations.

Health Care Financing & Policy: Should be located in the proposed Health Building to be constructed at the Sahara Complex.

Motor Vehicles

Motor Vehicles facilities should be revisited in five years once the full impact of the technological improvements is measurable. If a new service center is required it would be approximately 25,000 gsf and would be located in the northwest section of Clark County.

Public Safety

Capitol Police: Future needs met by Grant Sawyer Expansion.

Emergency Management: Future facilities in NHP Building and Grant Sawyer Building expansion.

Highway Patrol: Future needs met by construction of new NHP facility with potential expansion.

Investigation Division: Relocate to Grant Sawyer Building

Parole and Probation: Construct, in phases, new 58,696 gsf² building on Campos site to accommodate ten-year needs. The site would also require a 277 space parking structure of 105,260 gsf.

State Fire Marshal: Relocate to Grant Sawyer Building.

Cultural Affairs - No long-term office construction.

Personnel - Relocate to Grant Sawyer Building.

Corrections - Relocate to new correctional facility when constructed.

Taxation - Relocate to Grant Sawyer Building

Transportation - Construct new 22,000 gsf Headquarters Office.

Office of Veteran's Services - Stay in Federal VA space.

Economic Development Commission, Tourism, Colorado River Commission, Legislative Branch – Stay and expand in Grant Sawyer Building.

Wildlife – Expand at 4747 Vegas in space vacated by Parks and Forestry.

Supreme Court – Leased space in Clark County Courthouse.

In summary, the following construction projects in the LVSA are underway, planned, designed or proposed over the next 20 years.

² Based on April 2004 Needs Assessment and Architectural Program completed by Gary Guy Wilson, AIA.

Table 9
LVSA Projects Being Proposed, Designed or Constructed

		Occupancy	2024
1	New Highway Patrol Building	66,670	86,670
2	North Las Vegas Motor Vehicles Building	24,361	24,361
3	ETR Building	65,582	80,000
4	Parole and Probation Building - Campos Site	42,902	58,696
5	NDOT New Administration Building	22,000	22,000
6	Gaming Control Board Building	85,000	96,000
7	Business and Industry Building	151,800	182,000
8	Grant Sawyer Building Expansion	70,000	70,000
9	Natural Resources Building	40,000	40,000
10	Human Resources Building - Sahara Complex	110,000	110,000

State Lands Requirements in the LVSA

One of the major issues which will need to be resolved as a part of the 20 year master plan for the LVSA is the amount of unimproved land that will be needed for new office and related facilities as well as associated parking.

Current Conditions:

The state has limited unimproved land available in the study area, as follows:

City of Las Vegas:

- East Sahara (Bradley building complex), approximately 8.5 acres still unimproved³
- Washington Street (Grant Sawyer bldg), room for another building if a parking structure is provided
- West Charleston (DHR campus), some vacant areas may be adequate for additional construction³

City of North Las Vegas:

- National Guard Armory Site (north of Range Road, east to Speedway), 1800 acres total, some parcels along perimeter have good access and may be available for use by other agencies

³ These sites are school trust fund properties and would need to be purchased at appraisal value.

In addition, several parcels of federal land (BLM) have been reserved under the Southern Nevada Public Land Management Act for future state acquisition:

City of North Las Vegas:

- Decatur (DMV site, corner of Elkhorn), under application for lease at the present time. Will have approximately 15 acres unimproved after the DMV facility is constructed.
- Three additional reservations, which should yield at least one additional office, site, at least 40 acres, location to be determined.

City of Henderson:

- 40-acre parcel reserved near the Henderson Executive Airport.

The previous section of this report has identified a number of large scale capital improvement projections, some of which will require state owned acreage. These projects and location or general land requirements are as follows.

1. New Highway Patrol Building – on NDOT owned land. No new acreage required.
2. North Las Vegas DMV Building – Constructed on BLM land, under application for lease.
3. ETR Building – 3.5 to 4 acres purchased from school trust fund.
4. Parole and Probation Building – coordination with DOT and the City of Las Vegas is underway due to the freeway expansion.
5. NDOT Headquarters Building – on NDOT site.
6. Gaming Control Building – 4 to 5 acres in a central location. If leased, no land required.
7. Business and Industry Building – 8 to 9 acres of state owned land in central area, potential at Sahara Street site.
8. Grant Sawyer Expansion and Parking Structure – existing site.
9. Natural Resources Building – 2 to 2.5 acres of state owned land, potentially a Range Road site north of Range Road.
10. Human Resources Building – 8 acres at the East Sahara site.

This report has excluded Corrections, Forestry, Parks, Museums, Armories, Veterans, Wildlife, Public Safety and Transportation specialty facilities. . These needs should be the focus of a specialized facilities master plan(s).

Appendix A
List of Specialized Facilities by
Department and Type

Table A - 1
Specialized Facilities by State Agency, Department and Division

<u>State Specialized Facilities</u>	<u>Locations</u>	<u>GSF</u>
Museums	3	70,469
Department of Forestry	7	22,786
Parks Division	13	222,991
Department of Wildlife	3	68,845
Department of Corrections	9	1,392,969
DPS - Highway Patrol	3	4,180
Department of Military	2	152,041
Veteran's Affairs	2	123,739
Department of Transportation	2	211,160
Total		2,269,180

Table A - 2
Specialized Facilities by Type and Square Footage

State Specialized Facilities	GSF
Museum BCRR	14,096
Museum Lost City	23,549
Lorenzi Park Museum	32,824
NDF Floyd Lamb	5,840
NDF ISCC	8,346
NDF JCC	1,500
NDF Kyle Canyon	2,800
NDF Lee Canyon	1,900
NDF LV Fire Station	
NDF PCC	2,400
NDOC HDSP	594,490
NDOC SNWCF	141,600
NDOC IS Boot Camp	8,600
NDOC ISCC	21,078
NDOC JCC	35,647
NDOC PCC	43,133
NDOC SDCC	353,063
NDOC SNCC	172,286
NDOC TCC	23,072
NDOW Hatchery Lake Mead	56,459
NDOW Key Pittman	
NDOW Overton	9,924
NDOW Henderson	2,462
NHP Henderson	1,300
NHP Indian Springs	1,440
NHP Moapa	1,440
Parks Beaver Dam	1,778
Parks Belmont	6,288
Parks Berlin-Ichthyosaur	28,211
Parks Cathedral Gorge	14,237
Parks Cave Lake	
Parks Echo Canyon	12,548
Parks Floyd Lamb	53,135
Parks Kershaw-Ryan	3,439
Parks Laughlin	11,308
Parks Morman Fort	200
Parks Old Morman Fort	1,100
Parks Spring Mountain	26,195
Parks Spring Valley	17,586
Parks Valley of Fire	46,966
Vets Cemetery	8,239
Vets Home	115,500
Armory Horizon	35,762
Armory Range Road	116,279
NDOT Maint	204,957
NDOT Rest Area	6,203
Total	2,269,180

Appendix B
Summary of Questionnaire Responses

Code: 01.02

Agency/Department: Office of the Governor

Division/Section: Consumer Health Assistance

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
N/A	14	12	9	12	15	15	15

Basis for Staff Projections: Caseload and population

Existing Space Occupied: 2,992 gsf – Grant Sawyer Bldg.

Leased/Owned: Owned

Existing Space Issues: Adequate

Adjacency Requirements:

- Governor’s Office
- Legislative Office
- Attorney General

Code: 02.00
Agency/Department: Lt. Governor
Division/Section:

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
No Staff Reported in Questionnaire							

Basis for Staff Projections: N/A

Existing Space Occupied: 1,910 gsf – Grant Sawyer Bldg.

Leased/Owned: Owned

Existing Space Issues: Adequate

- Adjacency Requirements:
- Governor’s Office
 - Economic Development

Code: 03.00

Agency/Department: Attorney General

Division/Section:

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
N/A	N/A	N/A	141	169	185	197	211

Basis for Staff Projections:

- Population Growth
- Legislation
- Public Policy Issues

Existing Space Occupied: 55,765 gsf – Grant Sawyer Bldg.

Leased/Owned: Owned

Existing Space Issues: Current space is adequate for existing staff. Configuration is a problem.

Adjacency Requirements: None reported

Code: 04.00

Agency/Department: State Controller's Office

Division/Section:

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
N/A	N/A	2	5	6	6	6	6

Basis for Staff Projections: Growth of state financial needs, state, federal oversight, and reporting mandates.

Existing Space Occupied: 960 gsf – Grant Sawyer Bldg.

Leased/Owned: Owned

Existing Space Issues: Barely adequate space, with configuration very inefficient

Adjacency Requirements: None reported

Code: 05.00

Agency/Department: Secretary of State – Based on Interview with Bill Reinhard

Division/Section:

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
2	20	45	65	65	70	75	80

Basis for Staff Projections: Securities investigators are required due to expansion of the program. The office is using technology and the internet to manage growth in personnel.

Existing Space Occupied: 15,503 gsf – Grant Sawyer Bldg.
555 East Washington

Leased/Owned: Owned

Existing Space Issues: None

Adjacency Requirements: None

Code: 06.00

Agency/Department: State Treasurer’s Office

Division/Section:

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
2	2	11	17	21	21	21	21

Basis for Staff Projections:

- Investments
- Pooled collateral
- Higher education tuition
- Millennium scholarship
- Unclaimed property

Existing Space Occupied: 7,005 gsf – Grant Sawyer Bldg.

Leased/Owned: Owned

Existing Space Issues: Existing space adequate for existing staff, but would like to be centralized in one office

Adjacency Requirements:

- Governor’s Office
- Administrative Services
- State Controller

Code: 07.00

Agency/Department: Administration

Division/Section: Director's Office

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
No Space Required in Las Vegas Service Area							

Basis for Staff Projections: N/A

Existing Space Occupied: N/A

Leased/Owned: N/A

Existing Space Issues: N/A

Adjacency Requirements: N/A

Code: 07.01

Agency/Department: Department of Administration

Division/Section: Administrative Services Division

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
No Space Required in Las Vegas Service Area							

Basis for Staff Projections: N/A

Existing Space Occupied: N/A

Leased/Owned: N/A

Existing Space Issues: N/A

Adjacency Requirements: N/A

Code: 07.02

Agency/Department: Department of Administration

Division/Section: Budget and Planning

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
No Space Required in Las Vegas Service Area							

Basis for Staff Projections: N/A

Existing Space Occupied: N/A

Leased/Owned: N/A

Existing Space Issues: N/A

Adjacency Requirements: N/A

Code: 07.03

Agency/Department: Department of Administration

Division/Section: Building and Grounds

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
N/A	N/A	N/A	13	N/A	N/A	N/A	N/A

Basis for Staff Projections: Number of future state buildings

Existing Space Occupied: 7,207 gsf - 2621 Sahara Ave.

Leased/Owned: Owned

Existing Space Issues: Adequate

Adjacency Requirements: None reported

Code: 07.04

Agency/Department: Department of Administration

Division/Section: Hearings and Appeals

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
N/A	N/A	N/A	35	N/A	N/A	N/A	N/A

Basis for Staff Projections: Population growth

Existing Space Occupied: 17,040 gsf – 2200 S. Rancho Dr.

Leased/Owned: Leased

Existing Space Issues: Adequate

Adjacency Requirements:

- Attorney for Injured Worker
- Victims of Crime Program

Code: 07.04.01

Agency/Department: Department of Administration

Division/Section: Victims of Crime Program

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
N/A	N/A	N/A	7	N/A	N/A	N/A	N/A

Basis for Staff Projections: Population Growth

Existing Space Occupied: 1,945 gsf – 2200 S. Rancho

Leased/Owned: Leased

Existing Space Issues: Adequate

Adjacency Requirements: Hearings and Appeals

Code: 07.05

Agency/Department: Department of Administration

Division/Section: Internal Audits

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
No Space Required in Las Vegas Service Area							

Basis for Staff Projections: N/A

Existing Space Occupied: N/A

Leased/Owned: N/A

Existing Space Issues: N/A

Adjacency Requirements: N/A

Code: 07.06

Agency/Department: Department of Administration

Division/Section: Motor Pool

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
5	5	6	6	8	10	11	12

Basis for Staff Projections: Number of state workers traveling to Las Vegas Service Area

Existing Space Occupied: 1,200 gsf – 5085 Rent-a-Car Rd.

Leased/Owned: Leased

Existing Space Issues: Needs to be relocated

Adjacency Requirements: None reported

Code: 07.07

Agency/Department: Department of Administration

Division/Section: Printing

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
Included in Legislative Office Staff and Space Total							

Basis for Staff Projections: N/A

Existing Space Occupied: N/A

Leased/Owned: N/A

Existing Space Issues: N/A

Adjacency Requirements: N/A

Code: 07.08

Agency/Department: Department of Administration

Division/Section: State Public Works Board

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
9	12	12	17	17	17	17	17

- Basis for Staff Projections:
- State Bond Capacity
 - General Funds for Capital Improvement
 - Economy
 - Continued High Rent in Las Vegas
 - State Willingness to Make Facilities Adequate

Existing Space Occupied: 4,407 gsf – 1860 Sahara Dr.

Leased/Owned: Leased

Existing Space Issues: Adequate

- Adjacency Requirements:
- Public Works Board
 - Prison Operations Division

Code: 07.09

Agency/Department: Department of Administration

Division/Section: Purchasing – Information provided via interview

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
2	2	2.5	2.5	3	3	4	5

Basis for Staff Projections: Estimate based upon continued program growth

Existing Space Occupied: 17,775 gsf¹ – 1054 Commerce

Leased/Owned: Owned

Existing Space Issues: NO cold or frozen food storage. Little room for surplus equipment storage inside and/or outside for vehicles, etc.

Adjacency Requirements: The facility is too small to meet our needs far into the future. We need to reassess our use and either request a larger facility or limit the services offered from this one.

¹ Building log indicates 15,000 gsf.

Code: 07.10

Agency/Department: Department of Administration

Division/Section: Risk Management

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
No Space Required in Las Vegas Service Area							

Basis for Staff Projections: N/A

Existing Space Occupied: N/A

Leased/Owned: N/A

Existing Space Issues: N/A

Adjacency Requirements: N/A

Code: 08.00

Agency/Department: Department of Agriculture

Division/Section:

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
34	35	30	37	46	54	61	63

Basis for Staff Projections:

- Invasive species problem
- New technologies

Existing Space Occupied: 6,620 gsf² – 2300 McLeod Street

Leased/Owned: Owned

Existing Space Issues:

- At capacity
- Storage inadequate
- Need large conference/meeting space
- Larger public space
- Need parking

Adjacency Requirements: Wildlife Services

² Building log indicates 6,222 gsf.

Code: 09.00

Agency/Department: Business and Industry

Division/Section: Director's Office

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
N/A	4	4	4	9	9	9	9

Basis for Staff Projections: Reassignment of state staff from Carson City to Las Vegas

Existing Space Occupied: 2,277 gsf – Grant Sawyer Bldg.

Leased/Owned: Owned

Existing Space Issues: Adequate

Adjacency Requirements: Centralize B & I functions into one building

Code: 09.01

Agency/Department: Business and Industry

Division/Section: Attorney for Injured Workers

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
N/A	13	15	17	22	26	30	34

Basis for Staff Projections:

- Move to private insurer system
- Litigation more complicated

Existing Space Occupied: 6,554 gsf – 2200 Rancho Dr.

Leased/Owned: Leased

Existing Space Issues: Adequate with expansion to 2010 available

Adjacency Requirements: None reported

Code: 09.02

Agency/Department: Business and Industry

Division/Section: Business Finance and Planning

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
Staff and Space Included in Director's Office							

Basis for Staff Projections: N/A

Existing Space Occupied: N/A

Leased/Owned: N/A

Existing Space Issues: N/A

Adjacency Requirements: N/A

Code: 09.03

Agency/Department: Business and Industry

Division/Section: Financial Institutions

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
12	12	12	15	22	26	28	30

Basis for Staff Projections: Population growth

Existing Space Occupied: 5,290 gsf – Bradley Bldg.

Leased/Owned: Owned

Existing Space Issues:

- Pursuing a move out of the Bradley Bldg.
- Current configuration is laid out in a manner that does not support existing operation

Adjacency Requirements: None reported

Code: 09.04

Agency/Department: Business and Industry

Division/Section: Housing

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
N/A	3	7	10	14	18	20	23

Basis for Staff Projections:

- Growth in multi-family housing programs
- Population growth
- Anticipated growth in single family housing program

Existing Space Occupied: 3,296 gsf – 1771 Flamingo Rd.

Leased/Owned: Leased

Existing Space Issues: No deficiencies noted

Adjacency Requirements: None reported

Code: 09.05

Agency/Department: Business and Industry

Division/Section: Industrial Relations – Administration Section

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
No Space Required in Las Vegas Service Area							

Basis for Staff Projections: N/A

Existing Space Occupied: N/A

Leased/Owned: N/A

Existing Space Issues: N/A

Adjacency Requirements: N/A

Code: 09.05.01

Agency/Department: Business and Industry

Division/Section: Industrial Relations - Safety Consultation and Training Sections

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
6	12	16	17	18	21	23	29

Basis for Staff Projections:

- Growth in population
- Growth in training requirements

Existing Space Occupied: Included in 28,986 – 1301 Green Valley Parkway Housing all of Industrial Relations

Leased/Owned: Leased

Existing Space Issues:

- Lack of training space
- Lack of meeting space
- Reception area not efficiently located
- Support space inadequate

Adjacency Requirements: None reported

Code: 09.05.02

Agency/Department: Business and Industry

Division/Section: Industrial Relations – OSHA

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
21	27	47	54	66	74	80	88

Basis for Staff Projections:

- Population growth
- Increased responsibilities, i.e., emergency response team

Existing Space Occupied: Included in 28,986 gsf – 1301 Green Valley Parkway which houses all of Industrial Relations

Leased/Owned: Leased

Existing Space Issues:

- Need additional work space
- Equipment storage space inadequate

Adjacency Requirements: None reported

Code: 09.06

Agency/Department: Business and Industry

Division/Section: Insurance

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
N/A	N/A	N/A	11	N/A	N/A	N/A	N/A

Basis for Staff Projections: N/A

Existing Space Occupied: 5,556 gsf – Bradley Bldg.

Leased/Owned: Owned

Existing Space Issues: Currently adequate and suitably configured

Adjacency Requirements: None reported

Code: 09.07

Agency/Department: Business and Industry

Division/Section: Office of the Labor Commissioner

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
N/A	N/A	N/A	15	18	24	32	38

Basis for Staff Projections: Population growth only

Existing Space Occupied: 4,748 gsf – Grant Sawyer Bldg.

Leased/Owned: Owned

Existing Space Issues: Hearing/conference room not big enough

Adjacency Requirements: None reported

Code: 09.08

Agency/Department: Business and Industry

Division/Section: Manufactured Housing

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
5	12	18	14	17	17	17	17

Basis for Staff Projections: Industry trends

Existing Space Occupied: 3,302 gsf – Bradley Bldg.

Leased/Owned: Owned

Existing Space Issues: Lack of storage space

Adjacency Requirements: None reported

Code: 09.09

Agency/Department: Business and Industry

Division/Section: Real Estate

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
N/A	30	36	47.5	57	64	70.5	77

Basis for Staff Projections:

- Strong Real Estate Section growth
- Additional programs
- A broadening of licensing reciprocity
- Growth in internet advertising

Existing Space Occupied: 11,977 gsf – Bradley Bldg.

Leased/Owned: Owned

Existing Space Issues:

- Need additional space immediately
- Need a hearing room
- Office space is very cramped

Adjacency Requirements: None reported

Code: 09.10

Agency/Department: Business and Industry

Division/Section: Local Government Employee Mgmt Relations Board

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
2	2	2	2	4	4	5	5

Basis for Staff Projections: Growth due to population increase

Existing Space Occupied: 1,481 gsf – Bradley Bldg.

Leased/Owned: Owned

Existing Space Issues: No functional issues associated with existing facilities

Adjacency Requirements: None reported

Code: 09.11

Agency/Department: Business and Industry

Division/Section: Athletic Commission

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
3	4	4	4	5	5	6	6

Basis for Staff Projections: Number of events staged within Nevada during the year

Existing Space Occupied: 2,135 gsf – Grant Sawyer Bldg.

Leased/Owned: Owned

Existing Space Issues: Space adequate for today’s operations

Adjacency Requirements: Gaming Division of Attorney General’s Office

Code: 09.12

Agency/Department: Business and Industry

Division/Section: Mortgage Lending

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
N/A	N/A	N/A	7	17	18	18	18

Basis for Staff Projections: Growth in housing

Existing Space Occupied: 2,124 gsf – 3075 E. Flamingo Rd.

Leased/Owned: Leased

Existing Space Issues: Leased space adequate, but would prefer to be in state building

Adjacency Requirements: None reported

Code: 09.13

Agency/Department: Business and Industry

Division/Section: Transportation Services Authority

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
20	22	25	25	33	38	42	45

Basis for Staff Projections: Growth in the industries we regulate

Existing Space Occupied: 5,316 gsf – 2290 Jones Blvd.

Leased/Owned: Leased

Existing Space Issues: Existing space is adequate

Adjacency Requirements: None reported

Code: 09.14

Agency/Department: Business and Industry

Division/Section: Dairy Commission

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
N/A	N/A	5	7	6	6	6	6

Basis for Staff Projections: No response

Existing Space Occupied: 1,454 gsf – 1830 E. Sahara

Leased/Owned: Leased

Existing Space Issues: No issues

Adjacency Requirements: None reported

Code:	09.15																
Agency/Department:	Business and Industry																
Division/Section:	Consumer Affairs																
Existing/Projected Staffing Summary:	<table border="1"> <thead> <tr> <th>1990</th> <th>1995</th> <th>2000</th> <th>Current</th> <th>2009</th> <th>2014</th> <th>2019</th> <th>2024</th> </tr> </thead> <tbody> <tr> <td>22</td> <td>22</td> <td>18</td> <td>18</td> <td>31</td> <td>38</td> <td>46</td> <td>50</td> </tr> </tbody> </table>	1990	1995	2000	Current	2009	2014	2019	2024	22	22	18	18	31	38	46	50
1990	1995	2000	Current	2009	2014	2019	2024										
22	22	18	18	31	38	46	50										
Basis for Staff Projections:	Impacted by marketplace growth																
Existing Space Occupied:	4,663 gsf – 1850 E. Sahara Ave.																
Leased/Owned:	Leased																
Existing Space Issues:	Have reached capacity in existing space																
Adjacency Requirements:	None reported																

Code: 09.16

Agency/Department: Business and Industry

Division/Section: Taxicab Authority

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
N/A	N/A	54	63	69	73	75	78

Basis for Staff Projections: Growth in tourist and convention industry in Clark County

Existing Space Occupied: 5,842 gsf – 1785 E. Sahara Ave.

Leased/Owned: Leased

Existing Space Issues:

- Current facility is too small
- Second floor location not good
- Inappropriate office space

Adjacency Requirements: None reported

Code: 10.00

Agency/Department: Conservation and Natural Resources

Division/Section: Director's Office

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
No Space Required in Las Vegas Service Area							

Basis for Staff Projections: N/A

Existing Space Occupied: N/A

Leased/Owned: N/A

Existing Space Issues: N/A

Adjacency Requirements: N/A

Code: 10.01

Agency/Department: Conservation and Natural Resources

Division/Section: Advisory Board on Natural Resources

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
No Space Required in Las Vegas Service Area							

Basis for Staff Projections: N/A

Existing Space Occupied: N/A

Leased/Owned: N/A

Existing Space Issues: N/A

Adjacency Requirements: N/A

Code: 10.02

Agency/Department: Conservation and Natural Resources

Division/Section: Advisory Board for Financing Water Projects

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
No Space Required in Las Vegas Service Area							

Basis for Staff Projections: N/A

Existing Space Occupied: N/A

Leased/Owned: N/A

Existing Space Issues: N/A

Adjacency Requirements: N/A

Code: 10.03

Agency/Department: Conservation and Natural Resources

Division/Section: Conservation District

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
Staff and Space Included in State Lands (10.06)							

Basis for Staff Projections: N/A

Existing Space Occupied: N/A

Leased/Owned: N/A

Existing Space Issues: N/A

Adjacency Requirements: N/A

Code: 10.04

Agency/Department: Conservation and Natural Resources

Division/Section: Forestry

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
15	14	15	19	22	23	24	24

Basis for Staff Projections:

- Urban Expansion in Clark County
- Current trends in federal funding
- Potential Clark County funding (currently one position funded by Clark County)
- Expansion of Fire Prevention/Fuel Reduction Program

Existing Space Occupied: 4,392 gsf – 4747 W. Las Vegas Dr.

Leased/Owned: Owned

Existing Space Issues:

- Need to be more centrally located
- Currently short two workstations
- Forestry shares space with State Parks
- Need 20% more space
- Parking inadequate

Adjacency Requirements:

- Desirable:
- State Parks
 - State Lands
 - Conservation Districts
 - Environmental Protection
 - National Heritage Program
 - Water Resources

Code: 10.05

Agency/Department: Conservation and Natural Resources

Division/Section: State Lands

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
0	0	0	0	0	1	1	1

Basis for Staff Projections:

- Primarily:
- Increasing demand for service in LVSA
 - Population growth
 - Federal and state environment legislation

Existing Space Occupied:

Currently, none

Leased/Owned:

N/A

Existing Space Issues:

N/A

Adjacency Requirements:

None

Code: 10.06

Agency/Department: Conservation and Natural Resources

Division/Section: State Parks

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
3	3	3	4	None Provided			

Basis for Staff Projections: Regional office will add one position in the immediate future

Existing Space Occupied: 1,104 gsf – 4747 W. Las Vegas Dr.

Leased/Owned: Owned

Existing Space Issues:

- Regional office currently has adequate space
- Location established and easy to locate

Adjacency Requirements:

- Environmental Protection Division
- Division of Wildlife

Code: 10.07

Agency/Department: Conservation and Natural Resources

Division/Section: Water Resources

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
7	7	9	9	11	14	16	15

Basis for Staff Projections:

- Increase in Clark County population
- Decreasing water availability and increase in water use restrictions
- Water Resource Management responsibility
- Current drought (short term)

Existing Space Occupied: 2,755 gsf – 406 Shadow Lane

Leased/Owned: Leased

Existing Space Issues: Existing space is adequate for existing staff and storage space, but there is no room for future expansion

Adjacency Requirements: None reported

Code: 10.09

Agency/Department: Conservation and Natural Resources

Division/Section: Environmental Protection

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
12	14	16	21	28	33	38	44

Basis for Staff Projections:

- Population growth
- Transfer of Safe Drinking Water Program (2 additional staff)
- Historical staff growth trends (1990-2004 increased at a 5% per year growth) adjustment to 3% for future staffing increases

Existing Space Occupied: 11,794 gsf³ - Flamingo Rd. and Spenser

Leased/Owned: Leased

Existing Space Issues:

- Existing office space adequate
- Lack of adequate security is an issue
- Need space for storage of samples, files and field equipment

Adjacency Requirements: Southern Nevada Water Authority (only response)

³ Based on lease log. Questionnaire sited 5,640 gsf.

Code: 10.10

Agency/Department: Conservation and Natural Resources

Division/Section: Land Use Planning Advisory Council

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
No space required in Las Vegas Service Area							

Basis for Staff Projections: N/A

Existing Space Occupied: N/A

Leased/Owned: N/A

Existing Space Issues: N/A

Adjacency Requirements: N/A

Code: 10.13

Agency/Department: Conservation and Natural Resources

Division/Section: State Conservation Commission

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
No space required in Las Vegas Service Area							

Basis for Staff Projections: N/A

Existing Space Occupied: N/A

Leased/Owned: N/A

Existing Space Issues: N/A

Adjacency Requirements: N/A

Code: 10.14

Agency/Department: Conservation and Natural Resources

Division/Section: Well Driller's Board

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
No space required in Las Vegas Service Area							

Basis for Staff Projections: N/A

Existing Space Occupied: N/A

Leased/Owned: N/A

Existing Space Issues: N/A

Adjacency Requirements: N/A

Code: 10.15

Agency/Department: Conservation and Natural Resources

Division/Section: Advisory Board for Financing Water Projects

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
No space required in Las Vegas Service Area							

Basis for Staff Projections: N/A

Existing Space Occupied: N/A

Leased/Owned: N/A

Existing Space Issues: N/A

Adjacency Requirements: N/A

Code: 11.00

Agency/Department: Education

Division/Section:

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
15	15	17	21	25	32	38	43

Basis for Staff Projections:

- Federal legislation (i.e., No Child Left Behind)
- State legislation
- A secondary reaction to growth in enrollment
- New programs

Existing Space Occupied:

11,333 gsf – 1820 Sahara

Leased/Owned:

Leased

Existing Space Issues:

- Air conditioning and office maintenance are problems
- After hours meeting create problems

Adjacency Requirements:

Clark County School District

Code: 12.00

Agency/Department: Employment, Training and Rehabilitation

Division/Section:

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
N/A							

Basis for Staff Projections: N/A

Existing Space Occupied:

Agency/Division	Location	Staff	Space	Owned	Leased
Employment, Training and Rehabilitation					
Henderson Employment Security Office	119 Water Street	N/A	6,400		x
Employment Security Division	Belrose Bldg.	N/A	8,970	x	
Rehabilitation - STTB	Belrose Bldg.	N/A	5,175	x	
Rehabilitation - Vocational	Belrose Bldg.	N/A	11,387	x	
Disability Adjudication	2225 Civic Center Plaza	N/A	500		x
Equal Rights Commission	1515 E. Tropicana	N/A	3,382		x
North LV Employment Security Office	2827 N. Las Vegas Blvd.	N/A	9,450		x
Employment Security Office	1001 N. A Street	N/A	2,400	x	
Rehabilitation Division	1820 East Sahara	N/A	672		x
Employment Security Appeals Division	1820 East Sahara	N/A	6,141		x
Employment Training Rehabilitation	3405 Maryland Parkway	N/A	13,300		x
Employment Training Rehabilitation	101 Convention Center Drive	N/A	23,436		x
Total			91,213		

Leased/Owned: Leased and Owned

Existing Space Issues: The ETR is planning a new 60,000 ETR building for 2006 occupancy. This will meet 2012 needs. This building will house Administrative and Employment Security and the Unemployment Insurance Program. The Nevada Job Connection offices will be handled by the Southern Nevada Local Workforce Investment Board. The Equal Rights Commission will be located in leased space.

Adjacency Requirements: None reported

Code: 13.00

Agency/Department: Gaming Control Board

Division/Section:

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
202	206	258	259	286	307	327	344

Basis for Staff Projections:

- Legislative changes
- Gaming industry growth
- Changes in regulatory policies

Existing Space Occupied: 66,146 gsf – and 1,293 gsf in Laughlin (Questionnaire states 40,924sf. It is assumed that this is a net square footage number)

Leased/Owned: Owned/leased

Existing Space Issues:

- Existing space is overcrowded
- Modular units too small
- Not enough private offices and existing offices too small
- Space standards for assigned space between LVSA and Carson City are markedly different
- Existing layout does not meet functional requirements
- Lack of vault storage
- Major security issues
- Public spaces inadequate
- Conference and meeting spaces undersized
- Need stand-alone building

Adjacency Requirements:

- Casinos
- Airport

Code: 14.00

Agency/Department: Human Resources

Division/Section: Director's Office

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
No Space Required in Las Vegas Service Area							

Basis for Staff Projections: N/A

Existing Space Occupied: N/A

Leased/Owned: N/A

Existing Space Issues: N/A

Adjacency Requirements: N/A

Code: 14.01

Agency/Department: Human Resources

Division/Section: Aging Services

Existing/Projected Staffing Summary:

	1990	1995	2000	Current	2009	2014	2019	2024
Office:	14	28	44	66	90	112	135	157
Field:	1990	1995	2000	Current	2009	2014	2019	2024
	N/A	N/A	40	24	8	0	0	0
Total:	14	28	84	90	98	112	135	157

Basis for Staff Projections:

- New programs
- Growth in LVSA senior population

Existing Space Occupied: 10,660 gsf – 3170 Sahara

Leased/Owned: Leased

Existing Space Issues:

- No comment regarding space adequacy
- Need to assess feasibility of satellite offices

Adjacency Requirements: None reported

Code: 14.02

Agency/Department: Human Resources

Division/Section: Child and Family Services

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
No Space Required in Las Vegas Service Area							

Basis for Staff Projections: N/A

Existing Space Occupied: N/A

Leased/Owned: N/A

Existing Space Issues: N/A

Adjacency Requirements: N/A

Code: 14.02.01

Agency/Department: Human Resources

Division/Section: Child and Family Services – Youth Parole Bureau

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
14	17	24	29	40	44	48	54

Basis for Staff Projections:

- Growth in juvenile population in Clark County
- Federal grants

Existing Space Occupied: 7,640 gsf – Belrose Bldg.⁴

Leased/Owned: Owned

Existing Space Issues:

- Need more office space
- Classrooms not large enough
- Inadequate space

Adjacency Requirements: None reported

⁴ Based on B and G log. Questionnaire response was 7,668 gsf.

Code: 14.02.02

Agency/Department: Human Resources

Division/Section: Child & Family Services – Summit View Youth Correctional Center

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
None Reported			86	86	86	86	86

Basis for Staff Projections: Staff projections assume no increase in beds. If bed requirements increase, staff will increase proportionally

Existing Space Occupied: 69,705 gsf

Leased/Owned: Owned

- Existing Space Issues:
- Need additional administrative office and support space
 - Minimal and insufficient storage
 - Vocational/education space is an issue

Adjacency Requirements: None reported

Code: 14.02.03

Agency/Department: Human Resources

Division/Section: Child & Family Services Southern Nevada Child and Adolescent Services (SNCAS)

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
N/A	N/A	219	245	284	329	382	443

Basis for Staff Projections:

- Assumes 3% growth per year
- Growth based on population, federal mandates and funding and state legislation

Existing Space Occupied:

1 - 6171 W. Charleston – 11 buildings	120,910 gsf ⁵
2 - 3075 E. Flamingo – 3 suites	11,474 gsf ⁶
3 - 3175 S. Eastern – Day Treatment Ctr	2,554 gsf ⁶
4 - 4538 W. Craig – 2 suites	13,266 gsf ⁶
5 - 333 N. Rancho	22,715 gsf ⁷
6 - 522 E. Lake Mead Dr., Henderson	10,500 gsf ⁷

Leased/Owned:

Owned

Existing Space Issues:

- Existing space cramped, but adequate
- Integration with Clark County

Adjacency Requirements:

Other Child and Family Services Division

⁵ SNCAS only occupies 60,000 gsf at Charleston, the 120,910 gsf is the entire site which is shared with SNAMHS

⁶ These are actual leases.

⁷ These are Clark County spaces.

Code:

14.03

Agency/Department:

Human Resources

Division/Section:

Health

Existing/Projected Staffing Summary:

Bureau of Alcohol/Drug Abuse:
 Bureau of Community Health:
 Bureau of Early Intervention Svcs.:
 Bureau of Family Health Svcs.:
 Bureau of Health Planning/Stats:
 Bureau of Health Protection Svcs.:
 Bureau of Licensure/Certification:

1990	1995	2000	Current	2009	2014	2019	2024
N/A	7	7	3	4	4	4	4
N/A	N/A	N/A	5	10	10	15	15
N/A	N/A	N/A	155	170	187	206	226
N/A	N/A	N/A		9	9	10	11
N/A							
9.5	9.5	9.5	12.5	11	14	14	17
1	1	31	23	29	31	34	35

Basis for Staff Projections:

- Population Growth
- Federal funding
- Specific growth in certain diseases, such as cancer, etc.
- Growth in facilities that need inspection

Existing Space Occupied:

Agency/Division	Location	Staff	Space	Owned	Leased
Health Division					
Administration	Grant Sawyer Bldg.		1,790		
Bureau of Alcohol/Drug Abuse	4220 S. Maryland Parkway	3	1,100		x
Bureau of Community Health	3811 W. Charleston Blvd.	5	3,048		x
Bureau of Early Intervention Svcs.	333 Rancho Road	23	2,445		x
	3075 E. Flamingo Blvd.	20	2,886		x
	4528 W. Craig Road	18	1,603		x
BCH - Special Children's Clinic	1161 S. Valley View	94	24,261		x
Bureau of Health Planning & Statistics	3811 W. Charleston Blvd.	9	1,492		x
Bureau of Health Protection Svcs.	620 Belrose Bldg.	12	2,984	x	
Bureau of Licensure/Certification	4220 Maryland Parkway	23	5,348		x
Total			207	46,957	

Leased/Owned:

Leased and owned

Existing Space Issues:

BADA – Space is adequate, bureau downsized
 BCH – Space is adequate for existing needs
 BEIS – Need additional space at Craig and Flamingo
 BHP&S – Some expansion planned in 2005
 BHPS – Space adequate
 BLC – Need larger conference space

Adjacency Requirements:

Child and Family Services

Code: 14.04.00 and 14.04.02 (combined questionnaires)

Agency/Department: Human Resources

Division/Section: Mental Health and Mental Retardation/Desert Regional Ctr

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
197	213	232	233	237	135	149	164

Basis for Staff Projections: The eventual closing of the Regional Developmental Center will reduce future staff requirements

Existing Space Occupied: DRC and Administration at Charleston site – 49,029 gsf
 5550 W. Flamingo Rd. – 10,025 gsf
 2121 Las Vegas Blvd. – 90 gsf
 1711 Whitney Mesa Dr. – 1,771 gsf⁸

Leased/Owned: Leased and owned

Existing Space Issues: Both current spaces are adequate but there will be a need for regional offices for Community Services operation

Adjacency Requirements: Mental Health and Developmental Services

⁸ Square feet from lease log. Questionnaire response was 1,450 gsf.

Code: 14.04.01

Agency/Department: Human Resources

Division/Section: Southern Nevada Adult Mental Health Svcs (SNAMHS)

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
N/A	N/A	N/A	392	659	829	937	1,036

Basis for Staff Projections:

- Population growth
- Federal and state regulation
- JCAHO standards
- Best practices for community health standards

Existing Space Occupied:

91,336 gsf – W. Charleston Complex ⁹
 7,744 gsf – 2121 Las Vegas Blvd.
 3,657 gsf – 98 E. Lake Mead
5,010 gsf – 2900 E. Desert Inn Rd
 107,765 gsf ¹⁰

Leased/Owned:

Leased and Owned

Existing Space Issues:

- Need additional storage space
- Need additional office space
- Need additional training and conference room space
- Need patient waiting areas
- Need parking spaces

Adjacency Requirements:

None reported

⁹ Based on B & G database, questionnaire response was 90,600 gsf

¹⁰ Additional lease of 944 gsf at 1600 Pinto Lane shown in lease log

Code: 14.05

Agency/Department: Human Resources

Division/Section: Public Defender

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
No Space Required in Las Vegas Service Area							

Basis for Staff Projections: N/A

Existing Space Occupied: N/A

Leased/Owned: N/A

Existing Space Issues: N/A

Adjacency Requirements: N/A

Code: 14.06
 Agency/Department: Human Resources
 Division/Section: Welfare

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
N/A	N/A	612	730	900	1,025	1,165	1,271

Basis for Staff Projections:

- Population growth
- Social/economic conditions

Existing Space Occupied:

- 700 Belrose – 29,992 gsf
- 3700 Charleston – 23,224 gsf
- 3120 E. Desert Inn – 20,000 gsf
- 3330 E. Flamingo Rd – 38,151 gsf
- 5284 South Boulder Hwy – 25,000 gsf
- 1024 West Owens – 4,800 gsf
- 1040 West Owens – 30,840 gsf
- 1316 East Calvada – 5,000 gsf (Pahrump)
- 701 N. Rancho – 27,300 gsf
- 1504 Main Street – 458 gsf

Leased/Owned:

All leased

Existing Space Issues:

- Belrose – adequate
- Charleston – inadequate, need to find new leased facility
- E. Desert Inn – adequate except parking
- E. Flamingo – adequate
- Boulder Hwy – to be replaced w/new 25,000 gsf leased space
- 1024/1040 Owens – adequate
- Calvada – to move to other similarly sized office
- Cambridge – adequate
- 701 N. Rancho – adequate
- 1504 Main – moving to new space

Adjacency Requirements:

None reported

Code: 14.07

Agency/Department: Human Resources

Division/Section: Health Care Financing and Policy/Medicaid Program

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
31	80	82	50	66	78	89	99

Basis for Staff Projections:

- Growth in healthcare operations
- Population growth
- Aging population which will have a greater impact than just statistical growth of overall population

Existing Space Occupied: 6,288 gsf – 700 Belrose (shared with Welfare)

Leased/Owned: Leased

Existing Space Issues:

- Existing space is inadequate in size
- More accessible to the clients
- Security restrictions
- Need new larger offices
- Existing location is good

Adjacency Requirements: None reported

Code: 14.08

Agency/Department: Human Resources

Division/Section: Disability Services

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
No Space Required in Las Vegas Service Area							

Basis for Staff Projections: N/A

Existing Space Occupied: N/A

Leased/Owned: N/A

Existing Space Issues: N/A

Adjacency Requirements: N/A

Code: 15.00

Agency/Department: Information Technology

Division/Section:

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
N/A	N/A	N/A	9	9	9	9	9

Basis for Staff Projections: Technology enhancements

Existing Space Occupied: 3,053 gsf – 2621 and 1830 E Sahara and Grant Sawyer Bldg.

Leased/Owned: Leased and owned

Existing Space Issues: Need to be collocated and centralized

Adjacency Requirements: None reported

Code: 16.00 and 16.01

Agency/Department: Office of the Military

Division/Section:

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
70	70	70	70	80	90	100	110

Basis for Staff Projections: Population growth

Existing Space Occupied: Two existing armories and a third to be built

Leased/Owned: Owned

Existing Space Issues: Once new facility is opened, facilities will be adequate. A fourth armory is to added around 2020

Adjacency Requirements: None reported

Code:

17.a

Agency/Department:

Motor Vehicles

Division/Section:

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
N/A	N/A	N/A	520	640	728	807	880

Basis for Staff Projections:

- Population growth
- Changes in legislation related to use and operation of Motor Vehicles

Existing Space Occupied:

Agency/Division	Location	Staff	Space	Owned	Leased
Motor Vehicles	Sahara	135	16,512	x	
	1399 American Pacific	111	20,700	x	
	2701 E. Sahara Avenue	118	26,120	x	
	8250 W. Flamingo Road	142	41,523	x	
	4110 Donovan	14	5,486	x	
Total		520	110,341		

Leased/Owned:

Leased and owned

Existing Space Issues:

- Carey office to be replaced
- Need an additional commercial drivers license facility similar to Donovan location
- Lack of parking at Henderson

Adjacency Requirements:

None reported

Code: 17b.00

Agency/Department: Department of Public Safety

Division/Section: Director's Office

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
1	1	1	2	2	2	?	?

Basis for Staff Projections: Estimate based upon continued program growth

Existing Space Occupied: The Director will have 208 sq. ft. in the new NHP/NDOT building in LV.

Leased/Owned: Owned

Existing Space Issues: None

Adjacency Requirements: N/A

Code: 17b.01

Agency/Department: Department of Public Safety

Division/Section: Capitol Police

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
None Provided							

Basis for Staff Projections: None Provided

Existing Space Occupied: Presently occupies small amount of space in lobby of Grant Sawyer Bldg. and Supreme Court

Leased/Owned: Owned

Existing Space Issues: None Provided

Adjacency Requirements: None Provided

Code: 17b.02

Agency/Department: Department of Public Safety

Division/Section: Division of Emergency Management

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
0	0	0	1	5	10	14	16
0	0	0	2	2	4	6	8

Second row includes Homeland Security

Basis for Staff Projections: Homeland Security Issues, Weapons of Mass Destruction, Legislative Mandates, and terrorism Mandates

Existing Space Occupied: 400 gsf – New NHP Fast Facility

Leased/Owned: Owned

Existing Space Issues: Yes, Military may not allow continued use of space. Require backup emergency operations center. Sawyer building tenant candidate if it could be used as an alternate operations center

Adjacency Requirements: Governor’s Office

Method of Information Collected: Phone interview of Peter Reinschmidt on February 9, 2005 by SPWB

Code: 17.b.03

Agency/Department: Department of Public Safety

Division/Section: Highway Patrol

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
None Provided							

Basis for Staff Projections: None provided

Existing Space Occupied: Current 2601 E. Sahara – 23,747 gsf
New, under construction – 66,670 gsf

Leased/Owned: Owned

Existing Space Issues: None, new facility under construction

Adjacency Requirements: None reported

Code: 17.b.04

Agency/Department: Department of Public Safety

Division/Section: Investigations

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
11	18	21	17	22	31	36	36

Basis for Staff Projections:

- Crime trends
- Types of law enforcement
- New issues (Homeland Security)
- Request from other agencies
- Available budget

Existing Space Occupied: 3,240 gsf – 2855 S. Jones

Leased/Owned: Donated space

Existing Space Issues: Adequate, but not adaptable to new technologies

Adjacency Requirements: None reported

Code: 17.b.05

Agency/Department: Department of Public Safety

Division/Section: Parole and Probation

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
N/A	N/A	N/A	244	329	378	415	453

Basis for Staff Projections: None

Existing Space Occupied: 36,266 gsf – Campos Complex

Leased/Owned: Leased/owned

Existing Space Issues: The Parole and Probation Division has requested a new building. The request is based on a Public Works Campos Building use study. Public Works has requested a CIP for the new building.

Adjacency Requirements: None

Code: 17.b.06

Agency/Department: Department of Public Safety

Division/Section: State Fire Marshal

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
N/A	N/A	N/A	8	10	17	24	23

Basis for Staff Projections: Overall growth in LVSA population, with an emphasis on elderly population

Existing Space Occupied: Borrowed office space in three locations
 - Boulder - Community College
 - Cheyenne - Community College
 - Pahrump - DMV Bldg.

Leased/Owned: Owned

Existing Space Issues: Need a centralized office, with a satellite office in Pahrump

Adjacency Requirements: None reported

Code: 18.00

Agency/Department: Cultural Affairs

Division/Section:

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
No Space Required in Las Vegas Service Area							

Basis for Staff Projections: Does not require space in LVSA

Existing Space Occupied: N/A

Leased/Owned: N/A

Existing Space Issues: N/A

Adjacency Requirements: N/A

Code: 19.00

Agency/Department: Personnel

Division/Section:

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
18	18	18	21	24	29	31	36

Basis for Staff Projections: Growth is based on state employee growth, which is in turn, based on population growth

Existing Space Occupied: 10,344 gsf – Grant Sawyer Bldg.

Leased/Owned: Owned

Existing Space Issues: Adequate

Adjacency Requirements: None reported

Code: 20.00

Agency/Department: Corrections

Division/Section:

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
None Reported							

Basis for Staff Projections: None Reported

Existing Space Occupied: 2,318 gsf – 2770 Maryland Parkway

Leased/Owned: Leased

Existing Space Issues: Currently satisfactory

Adjacency Requirements: None Reported

Code: 21.00

Agency/Department: Taxation

Division/Section:

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
32	56	68	83	100	120	144	173

Basis for Staff Projections: Historical growth has been 20% every five years. Growth is tied to business and taxes

Existing Space Occupied:

- 11,353 gsf – Grant Sawyer Bldg.
- 9,945 gsf – Paseo Verde Parkway

Leased/Owned: Leased and owned

Existing Space Issues:

- Grant Sawyer Bldg public space needs to be increased
- Need conference space
- Consolidate offices

Adjacency Requirements: None reported

Code: 22.00

Agency/Department: Transportation

Division/Section:

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
N/A	N/A	397	427	465	494	511	521

Basis for Staff Projections: Growth in traffic, which is in turn, linked to population growth. The present transportation system is constrained, generally by the transportation corridors

Existing Space Occupied: 11,262 gsf – Main Administration Office – 123 Main St

Leased/Owned: Owned

Existing Space Issues: None reported

Adjacency Requirements: None reported

Code: 24.0

Agency/Department: Office of Veteran’s Affairs

Division/Section:

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
9	16	20	23	26	28	31	34

Basis for Staff Projections: Growth in population

Existing Space Occupied: 1,000 gsf – 950 W. Owens

Leased/Owned: Provided by Federal Department of Veteran’s Affairs

Existing Space Issues:

- Need client waiting room, adequate file storage and reception area
- Generally, need more space

Adjacency Requirements: None reported

Code: 27.02

Agency/Department: Commission on Economic Development

Division/Section:

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
9	9	10	11	11	13	13	14

Basis for Staff Projections: None reported

Existing Space Occupied: 5,745 gsf – Grant Sawyer Bldg.

Leased/Owned: Owned

Existing Space Issues: Current facility meets all requirements

Adjacency Requirements: Lt. Governor

Code: 27.03

Agency/Department: Commission on Mineral Resources

Division/Section:

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
2	2	2	2	2	2	2	2

Basis for Staff Projections: No change anticipated in existing staff

Existing Space Occupied: 1,920 gsf – 1771 E. Flamingo Rd.

Leased/Owned: Leased

Existing Space Issues: Adequate

Adjacency Requirements: Environmental Protection Division

Code: 27.04

Agency/Department: Public Employees Benefits Program

Division/Section:

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
No space required in LVSA							

Basis for Staff Projections: No space required in LVSA

Existing Space Occupied: N/A

Leased/Owned: N/A

Existing Space Issues: N/A

Adjacency Requirements: N/A

Code: 27.06

Agency/Department: Public Utilities Commission

Division/Section:

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
N/A	N/A	18	27	35	N/A	N/A	N/A

Basis for Staff Projections: Legislative mandates

Existing Space Occupied: 9,997 gsf – 101 Convention Center Dr.

Leased/Owned: Leased

Existing Space Issues: A larger hearing room is required along with offices for Commissioners and policy staff

Adjacency Requirements: None reported

Code: 27.07

Agency/Department: Tourism

Division/Section:

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
3	3	3	2	4	4	5	5

Basis for Staff Projections: Increase in lodging tax receipts

Existing Space Occupied: 1,184 gsf – Grant Sawyer Bldg.

Leased/Owned: Owned

Existing Space Issues: Space is adequate but noisy

Adjacency Requirements: Economic Development

Code: 27.08

Agency/Department: Colorado River Commission

Division/Section:

Existing/Projected Staffing Summary:

Admin:
Field:

1990	1995	2000	Current	2009	2014	2019	2024
20	25	28	35	45	55	57	60
0	2	5	6	10	18	18	20

Basis for Staff Projections: Growth is determined by customer needs

Existing Space Occupied: 10,961 gsf – Grant Sawyer Bldg.¹¹

Leased/Owned: Owned

Existing Space Issues: Adequate for 2 to 3 years

Adjacency Requirements: None reported

¹¹ Based on B and G building log. Questionnaire reported 7,500 gsf

Code: 27.09

Agency/Department: Nevada Supreme Court

Division/Section: Las Vegas Office

Existing/Projected Staffing Summary:

1990	1995	2000	Current	2009	2014	2019	2024
N/A	N/A	4	12	17	21	N/A	N/A

Basis for Staff Projections: Increased case filings

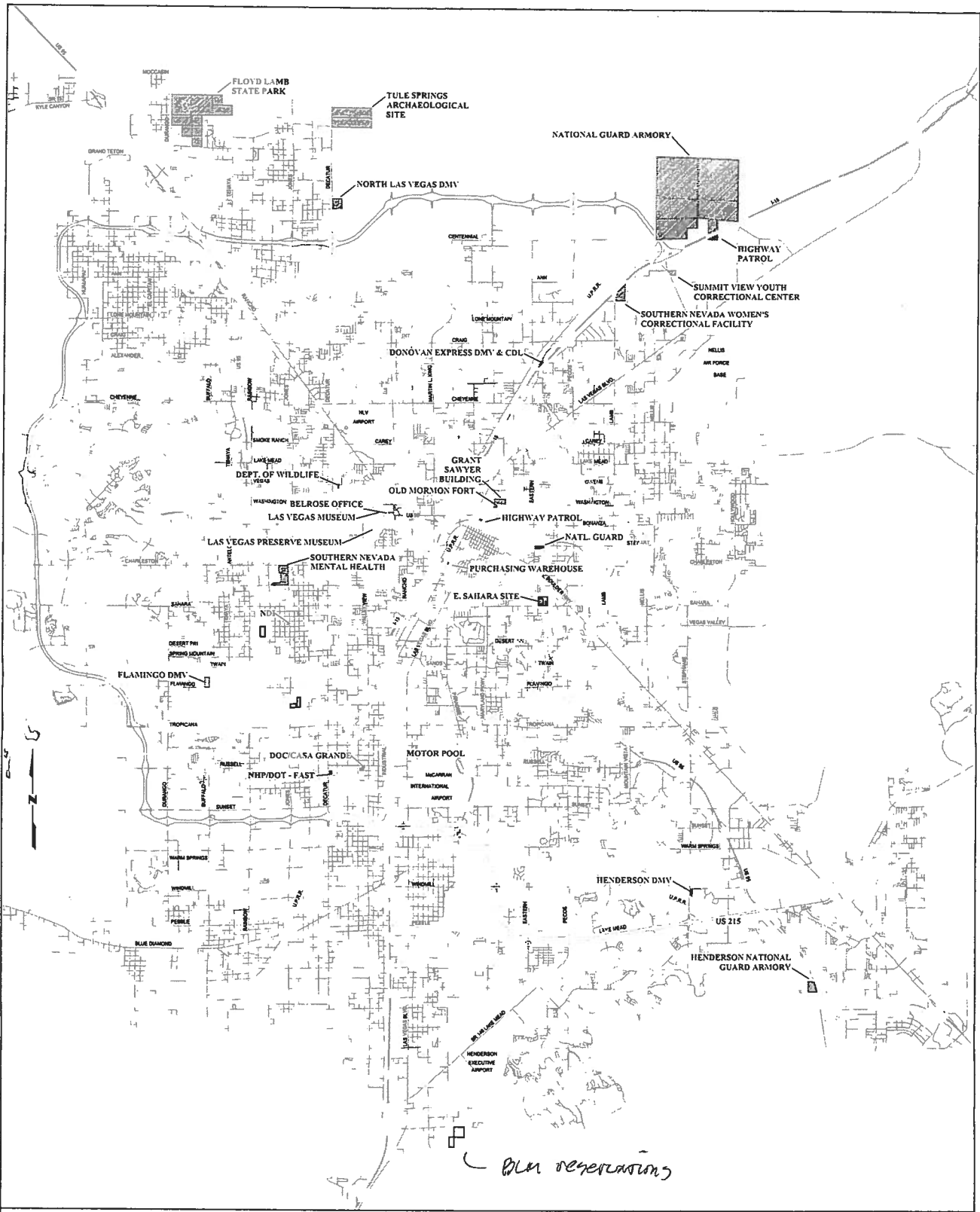
Existing Space Occupied: 7,960 gsf – Bridger Bldg.

Leased/Owned: Leased

Existing Space Issues: Existing space is not adequate. The court needs additional space to expand courtroom space, workspace and counsel rooms. The Supreme Court is presently negotiating with Clark County to obtain space in a new Clark County Courthouse.

Adjacency Requirements: None reported

Code:	27.11							
Agency/Department:	Nevada Department of Wildlife							
Division/Section:	Administrative Services Bureau							
Existing/Projected Staffing Summary:	1990	1995	2000	Current	2009	2014	2019	2024
	N/A	28	28	28	34	N/A	N/A	N/A
Basis for Staff Projections:	Population and legislative changes, specifically registration and titling for off highway vehicles							
Existing Space Occupied:	6,052 gsf – 4747 W. Vegas Dr. 2,000 gsf – Boulder City site							
Leased/Owned:	Owned/leased							
Existing Space Issues:	Space sufficient to meet existing staff requirements. No expansion space available							
Adjacency Requirements:	None reported							



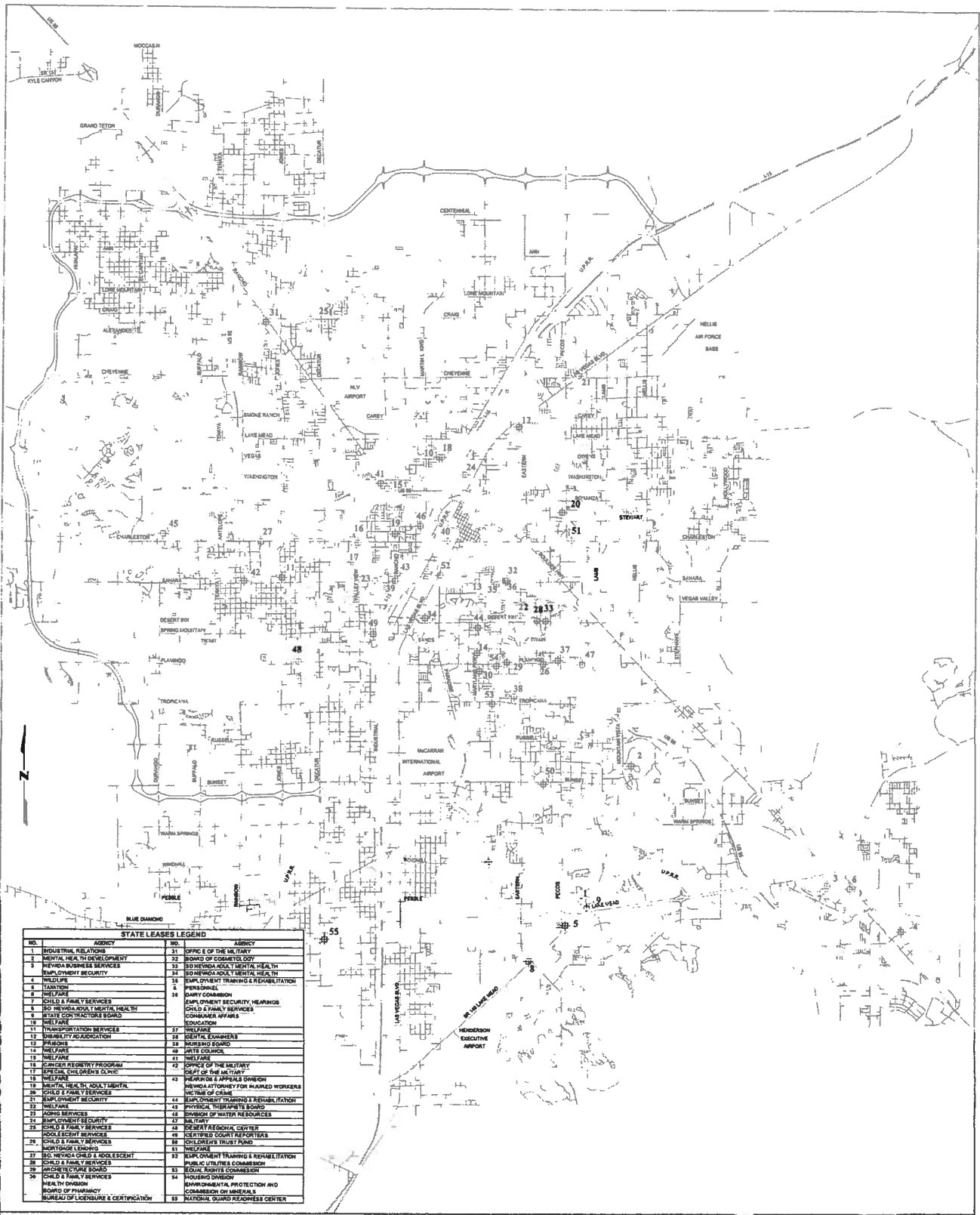
Revised 1/14/2005
 APPROX. SCALE

 State Owned Lands
 BLM Reservations (SNPLMA)

**STATE-OWNED LANDS
 IN THE LAS VEGAS AREA
 CLARK COUNTY, NEVADA**

STATE OF NEVADA
 DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
 DIVISION OF STATE LANDS

REVISED SEPTEMBER 23, 2005



STATE LEASES LEGEND			
NO.	AGENCY	NO.	AGENCY
1	INDUSTRIAL ABANDONMENT	31	OFFICE OF THE MILITARY
2	MENTAL HEALTH DEVELOPMENT	32	BOARD OF COSMETOLOGY
3	NEVADA BUSINESS SERVICES	33	NEVADA ADULT MENTAL HEALTH
4	EMPLOYMENT SECURITY	34	NEVADA ADULT MENTAL HEALTH
5	WILDLIFE	35	EMPLOYMENT TRAINING & REHABILITATION
6	TRANSPORTATION	36	PERSONNEL
7	WELFARE	37	DAIRY COMMISSION
8	CHILD & FAMILY SERVICES	38	EMPLOYMENT SECURITY - HEARING
9	CHILD & FAMILY SERVICES	39	CHILD & FAMILY SERVICES
10	CHILD & FAMILY SERVICES	40	CONSUMER AFFAIRS
11	STATE CONTRACTORS BOARD	41	WELFARE
12	WELFARE	42	WELFARE
13	TRANSPORTATION SERVICES	43	OFFICE OF THE MILITARY
14	WELFARE	44	DEPT. OF THE MILITARY
15	WELFARE	45	HEARING & APPEALS DIVISION
16	CANCER REGISTRY PROGRAM	46	NEVADA AUTHORITY FOR HARMED WORKERS
17	SPECIAL CHILDREN'S CLINIC	47	DEPT. OF THE MILITARY
18	WELFARE	48	NEVADA AUTHORITY FOR HARMED WORKERS
19	MENTAL HEALTH ADULT MENTAL	49	VICTIMS OF CRIME
20	CHILD & FAMILY SERVICES	50	EMPLOYMENT TRAINING & REHABILITATION
21	EMPLOYMENT SECURITY	51	PHYSICAL THERAPISTS BOARD
22	WELFARE	52	DIVISION OF WATER RESOURCES
23	ADJUV SERVICES	53	N. L. CIVIL
24	EMPLOYMENT SECURITY	54	DEVELOPMENT REGIONAL CENTERS
25	CHILD & FAMILY SERVICES	55	CELEBRITY COUNTY REPORTERS
26	CHILD & FAMILY SERVICES	56	CHILDREN'S TRUST FUND
27	CHILD & FAMILY SERVICES	57	WELFARE
28	CHILD & FAMILY SERVICES	58	EMPLOYMENT TRAINING & REHABILITATION
29	ARCHIVES TRUSTEE BOARD	59	PUBLIC UTILITIES COMMISSION
30	CHILD & FAMILY SERVICES	60	CHILDREN'S TRUST FUND
31	MENTAL HEALTH ADULT MENTAL	61	WELFARE
32	CHILD & FAMILY SERVICES	62	EMPLOYMENT TRAINING & REHABILITATION
33	CHILD & FAMILY SERVICES	63	ENVIRONMENTAL PROTECTION AND
34	CHILD & FAMILY SERVICES	64	COMMISSION ON AMERICA'S
35	CHILD & FAMILY SERVICES	65	NATIONAL GUARD READINESS CENTER

Appendix C
Facility Life Expectancy by
Building with Methodology

Methodology

The Public Works Board staff has conducted a preliminary assessment of the LVSA owned building life expectancy. The methodology used to develop the life expectancy of LVSA buildings included factoring the age of the facility, immediate plans to construct or demolish facilities, the estimated repair costs to renew the building systems over a 10 year period, and the estimated cost to replace. The estimated repair and replacement costs are those provided by the Facility Condition Analysis Group of the Nevada State Public Works Board.

Buildings with a life expectancy of less than five years include those planned for immediate replacement or demolition and other smaller buildings considered to be in extreme conditions of disrepair. Buildings with a life expectancy of less than ten years include those with repair costs greater than one-half of the replacement costs or other structures over thirty years old that are beginning to exceed their useful life. Buildings with a life expectancy of less than fifteen years including those with repair costs approaching one-half of the replacement costs, or other structures over thirty years old that are beginning to exceed their useful life. Buildings with a life expectancy of fewer than twenty years include those with repair costs approaching one-fifth of the replacement costs or other structures approximately twenty years old. Buildings with a life expectancy of over twenty years include those that are less than ten years old. Table C-1 summarizes the results of this effort for Clark County facilities.

**Table C-1
Life Expectancy for Buildings in Clark County**

Index #	Bldg_Name	Yr_Built	SqFt	Dept	Division	Agency	City	Upgrades	\$/sf	Replacement	FCMI	Expected Life
0831	COMMERCIAL LICENSE OFFICE	1995	5,486	MtrVeh	DriveLic		Las Vegas	n	n	n		> 20 years
0255	DMV REGISTRATION/VEHICLE INSPECT	1976	25,282	MtrVeh	Registra		Las Vegas	36.79	125	0.29	0.29	< 15 years
2170	DMV INSPECTION STATION	1997	700	MtrVeh	Registra		Henderson	n	n	n		> 20 years
2062	DMV INSPECTION TRAINING GARAGE	1976	838	MtrVeh	Train		Las Vegas	31.03	75	0.41	0.41	< 15 years
2000	OFFICE FOR DMV	1997	20,000	MtrVeh			Henderson	n	n	n		> 20 years
1654	CAMPOS	1954	24,000	Admin	B&G		Las Vegas	77.78	103	0.76	0.76	< 5 years
0266	BRADLEY BUILDING	1975	28,275	Admin	B&G		Las Vegas	79.61	125	0.64	0.64	< 10 years
1947	CAMPOS ANNEX	1968	9,250	Admin	B&G		Las Vegas	79.06	150	0.53	0.53	< 5 years
1948	NHP REGION 1 HQ	1961	24,585	Admin	B&G		Las Vegas	59.3	150	0.40	0.40	< 5 years
2395	CENTRAL WAREHOUSE	1960	13,000	Admin	B&G		Las Vegas	25.77	150	0.17	0.17	< 10 years
0718	MAINTENANCE BLDG/NHP GARAGE	1987	7,879	Admin	B&G		Las Vegas	20.81	125	0.17	0.17	< 20 years
0286	BELROSE BLDG	1973	41,075	Admin	B&G		Las Vegas	10.83	125	0.09	0.09	< 10 years
0520	DMV & PS - W/H	1990	9,723	Admin	B&G		Las Vegas	5.76	200	0.05	0.05	> 20 years
1680	SAWYER OFFICE BUILDING	1995	224,000	Admin	B&G		Las Vegas	8.9	200	0.04	0.04	> 20 years
0366	DMV INSPECTION STATION	1995	900	Admin	B&G		Las Vegas	6.67	150	0.04	0.04	> 20 years
0338	DMV - REG, DL	1995	31,800	Admin	B&G		Las Vegas	5.03	200	0.03	0.03	> 20 years
0265	CDL, EXPRESS (DMV)	1995	5,468	Admin	B&G		Las Vegas	1.65	183	0.01	0.01	> 20 years
2396	PURCHASING WAREHOUSE COVERED PARKING		2,000	Admin	B&G		Las Vegas	n	n	n		< 5 years
9914	PURCHASING WAREHOUSE SITE			Admin	B&G		Las Vegas	150,000	n	n		Site
9977	E. SAHARA SITE			Admin	B&G		Las Vegas	n	n	n		Site
0705	MAINTENANCE	1989	9,877	Admin	Maint		Las Vegas	n	n	n		> 20 years
0264	MOTOR POOL	1981	1,410	Admin	MtrPool		Las Vegas	n	n	n		< 5 years

Table C-1 – continued

Index #	Bldg Name	Yr. Built	SqFt/Dept	Division	Agency	City	Upgrades	Replacement	\$/sf	FCNI	Expected Life
1954	#0006 MAINTENANCE/STORAGE	1981	5,300 HumRes	CFS	SNCAS	Las Vegas	16.79	50	0.34	< 15 years	
0354	#0007 CLINICAL & ORTHOGENIC CTR	1974	12,500 HumRes	CFS	SNCAS	Las Vegas	55.36	115	0.48	< 15 years	
0359	#0008 ADMIN/OFFICE FACILITY	1981	5,200 HumRes	CFS	SNCAS	Las Vegas	41.73	70	0.60	< 10 years	
0355	#0009 ACCOUNTING 1&2	1974	4,000 HumRes	CFS	SNCAS	Las Vegas	40.75	45	0.91	< 10 years	
0356	#0010 ADMINISTRATIVE SERVICES 3&4	1974	4,000 HumRes	CFS	SNCAS	Las Vegas	41	45	0.91	< 10 years	
0357	#0011 RESIDENTIAL UNIT 5&6	1981	9,265 HumRes	CFS	SNCAS	Las Vegas	37.13	90	0.41	< 15 years	
0358	#0012 RESIDENTIAL UNIT 7&8	1981	9,265 HumRes	CFS	SNCAS	Las Vegas	37.13	90	0.41	< 15 years	
1991	#0013 RESIDENTIAL UNIT	1981	4,610 HumRes	CFS	SNCAS	Las Vegas	54.66	90	0.61	< 10 years	
1992	#0014 RESIDENTIAL UNIT	1981	4,610 HumRes	CFS	SNCAS	Las Vegas	52.71	90	0.59	< 10 years	
1993	#0015 DIAGNOSTIC CTR	1981	6,580 HumRes	CFS	SNCAS	Las Vegas	33.74	80	0.42	< 15 years	
1994	#0017 DESERT WILLOW TREATMENT C	1998	60,000 HumRes	CFS	SNCAS	Las Vegas	n	n	n	> 20 years	
9991	SNCAS SITE		HumRes	CFS	SNCAS	Las Vegas	n	n	n	Site	
1952	#0004 CENTRAL KITCHEN	1972	3,400 HumRes	MH/DS	DRC	Las Vegas	20.29	100	0.20	< 15 years	
1953	#0005 COMMISARY BLDG	1972	1,000 HumRes	MH/DS	DRC	Las Vegas	17	58	0.29	< 10 years	
0372	#1300 RESIDENTIAL UNIT	1971	13,500 HumRes	MH/DS	DRC	Las Vegas	41.85	90	0.47	< 15 years	
0370	#1301 RESIDENTIAL UNIT	1976	2,924 HumRes	MH/DS	DRC	Las Vegas	42.41	90	0.47	< 15 years	
0368	#1302 RESIDENTIAL UNIT 1	1976	5,104 HumRes	MH/DS	DRC	Las Vegas	62.5	90	0.69	< 10 years	
0369	#1303 RESIDENTIAL UNIT 2	1976	5,104 HumRes	MH/DS	DRC	Las Vegas	62.7	90	0.70	< 10 years	
0367	#1304 OFFICE	1976	4,685 HumRes	MH/DS	DRC	Las Vegas	55.71	90	0.62	< 10 years	
0371	#1306 NON-AMBULATORY RESIDENTIAL	1981	4,906 HumRes	MH/DS	DRC	Las Vegas	35.06	90	0.39	< 15 years	
1959	#1307 MULTI-PURPOSE	1992	1,450 HumRes	MH/DS	DRC	Las Vegas	77.24	90	0.86	< 10 years	
1672	#1308 DUAL DIAGNOSIS	1992	2,650 HumRes	MH/DS	DRC	Las Vegas	81.5	90	0.91	< 10 years	
1671	#1309 DUAL DIAGNOSIS	1992	2,650 HumRes	MH/DS	DRC	Las Vegas	81.89	90	0.91	< 10 years	
0706	#1310 DUAL DIAGNOSIS	1992	2,650 HumRes	MH/DS	DRC	Las Vegas	81.89	90	0.91	< 10 years	
0256	#1391 DESERT REGIONAL CTR ADMIN	1976	10,656 HumRes	MH/DS	DRC	Las Vegas	25.53	80	0.32	< 15 years	
9993	DRC SITE		HumRes	MH/DS	DRC	Las Vegas	1,336,349	n	n	Site	
0628	GAZEBO EAST (STORAGE)	1971	360 HumRes	MH/DS	DRC	Las Vegas	5.56	25	0.22	< 15 years	
0626	GAZEBO SOUTH (STORAGE)	1971	360 HumRes	MH/DS	DRC	Las Vegas	5.56	25	0.22	< 15 years	
0627	GAZEBO WEST (STORAGE)	1971	360 HumRes	MH/DS	DRC	Las Vegas	5.56	25	0.22	< 15 years	
1949	#0001 ADMINISTRATION	1972	30,000 HumRes	MH/DS	SNAMHS	Las Vegas	21.53	80	0.27	< 10 years	
0243	#0002 ADMINISTRATION	1972	7,600 HumRes	MH/DS	SNAMHS	Las Vegas	36.58	130	0.28	< 10 years	
1950	#0003 INPATIENT HOSPITAL	1988	37,800 HumRes	MH/DS	SNAMHS	Las Vegas	17.43	150	0.12	< 15 years	
1951	#0003A CRISIS OBSERVATION UNIT	1972	10,700 HumRes	MH/DS	SNAMHS	Las Vegas	28.13	150	0.19	< 15 years	
1995	POOLHOUSE/STORAGE	1981	836 HumRes	MH/DS	SNAMHS	Las Vegas	20.33	62	0.33	< 15 years	
9992	SNAMHS SITE		HumRes	MH/DS	SNAMHS	Las Vegas	n	n	n	Site	

Table C-1 – continued

Index #	Bldg_Name	Yr_Built	SqFt	Dept	Division	Agency	City	Upgrades	Replacement	FCNI	Expected Life
0681	OMS GARAGE	1971	2,500	Military	NNG		Henderson	20.4	125	0.16	< 10 years
0680	ARMORY	1971	17,690	Military	NNG		Henderson	7.97	150	0.05	< 10 years
0036	CLARK COUNTY ARMORY	1997	76,062	Military	NNG		Las Vegas	n	n		> 20 years
0977	HAZ MAT BUILDING	1997	360	Military	NNG		Las Vegas	n	n		> 20 years
0978	HAZ WST STORAGE BUILDING	1997	160	Military	NNG		Las Vegas	n	n		> 20 years
0995	HAZ MAT BUILDING	1997	456	Military	NNG		Las Vegas	n	n		> 20 years
1650	HAZ WASTE STORAGE BUILDING	1997	504	Military	NNG		Las Vegas	n	n		> 20 years
1960	CLARK COUNTY OMS	1997	15,589	Military	NNG		Las Vegas	n	n		> 20 years
1961	CLARK COUNTY CSMS	1997	12,648	Military	NNG		Las Vegas	n	n		> 20 years
1962	ARMORY STORAGE BLDG	1997	5,000	Military	NNG		Las Vegas	n	n		> 20 years
1963	CSMS STORAGE BLDG	1997	1,950	Military	NNG		Las Vegas	n	n		> 20 years
1964	PAINT BOOTH	1997	1,120	Military	NNG		Las Vegas	n	n		> 20 years
2023	CLARK COUNTY USFPO WAREHOUSE	1997	2,430	Military	NNG		Las Vegas	n	n		> 20 years
0682	SHIPPING AND RECEIVING	1993	1,600	Military	NNG		Henderson	n	n		> 20 years
0683	STORAGE BUILDING	1992	1,600	Military	NNG		Henderson	n	n		> 20 years
0684	HAZ WST STORAGE BUILDING	1990	252	Military	NNG		Henderson	n	n		> 20 years
2412	RANGE TOWER	1990	120	Military	NNG		Henderson	n	n		< 10 years
2413	RANGE STORAGE	1990	12,000	Military	NNG		Henderson	n	n		< 10 years
9912	HENDERSON ARMORY SITE			Military	NNG		Henderson	146,000	n		Site

Legend:

n - no information available

FCNI - Facility Condition Needs Index (Estimated Repair Costs divided by Replacement Costs)

\$/sf Upgrades greater than 100 is estimated repair costs.

Table C-1 – continued

Index #	Bldg Name	Yr Built	SqFt	Dept	Division	Agency	City	Upgrades	\$/sf	Replacement	\$/sf	FCNI	Expected Life
0418	AGRICULTURE	1974	5,722	Agricult	Agri		Las Vegas	33.38		150		0.22	< 15 years
1900	AGRICULTURE GARAGE	1974	500	Agricult	Agri		Las Vegas	2		75		0.03	< 15 years
0704	ANNEX	1988	1,600	CNR	Forestry		Las Vegas	23.75		150		0.16	< 15 years
0721	ADDITION TO OFFICE ANNEX	1988	840	CNR	Forestry		Las Vegas						< 15 years
1989	WAREHOUSE/SHOP	2000	2,700	CNR	Forestry		Las Vegas						> 20 years
2033	OFFICE	2000	5,600	CNR	Forestry		Las Vegas						> 20 years
2397	MORMON FORT SHOPVISITORS CENT	1999		CNR	Parks		Las Vegas						> 20 years
2398	MORMON FORT RESTROOM	1999		CNR	Parks		Las Vegas						> 20 years
2399	MORMON FORT TOWER	1999	200	CNR	Parks		Las Vegas						> 20 years
1906	STORAGE SHED	1995	100	CNR	Parks		Las Vegas						> 20 years
1905	HISTORIC FORT MUSEUM	1855	1,000	CNR	Parks		Las Vegas						Historic
9913	OLD LAS VEGAS MORMON FORT STATE PARK			CNR	Parks		Las Vegas	228,000					Site
0841	RR MUSEUM MAINTENANCE	1996	9,200	CultAffr	M&H	Museums	Boulder Ci	18.51		150		0.12	> 20 years
2201	BOULDER CITY MUSEUM COMFORT ST	2001	144	CultAffr	M&H	Museums	Boulder Ci						> 20 years
2202	BOULDER CITY MUSEUM GIFT SHOP	2001	144	CultAffr	M&H	Museums	Boulder Ci						> 20 years
2203	BOULDER CITY MUSEUM TICKET STAT	2001	144	CultAffr	M&H	Museums	Boulder Ci						> 20 years
2204	BOULDER CITY MUSEUM HISTORY CTR	2001	144	CultAffr	M&H	Museums	Boulder Ci						> 20 years
2205	BOULDER CITY MUSEUM SHADE STRU	2001	880	CultAffr	M&H	Museums	Boulder Ci						> 20 years
2206	BOULDER CITY MUSEUM SHADE STRU	2001	1,280	CultAffr	M&H	Museums	Boulder Ci						> 20 years
2207	BOULDER CITY MUSEUM SHADE STRU	2001	1,280	CultAffr	M&H	Museums	Boulder Ci						> 20 years
2208	BOULDER CITY MUSEUM SHADE STRU	2001	880	CultAffr	M&H	Museums	Boulder Ci						> 20 years
9951	BOULDER CITY MUSEUM SITE	1996		CultAffr	M&H	Museums	Boulder Ci						Site
0400	STATE MUSEUM & HIST. SOCIETY	1982	32,824	CultAffr	M&H		Las Vegas	30.65		152		0.20	< 20 years
0257	LAS VEGAS CASUAL LABOR	1975	2,400	ETR	ESD		Las Vegas	18.33		125		0.15	< 15 years
2401	NDI STORAGE	1967	100	PubSafe	Invest		Las Vegas	20		40		0.50	< 5 years
2400	NDI OFFICE #2	1967	600	PubSafe	Invest		Las Vegas	40		100		0.40	< 10 years
0262	NDI MAIN OFFICE	1967	2,630	PubSafe	Invest		Las Vegas	33.08		100		0.33	< 10 years
9911	NDI LAS VEGAS			PubSafe	Invest		Las Vegas	10,000					Site
1945	HENDERSON HIGHWAY PATROL SUBS	1984	800	PubSafe	NHP		Henderson	55.38		100		0.55	< 10 years
2389	NHP OFFICE BLDG	2003	66,670	PubSafe	NHP		Las Vegas						> 20 years
2106	SOUTHERN NEVADA VETERANS HOME	2000	115,500	VetSvc	VetSvc		Las Vegas						> 20 years
2105	CHAPEL	1999	4,800	VetSvc	VetSvc		Boulder Ci						> 20 years
0991	CEMETERY MAINTENANCE BUILDING	1990	1,850	VetSvc	VetSvc		Boulder Ci						> 20 years
0992	CEMETERY ADMINISTRATION BUILDING	1990	1,589	VetSvc	VetSvc		Boulder Ci						> 20 years
0260	NDOW REGIONAL OFFICE	1967	5,132	Wildlife	Wildlife		Las Vegas	18.71		150		0.12	< 15 years
0720	HEADQUARTERS OFFICE ADDITION	1968	5,132	Wildlife	Wildlife		Las Vegas	0.97		100		0.01	< 15 years
0259	REGIONAL OFFICE ADDITION	1971	920	Wildlife	Wildlife		Las Vegas						< 15 years
0717	REGIONAL OFFICE ADDITION	1989	0	Wildlife	Wildlife		Las Vegas						> 20 years

Appendix D
State Owned Lands in Las Vegas Service Area,
State Leased Lands in Las Vegas Service Area

Appendix E
Parking

Parking

Although this Master Plan does not include specific recommendations for site and parking requirements, it is essential that the state be cognizant of the parking issues as it moves forward with new capital improvement plans. What can be provided by this master planning effort is a general guideline for overall building parking needs. The most common approach is to establish a ratio of parking spaces to building square footage.

Approach: Based on the present adjusted area factor each state employee occupies 273 gross square feet. If it is assumed that because of vacations, sick leave and use of car pools and public transportation, only 80% of all employees require a parking space, we can increase the area factor to 341 gross square feet. This number accommodates staff parking. To this must be added a factor for public parking and parking for state vehicles. Based on other master planning results, it is assumed that there is one visitor for every five employees and one state vehicle for every 20 employees. Therefore, a factor of 68 gross square feet needs to be subtracted (54.6 gsf for visitors and 13.7 gsf for state vehicles). This results in a total requirement of 273 gsf. To this ratio a peaking factor of 20% must be subtracted. This results in a parking space to square footage ratio of one space per 218 gsf of building. To compare this with the existing situation, an existing parking conditions report prepared by the State Public Works Board was reviewed.

The State Public Works Board conducted a parking inventory and occupancy survey at the Grant Sawyer Building and at the East Sahara site (excluding on-street parking) to quantify present parking facility utilization. These surveys were completed on September 30, 2004. Although several accessible parking areas 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 space for larger vehicles.

The existing condition parking occupancy data was summarized by the two sites and by mid-morning and afternoon results. In general, parking occupancy was found to be 60% during the mid-morning period and 59% during the mid-afternoon period on a typical day at the Grant Sawyer Building and 56% during the mid-morning period and 63% during the mid-afternoon period on a typical day at the East Sahara site.

The number of parking spaces utilized averaged 351 spaces at the East Sahara site and 484 spaces at the Grant Sawyer Building. If we divided the gross square feet of the Grant Sawyer Building by the total parking spaces utilized, a ratio of one parking space to 480 gsf results. At the East Sahara location the ratio is one parking space to 249 gsf. Therefore the average of the two sites is one parking space for every 365 gsf.

The following table provides the base data from the survey of parking at the Sawyer and East Sahara site.

Table E-1 - Parking Survey Data

East Sahara

Department	Subarea	Total	Date	Time	Used	Percent
Agriculture	Parking	60	9/30/2004	9:50	26	43%
Motor Vehicles	Accessible	8	9/30/2004	9:45	8	100%
Motor Vehicles	Reserved	20	9/30/2004	9:45	17	85%
Motor Vehicles, Rear	Remaining	134	9/30/2004	9:45	77	57%
Motor Vehicles, Rear	Accessible	6	9/30/2004	9:45	6	100%
Motor Vehicles	Employee Parking	65	9/30/2004	9:45	57	88%
Building & Grounds	Accessible	1	9/30/2004	9:53	0	0%
Building & Grounds	Parking	30	9/30/2004	9:53	10	33%
Highway Patrol	Accessible	2	9/30/2004	9:55	0	0%
Highway Patrol	Reserved	107	9/30/2004	9:55	83	78%
Highway Patrol	Remaining	17	9/30/2004	9:55	8	47%
Business & Industry	Accessible	5	9/30/2004	10:00	3	60%
Business & Industry	2 hr Parking	10	9/30/2004	10:00	5	50%
Business & Industry	Remaining	123	9/30/2004	10:00	30	24%
Total		588			330	

Agriculture	Parking	60	9/30/2004	13:45	29	48%
Motor Vehicles	Accessible	8	9/30/2004	13:47	8	100%
Motor Vehicles	Reserved	20	9/30/2004	13:47	7	0%
Motor Vehicles, Rear	Remaining	134	9/30/2004	13:47	103	77%
Motor Vehicles, Rear	Accessible	6	9/30/2004	13:48	5	83%
Motor Vehicles	Employee Parking	65	9/30/2004	13:48	52	80%
Building & Grounds	Accessible	1	9/30/2004	13:52	0	0%
Building & Grounds	Parking	30	9/30/2004	13:52	7	23%
Highway Patrol	Accessible	2	9/30/2004	13:53	0	0%
Highway Patrol	Reserved	107	9/30/2004	13:53	88	82%
Highway Patrol	Remaining	17	9/30/2004	13:53	12	71%
Business & Industry	Accessible	5	9/30/2004	13:58	3	60%
Business & Industry	2 hr Parking	10	9/30/2004	13:58	10	100%
Business & Industry	Remaining	123	9/30/2004	13:58	48	39%
Total		588			372	

Sawyer Bldg.

Department	Subarea	Total	Date	Time	Used	Percent
3 Hr Parking	Accessible	13	9/30/2004	9:50	9	69%
3 Hr Parking	Reserved	10	9/30/2004	9:50	4	40%
3 Hr Parking	Remaining	66	9/30/2004	9:50	44	67%
Southern Parking	All	120	9/30/2004	10:07	119	99%
East Parking	Accessible	25	9/30/2004	10:16	8	32%
East Parking	Remaining	570	9/30/2004	10:16	301	53%
Rear of Building	All	10	9/30/2004	10:18	6	60%
Total		814			491	

3 Hr Parking	Accessible	13	9/30/2004	14:10	10	77%
3 Hr Parking	Reserved	10	9/30/2004	14:10	6	60%
3 Hr Parking	Remaining	66	9/30/2004	14:10	52	79%
Southern Parking	All	120	9/30/2004	14:14	111	93%
East Parking	Accessible	25	9/30/2004	14:22	8	32%
East Parking	Remaining	570	9/30/2004	14:22	285	50%
Rear of Building	All	10	9/30/2004	14:35	5	50%
		814			477	

Local Office Parking Requirements

1. ***City of Las Vegas*** = One (1) parking space/300 sq. ft. of office space.

(Incidentally industrial/warehousing = one (1) parking space/1,000 sq. ft. of gfa.)

2. ***City of North Las Vegas*** = A minimum of four (4) parking spaces, plus one (1) space/300 sq. ft. of floor area.

(Incidentally warehousing, storage, or handling of bulk goods = one (1) parking space/1,000 sq. ft. of floor area devoted to storage of goods, plus, appropriate spaces to support accessory office or retail sales facilities at the ration of one (1) space/500 sq. ft. of floor area.)

3. ***City of Henderson*** = One (1) parking space/300 sq. ft.

(Government Offices = one (1) parking space/300 sq. ft.)

4. ***Clark County Office Standards*** = Four (4) parking spaces/1,000 sq. ft. of floor area to the whole building.