

CLARK COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

Petitioner: Lisa Kremer, Director of Real Property Management

Recommendation:

Approve and authorize the Director of Real Property Management (Director) or her designee to sign the Lease Agreement (Lease) between Clark County and Quail Pine, LLC for ±1,664 square feet of office space located at 501 South Rancho Drive, Suite D-21, Las Vegas, NV (Assessor's Parcel Number 139-32-710-022); and authorize the Director to sign any other necessary documents related to management of the Lease. (For possible action)

FISCAL IMPACT:

Fund #:	N/A	Fund Name:	N/A
Fund Center:	N/A	Funded PGM/Grant:	Ending the HIV Epidemic Grant
Amount:	\$2,579.20/month rent plus \$105/month utility fee		
Description:	Rent plus utility fee		
Additional Comments:	N/A		

BACKGROUND:

Clark County (County) Social Service is implementing the Step Up 2.0 Program under the Ending the HIV Epidemic Grant and requested office space adjacent to the Step Up Program for efficiency. This program services young adults (18-24 years old) with HIV assisting them in medical adherence/appointments and maintaining an undetectable viral load.

The Lease Agreement terms are for: ±1,664 square feet of office space, five (5) year initial term, five (5) - one (1) year options to renew, rent at \$1.55/sf or \$2,579.20/month on a modified gross basis with 3% annual increases, Quail Pine, LLC to pay for tenant improvements, Step Up 2.0 will pay for networking, furnishings and equipment, and for data, power, water, sewer, janitorial, alarm and any security.

This item was approved by the County's Long Range Planning Committee on March 25, 2021.

Cleared for Agenda

05/04/2021

File ID#

21-623