

**UNIVERSITY MEDICAL CENTER OF SOUTHERN NEVADA  
BOARD OF HOSPITAL TRUSTEES  
AGENDA ITEM**

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**Petitioner:** Mason Van Houweling, Chief Executive Officer

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**Recommendation:**

**Ratify and approve the First Amendment to Lease Agreement with METEJEMEI, LLC for rentable space for the UMC Quick Care and Primary Care at 5860 Losee Road; or take other action as appropriate. (For possible action)**

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**FISCAL IMPACT:**

Fund #:	5420.000	Fund Name:	UMC Operating Fund
Fund Center:	3000739000 (QC) & 3000739500 (PC)	Funded PGM/Grant:	N/A
Amount:	No additional cost		
Description:	Aliante QC/PC Lease		
Additional Comments:	Update of Landlord Construction Contribution		

**BACKGROUND:**

In May 2021 UMC entered into a new Lease Agreement with METEJEMEI, LLC (Landlord) to lease approximately 9,600 sq. ft. of rentable space for UMC's Quick Care and Primary Care located at 5860 Losee Road, North Las Vegas, Nevada 89081. Landlord will provide construction improvements as depicted in Exhibit B of the Agreement and will comply with all governmental statutes, ordinances, rules and regulations applicable to the construction work, including, without limitation, prevailing wage requirements as set forth in NRS Chapter 338. Landlord's construction contribution is anticipated to be \$520,500. For construction costs, UMC shall contribute to a construction control fund plus the cost of any Change Orders as requested by UMC in a total additional amount not to exceed (NTE) \$2,200,000. UMC's contribution shall not be distributed unless and until the Landlord's construction contribution has been paid in full.

This First Amendment seeks to update the Landlord's construction contribution to \$633,500.00 and to include Exhibit H listing excluded items from Landlord's work. The amendment needed to be executed immediately to enable the landlord's general contractor to secure materials needed to begin construction, as costs for those materials are increasing.

UMC's Executive Director of Ambulatory Care has reviewed and recommends approval of this Amendment. This Amendment has been approved as to form by UMC's Office of General Counsel.

This Amendment was reviewed by the Governing Board at their March 30, 2022 meeting and recommended for approval by the Board of Hospital Trustees.

Cleared for Agenda

**04/19/2022**

File ID#

**22-0499**