

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

Petitioner: Mason Van Houweling, Chief Executive Officer

Recommendation:

Approve, adopt and authorize the Chair to sign a Resolution of Intent to Lease Real Property for 2040 West Charleston Blvd., Suite 201 to Daniel L. Orr, D.D.S. M.S. LTD.; set a public hearing for Tuesday, June 1, 2021 at 10:00 a.m.; and take other action as appropriate. (For possible action)

FISCAL IMPACT:

Fund #:	5420.000	Fund Name:	UMC Operating Fund
Fund Center:	N/A	Funded PGM/Grant:	N/A
Amount:	Not to Exceed \$221,896.55		
Description:	Lease Agreement		
Additional Comments:	CBE: NRS 224.2833		

BACKGROUND:

Nevada Revised Statute 450.440(7)(d) provides that county-operated hospitals may rent office space to members of its medical staff in facilities owned or operated by the hospital. Pursuant to NRS 244.2833, Clark County is authorized to lease less than 25,000 square feet of building space without offering it to the public on such terms as authorized by the Board after holding a public hearing at which objections by the public may be heard.

Dr. Orr is a member of the University of Nevada, Las Vegas School of Medicine, a member of UMC's medical staff and a provider to UMC's Department of Oral & Maxillofacial Surgery. Dr. Orr has leased space in the 2040 Building since 1987, and he has requested a new lease agreement. The building houses the University of Nevada School of Medicine and the medical library. The suite leased by Dr. Orr contains approximately 1,733 square feet, and the new contract rental rate will be \$1.97 per square foot, which is comparable to rents in other areas of the building.

The term of this new Lease will be for 3 years from February 01, 2021 to January 31, 2024 with two (2) additional one (1) year options to extend. The monthly rent payable to UMC for the first year is \$3,414.01 and will be subject to annual increases of 4% or the change in Consumer Price Index, whichever is lower. The total estimated revenue to UMC for all years and options under the Lease is \$221,896.55.

Pursuant to requirements in NRS 244.2833, a public hearing shall be set for June 1, 2021 at 10:00 a.m..

This Agreement was reviewed by the UMC Governing Board at their April 28, 2021 meeting and recommended for approval by the Board of Hospital Trustees.

Cleared for Agenda

05/18/2021

File ID#

21-696