

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

Petitioner: Mason Van Houweling, Chief Executive Officer

Recommendation:

Conduct a public hearing on a Lease of Real Property located at 2040 W. Charleston Blvd., Suite 201 by University Medical Center of Southern Nevada to Daniel L. Orr, DDS., LTD.; and authorize the Chief Executive Officer to execute the Lease Agreement and any renewal options. (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 244.2833		

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. 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. UMC has the option to terminate upon ninety (90) days' notice. Staff also requests authority for the Chief Executive Officer to execute any Lease renewal options at his discretion if deemed beneficial to UMC.

At its regular meeting held on May 18, 2021, the Board of County Commissioners adopted a Resolution of Intent to Lease Real Property between UMCSN and Dr. Daniel Orr, D.D.S., LTD which specified the terms upon which the Lease will be based. The notice of the adoption of the Resolution of intent to lease was published as required in NRS 277.050.6.

Cleared for Agenda

06/01/2021

File ID#

21-751