That the Board of County Commissioners approve and authorize the Director of Real Property Management or her designee to sign the Lease Agreement between Clark County and Boulder City, to lease ±1,340 square feet of office space, located at 501 Avenue G, Boulder City, Nevada, for use by the Boulder Township Justice Court and the Constable's Office.

FISCAL IMPACT:

Fund #: 1010.000
Fund Center: 1120102000
Description: Lease Agreement with Boulder City to lease office space

Fund Name: County General Fund
Funded Pgm/Grant: N/A
Amount: $19,032 (Annual Cost)

BACKGROUND:

On December 2, 2003, the Board of County Commissioners (Board) approved a Lease Agreement (Existing Lease) between Clark County (County) and Boulder City (City) to lease ±1,088 square feet of office space (Existing Site) for daily use and ±1,352 square feet of courtroom space each Tuesday, at the Boulder City Court Complex, located at 501 Avenue G, Boulder City, Nevada (Premises). The Existing Lease is due to expire on October 31, 2011.

The County and the City want to rescind the Existing Lease and replace with a new lease (New Lease). The City will construct additional improvements at a cost of approximately $420,000 for ±1,340 square feet of office space (New Site) to relocate the County from the Existing Site into the New Site, upon completion of the tenant improvements. The County will continue to use the ±1,352 square feet of courtroom space each Tuesday afternoon. The proposed New Lease commences upon approval of the County and City, and terminates ten (10) years from the date the tenant improvements have been completed at the New Site, with two (2) five (5) year extension terms. The rent is $1,586 per month for the first year with annual CPI increases.

Included in the rent is the cost of power, water, gas, sewer, normal trash removal, and repair and maintenance of the building.

This item was presented to the County Long Range Planning Committee on February 3, 2011.

Respectfully submitted,

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CAREL CARTER, Director

5/3/2011
Cleared for Agenda
Agenda Item #