

- Section 1 - Introduction and Executive Summary
- Section 2 - Program of Requirements
- Section 3 - Construction Delivery Process and Recommendations
- Section 4 - Site Analysis and Economic Impact
- Section 5 - Conceptual Design and Massing
- Section 6 - Budget and Schedule
- Section 7 - Summary of Recommendations



Las Vegas, Nevada
City Hall Project



First, We Make It Real.
Then, We Make It Happen.

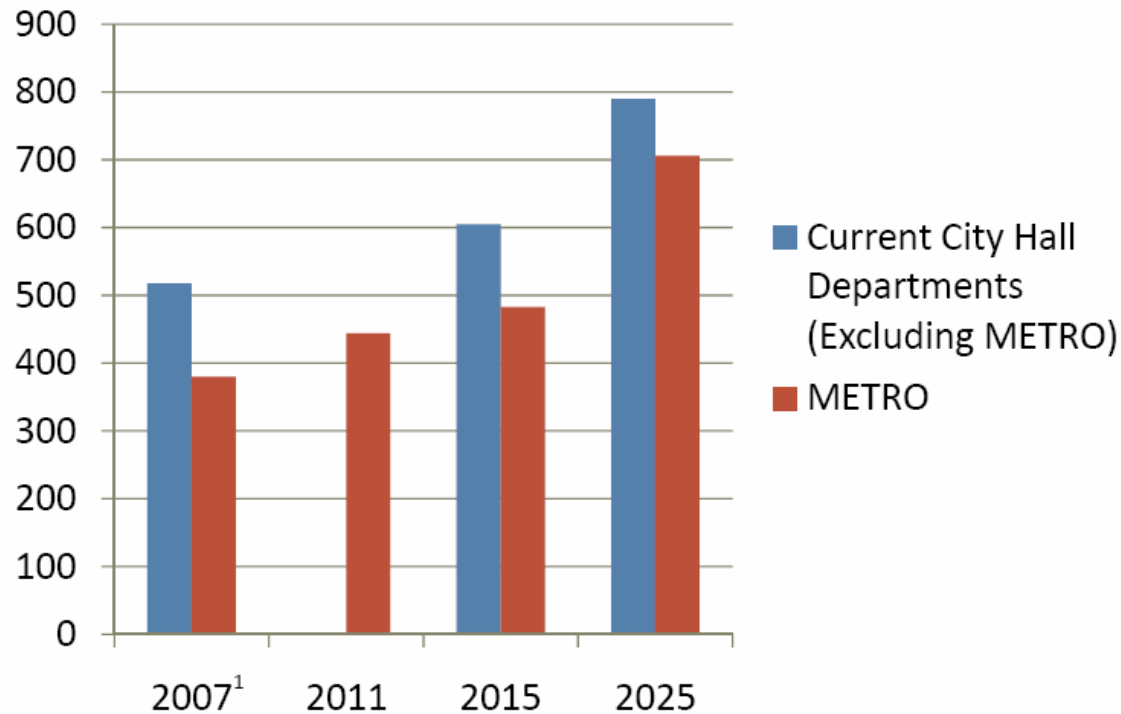
Why are new city halls developed?

- Age of facility
- Location of facility
- Replacement cost vs. useful life remaining
- Changes in accessibility requirements
- New policy considerations
- The physical characteristics
- Financial considerations

Program Requirements



Staffing Projections – City Hall

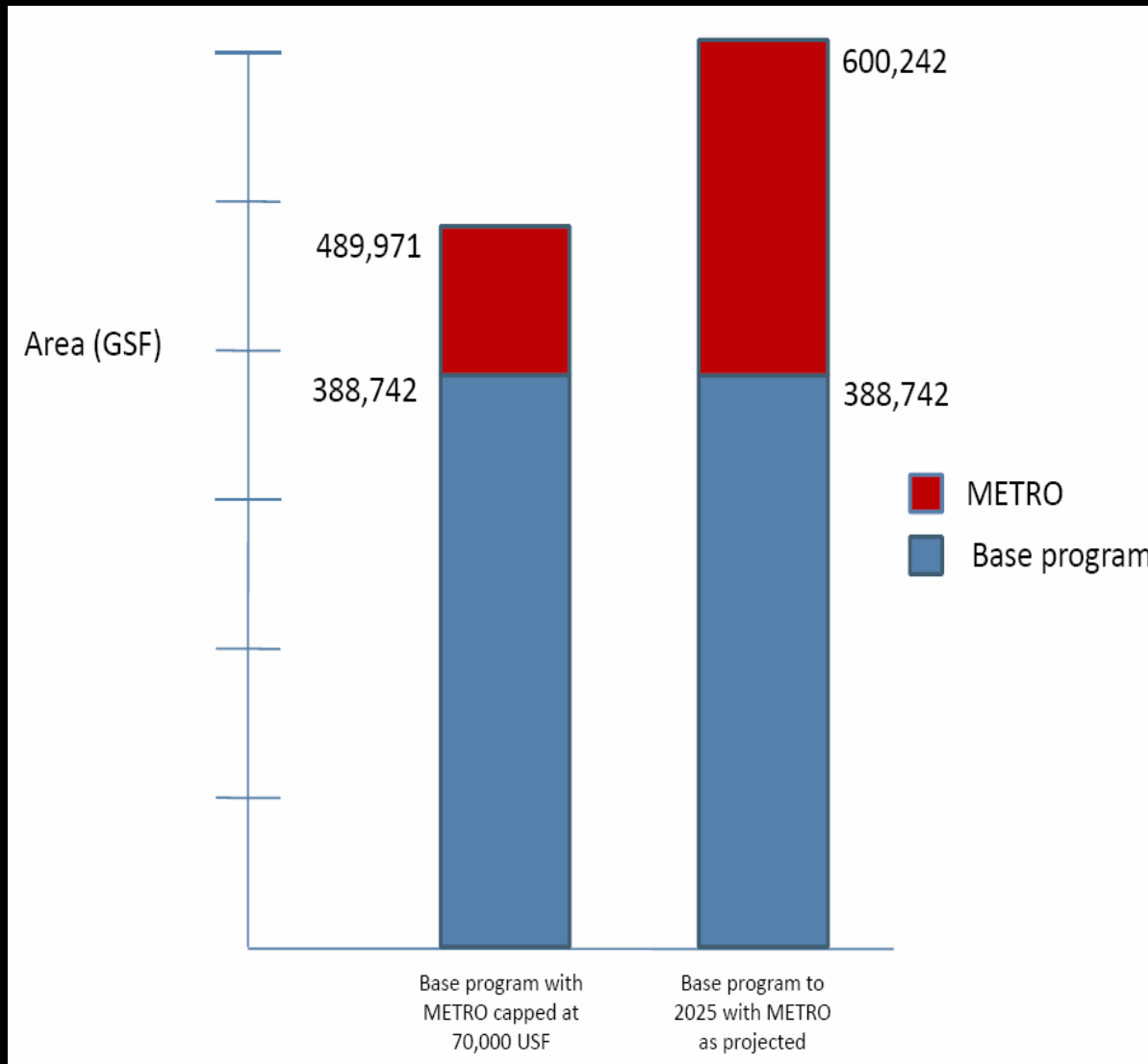


¹ As of September 2007

City Hall staff growth projected at 2.25%-2.5% per year

METRO growth projected at 3.5% per year

Space Requirements

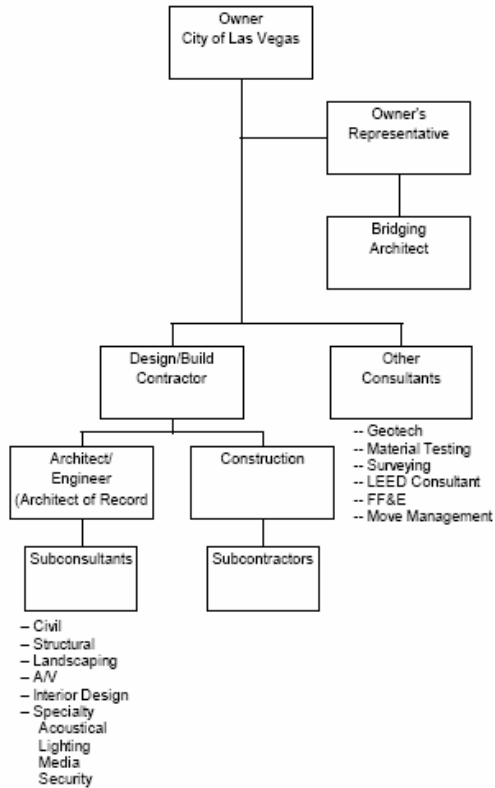


Construction Delivery Process

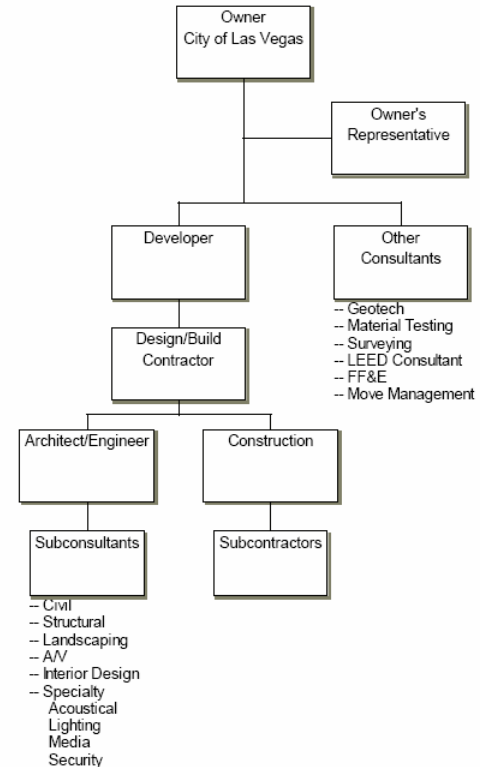


Construction Delivery Process

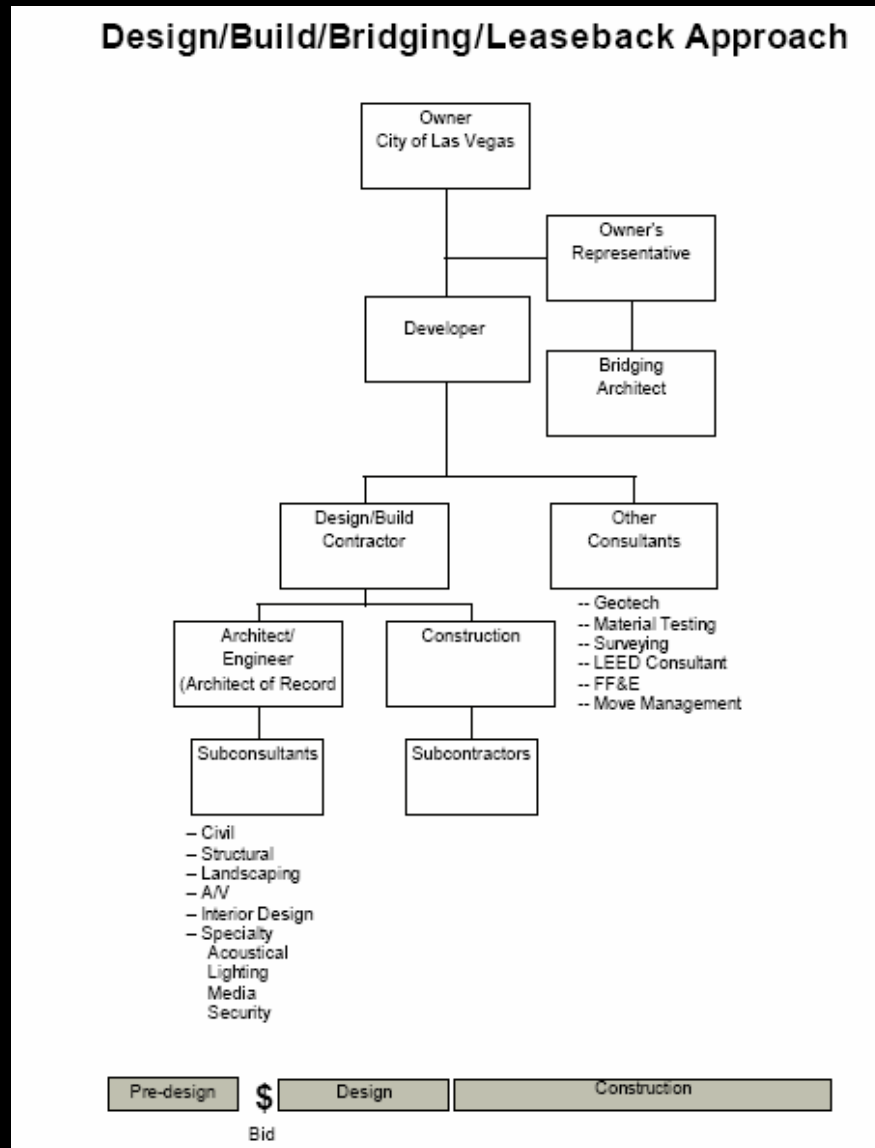
Design/Build/Bridging Delivery Approach



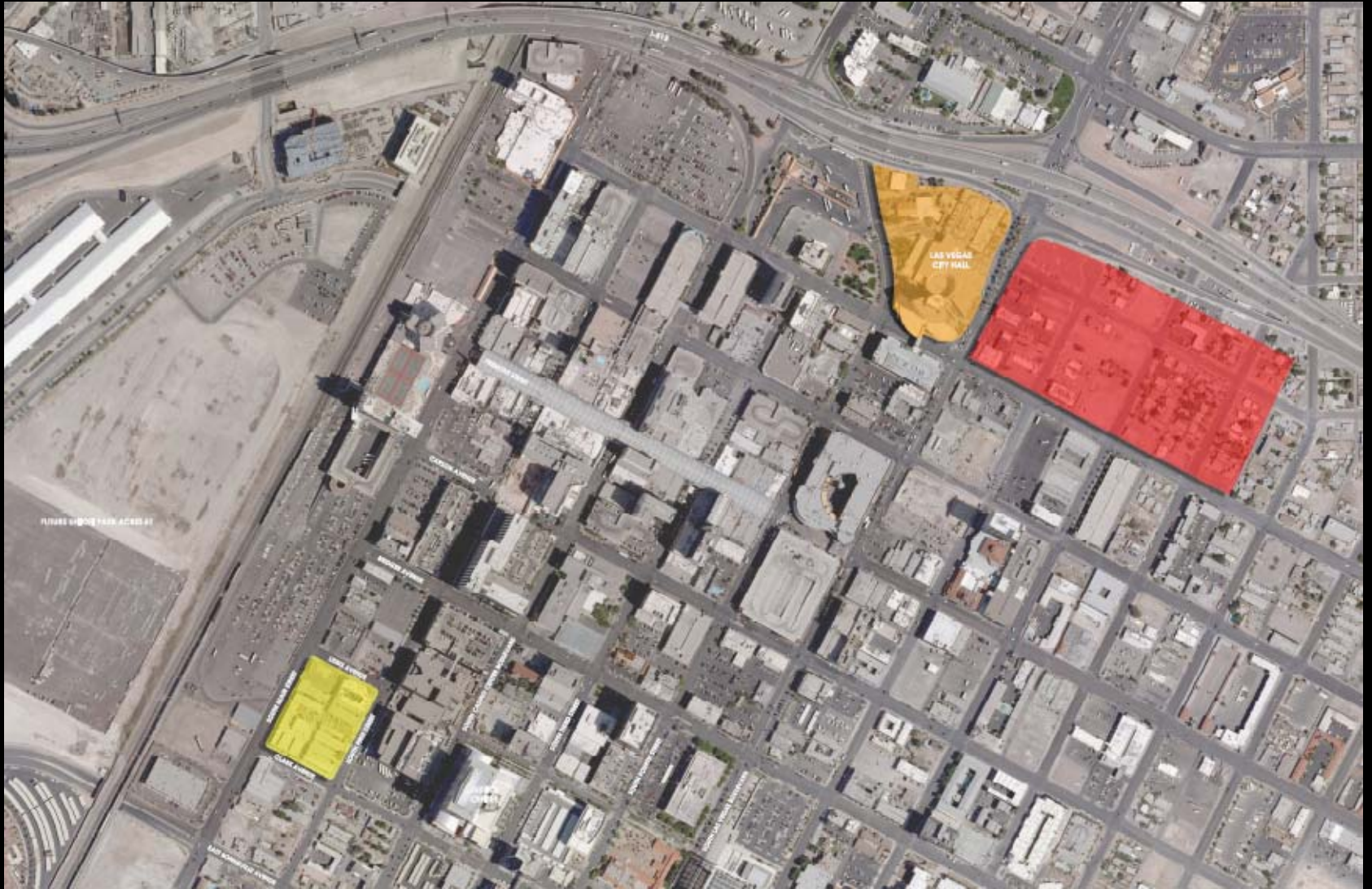
Design/Build/Leaseback Delivery Approach



Construction Delivery Process



Site Analysis



Site Analysis

Site Evaluation Considerations/Criteria



Appropriate information has been completed for each site, then rated on a 0-5 scale, which indicates the probability for a successful project with respect to each category: High - 5 points = Maximum value; 0 points = no value

Item	Criteria	Potential Sites				Pts.			
		Existing City Hall	Pts.	"Queen of Hearts"	Pts.		Arena Site	Pts.	Fine Site
SITE SPECIFICS									
	Location (address/intersections)	Stewart, LV Blvd, 4th St & US95		1st st, Lewis, Main & Clark		Stewart, LV Blvd, 7th St & US95		Alta Dr. & Martin Luther King Blvd	
1	Acreage (Gross)	7.0 acres	2	2.79 acres	1	12.39	3	19.52 acres	4
1.b	Dimensions	(See attached map)	2	(See attached map)	2	(See attached map)	3	(See attached map)	3
			4		3		6		7
SITE CHARACTERISTICS									
2	Site Orientation	Yes	3	Yes	3	Yes	3	Yes	2
3	Expandability	Yes	2	No	1	Yes	2	Yes	3
4	Wetlands/Contamination	No/Unknown		No/Unknown		No/Unknown		No/Unknown	
5	Additional Environmental Concerns	Unknown		Unknown		Unknown		Unknown	
6	Soil Conditions	Unknown		Unknown		Unknown		Unknown	
7	Earthwork Requirements	Yes	1	Yes	1	Yes	1	No	3
8	Rock/Other Features	Unknown		Unknown		Unknown		Unknown	
9	Demolition of Existing Structures	Yes	0	To be done privately	3	Yes/Unknown	1	No	4
10	Ownership	City of Las Vegas	4	Livework LLC Ets/Agreement	3	City of Las Vegas	4	Project ALTA, LLC; II & III	1
11	Title	No		No		No		No	
12	Constructability	No		No		No		No	
13	Development Phasing	No	0	Maybe	1	Yes	3	Yes	3
			10		12		14		19
ZONING ISSUES									
14	Current Zoning	C-V	3	C-2 & C-M	2	C-V & R-4	2	C-1	1
15	Overlay Districts	Yes/2a, 3b, 1, 6c, 1d, 3d, 13d, 13d	2	Yes/1a, 3b, 1, 6c, 3d, 13d	2	Yes/2a, 6a, 3b, 1, 6c, 3d, 13d, 13d	2	Yes/2b, 1c	2
16	Future Land Uses	No	1	Yes	3	Yes & No	2	No	1
17	Adjacent Zoning	C-V & C-2	2	C-2, C-M & C-V	4	C-V & R-4 & C-2	2	C-1, M, PD, R-PD19, R-PD11	2
18	Variances Needed	No	3	No	3	Yes	2	Yes	2
19	Political Support	No	1	Yes	4	Maybe	2	No	1
20	Public Support	No	1	Yes	4	Maybe	2	No	1
21	Approval Process	No	2	No	2	No	2	No	2
22	Application Fees	Typical	2	Typical	2	Typical	2	Typical	2
23	Impact Fees	Unknown		Unknown		Unknown		Unknown	
			17		26		18		14
UTILITIES/INFRASTRUCTURE									
24	Water	Yes/Unknown	2	Yes/Unknown	2	Yes/Unknown	2	Yes/Unknown	2
25	Sewer	Yes/Unknown	2	Yes/Unknown	2	Yes/Unknown	2	Yes/Unknown	2
26	Natural Gas	Yes/Unknown	2	Yes/Unknown	2	Yes/Unknown	2	Yes/Unknown	2
27	Electrical	Yes/Unknown	2	Yes/Unknown	2	Yes/Unknown	2	Yes/Unknown	2
28	Utility Sustainability								
29	Impact Fees								
30	Cost Sharing Potential	No	0	Yes	4	No	0	Maybe	2
31	Fencing Issues	Yes/Yes/Yes	3	No/Yes/Yes	1	Yes/Yes/Yes	3	Yes/Yes/No	2
			11		13		11		12
ACCESS									
32	Roadway Access	Yes	3	Yes	2	Yes	3	Yes	2
33	Traffic Potential	Yes	2	Yes	2	Yes	2	No	1
34	Roadway Improvements	No	3	Yes/No	2	Yes/No	2	Yes/No	2
35	Distance/Drive Time to Airport	Yes	2	Yes	2	Yes	2	Yes	2
36	Proximity to Transit Center	No/Moving	0	Yes/Will be relocated nearby	3	No/Will be relocated	0	No/Will be relocated	0
37	Available Right of Way	Yes	3	Yes	2	Yes	3	Yes	2
			13		13		12		9
Social Issues									
38	Value Enhancement	No	0	Yes	4	Yes	2	No	0
39	Adjacent Use Compatibility	No	1	Yes	5	No	1	No	0
40	Development Integration	No	0	Yes	5	No	1	No	1
41	Public Benefit	No	1	Yes	4	Yes	2	No	1
42	Desirability	No	1	Yes	4	Yes	2	No	1
43	Value of Site	No	3	No	2	No	3	Maybe too large	1
44	Best Use	No	0	Yes	4	No	1	No	1
45	Gaming (not appropriate)	Yes	1	Yes	1	No	4	Yes	1
			7		29		16		6
POINT TOTAL			62		96		77		67

A. CLV Downtown Centennial Plan

- 1a. Office Core District
- 2a. Las Vegas Blvd. District
- 3a. Downtown South District
- 4a. Las Vegas Arts District
- 5a. Parkway Center District
- 6a. Central Casino Core District
- 7a. Northern Strip Gateway District
- 8a. East Village District
- 9a. Fremont East District

B. CLV 2020 Master Plan

- 1b. Reurbanization Area
- 2b. Neighborhood Revitalization Area
- 3b. Special Area Plans
 - 1. Downtown Centennial
 - 2. LV Medical District
 - 3. LV Technology Park
 - 4. Spectrum Business Park
 - 5. Town Center
 - 6. West Las Vegas
- 4b. Potential Special Use Area Plans
 - 1. Kyle Canyon
 - 2. Rancho Corridor

C. CLV Rederelopment Area Plan

- 5a. Expansion Area A
- 5b. Expansion Area B
- 5c. Expansion Area C
- 5d. Expansion Area D
- 5e. Expansion Area E
- 5f. Expansion Area F

D. CLV Title 18 Overlay Districts

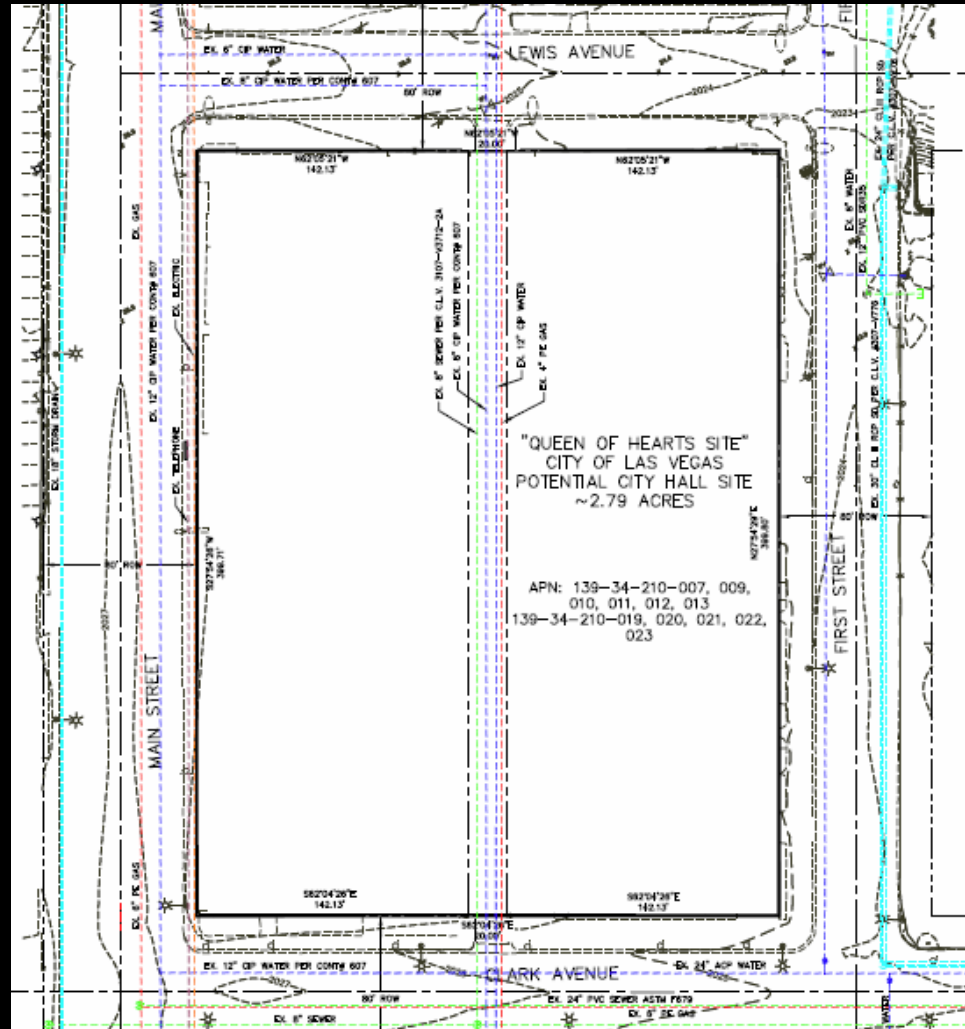
- 3a. C-V City
- 3b. P-2 Planned Community
- 3c. R-PD Residential Planned Community
- 4a. PD Planned Development
- 5a. Downtown
- 6a. G-O Gaming Enterprise
- 7a. A-O Airport
- 8a. H Historic
- 9a. Downtown Casino
- 10a. T-O Town Center
- 11a. Downtown Entertainment
- 12a. Live/Work
- 13a. LV Blvd & Senic Byway
- 14a. Rural Preservation
- 15a. T-O Traditional Development

E. Zoning Designation

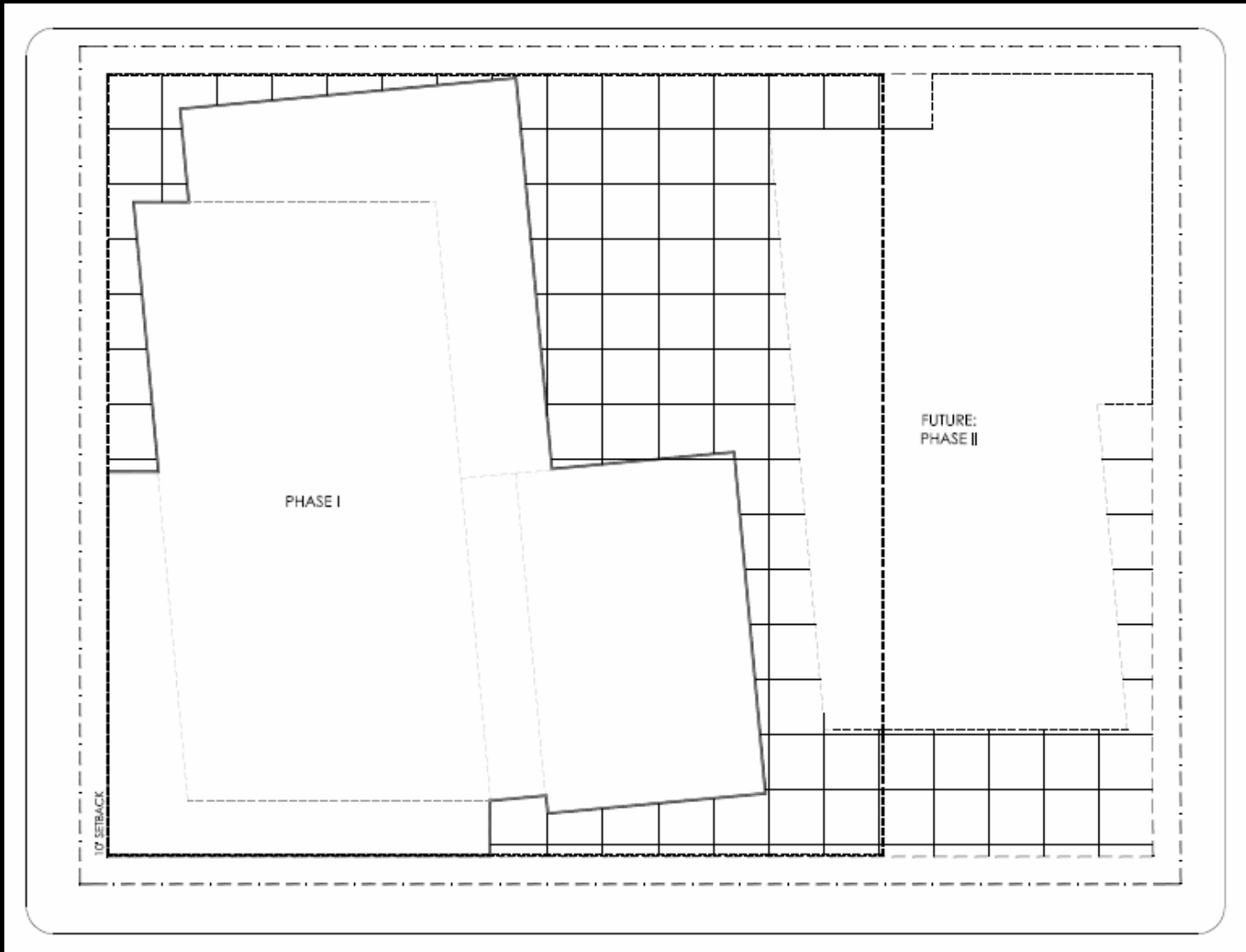
- 1c. C-V Civic
- 2c. C-1 Limited Commercial
- 3c. C-2 General Commercial
- 4c. C-M Commercial/Industrial
- 5c. M Industrial
- 6c. R-4 High Density Residential
- 7c. PD Planned Development
- 8c. R-PD Residential Planned Development

* See Additional Comments to Allow sheet

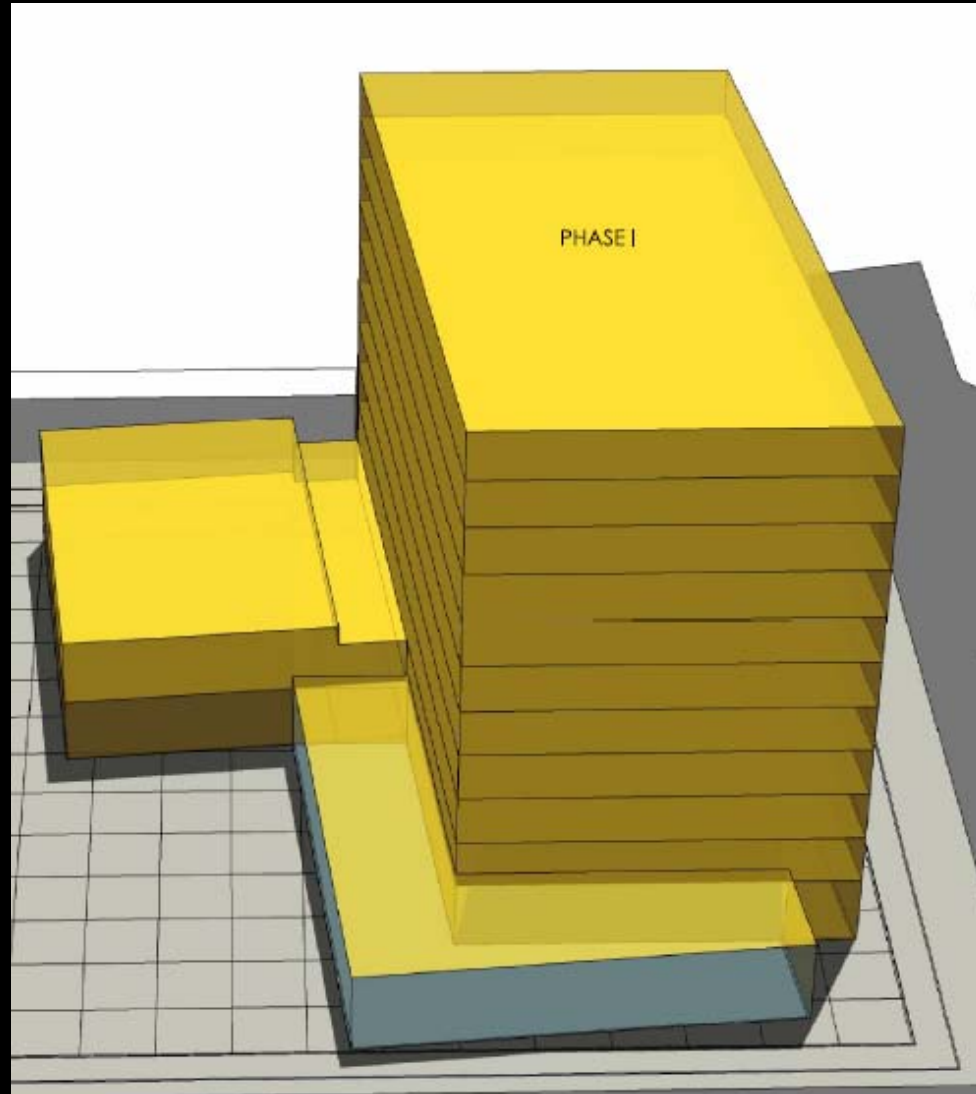
Site Analysis



Massing



Massing



Budget & Schedule

Las Vegas City Hall - Conceptual Cost Estimate

Estimated City Hall Building Size (sf) = 388,742 sf

Division	Description	High Cost	H-\$/GSF	Low Cost	L-\$/GSF	Average Cost	AVG-\$/GSF
1	General Requirements						
2	Sitework	\$ 3,134,240	\$ 8.06	\$ 2,978,861	\$ 7.66	\$ 3,056,551	\$ 7.86
3	Concrete	\$ 11,278,400	\$ 29.01	\$ 4,696,800	\$ 12.08	\$ 7,987,600	\$ 20.55
4	Masonry	\$ 3,131,200	\$ 8.05	\$ 1,717,600	\$ 4.42	\$ 2,424,400	\$ 6.24
5	Steel	\$ 8,219,400	\$ 21.14	\$ 2,791,100	\$ 7.18	\$ 5,505,250	\$ 14.16
6	Wood, Plastic & Composites	\$ 10,529,876	\$ 27.09	\$ 1,957,000	\$ 5.03	\$ 6,243,438	\$ 16.06
7	Thermal & Moisture Protection	\$ 2,575,000	\$ 6.62	\$ 2,001,650	\$ 5.15	\$ 2,288,325	\$ 5.89
8	Doors/Windows/Hardware	\$ 11,002,298	\$ 28.30	\$ 6,262,400	\$ 16.11	\$ 8,632,399	\$ 22.21
9	Finishes	\$ 15,656,000	\$ 40.27	\$ 13,596,173	\$ 34.98	\$ 14,627,087	\$ 37.63
10	Specialties	\$ 8,587,915	\$ 22.09	\$ 1,937,430	\$ 4.98	\$ 5,262,673	\$ 13.54
11	Equipment	\$ 1,565,600	\$ 4.03	\$ 1,565,600	\$ 4.03	\$ 1,565,600	\$ 4.03
12	Furnishings	\$ 782,800	\$ 2.01	\$ 782,800	\$ 2.01	\$ 782,800	\$ 2.01
13	Special Construction	\$ 391,400	\$ 1.01	\$ 391,400	\$ 1.01	\$ 391,400	\$ 1.01
14	Conveying Systems	\$ 1,957,000	\$ 5.03	\$ 1,178,000	\$ 3.03	\$ 1,567,500	\$ 4.03
15	Mechanical	\$ 27,398,000	\$ 70.48	\$ 12,452,600	\$ 32.03	\$ 19,925,300	\$ 51.26
16	Electrical	\$ 13,699,000	\$ 35.24	\$ 7,299,800	\$ 18.78	\$ 10,499,400	\$ 27.01
Trade Construction Cost - Subtotal		\$ 119,908,229	\$ 308.45	\$ 61,611,214	\$ 158.49	\$ 90,759,722	\$ 233.47
	General Conditions	\$ 8,369,878	\$ 21.53	\$ 7,248,269	\$ 18.65	\$ 7,809,073	\$ 20.09
	Escalation	\$ 5,825,487	\$ 14.99	\$ 4,706,668	\$ 12.11	\$ 5,266,078	\$ 13.55
	Fee 5%	\$ 6,705,180	\$ 17.25	\$ 3,678,308	\$ 9.46	\$ 5,191,744	\$ 13.36
	Contingency	\$ 11,400,000	\$ 29.33	\$ 9,500,000	\$ 24.44	\$ 10,450,000	\$ 26.88
	Insurance	\$ 1,209,944	\$ 3.11	\$ 922,575	\$ 2.37	\$ 1,066,259	\$ 2.74
	Bonds	\$ 2,296,852	\$ 5.91	\$ 1,004,386	\$ 2.58	\$ 1,650,619	\$ 4.25
	Sub Total	\$ 155,715,570	\$ 400.56	\$ 88,671,419	\$ 228.10	\$ 122,193,494	\$ 314.33
	Geographic Adjustment Factor	\$ 26,160,216	\$ 67.29	\$ 11,305,606	\$ 29.08	\$ 18,054,089	\$ 46.44
Construction Cost Total		\$ 181,875,786	\$ 467.86	\$ 99,977,025	\$ 257.18	\$ 140,247,583	\$ 360.77

Division	Description	High Cost	H-\$/GSF	Low Cost	L-\$/GSF	Average Cost	AVG-\$/GSF
Misc Project Costs							
	Surveying	\$ 1,000,000		\$ 500,000		\$ 750,000	
	Printing	\$ 1,000,000		\$ 500,000		\$ 750,000	
	Commissioning	\$ 1,200,000		\$ 500,000		\$ 800,000	
	FF&E	\$ 5,000,000		\$ 3,000,000		\$ 4,500,000	
	Testing	\$ 1,500,000		\$ 750,000		\$ 1,000,000	
	Permits	\$ 750,000		\$ 250,000		\$ 500,000	
	Utility Connection Fees	\$ 1,500,000		\$ 750,000		\$ 1,000,000	
	Misc. Project Costs Total	\$ 11,950,000		\$ 6,250,000		\$ 9,300,000	
Professional Fees							
	Theatrical Consultant	\$ 1,000,000		\$ 500,000		\$ 750,000	
	Waterproofing Consultant	\$ 500,000		\$ 200,000		\$ 350,000	
	Curtain wall Consultant	\$ 500,000		\$ 200,000		\$ 350,000	
	Acoustician	\$ 500,000		\$ 200,000		\$ 350,000	
	A/E Bidding Architect	\$ 6,000,000		\$ 3,000,000		\$ 5,000,000	
	Geotechnical Engineer	\$ 500,000		\$ 200,000		\$ 350,000	
	Professional Fees - Subtotal	\$ 9,000,000		\$ 4,300,000		\$ 7,150,000	
	Owner Contingency	\$ 6,084,774		\$ 3,315,811		\$ 4,700,927	
	Misc Site Development Cost	\$ 5,000,000		\$ 3,000,000		\$ 4,000,000	
	Sub Total - Misc. + Fees + Owner Contingency + Misc.!	\$ 32,034,774		\$ 16,865,811		\$ 25,150,927	
	Owner Representative Fee	\$ 7,486,870		\$ 4,089,499		\$ 5,788,948	
	Project Soft Costs - Subtotal	\$ 39,521,643	\$ 101.67	\$ 20,955,310	\$ 53.91	\$ 30,939,875	\$ 79.59
Estimated Total Project Cost - New City Hall		\$ 221,397,429	\$ 569.52	\$ 120,932,335	\$ 311.09	\$ 171,187,458	\$ 440.36

Parking Structure

Estimated Parking Spaces = 1,196 spaces

Estimated Construction Cost	\$ 29,900,000	\$25,000	\$ 17,940,000	\$ 15,000	\$ 23,920,000	\$ 20,000
Estimated Project Costs (20%)	\$ 5,980,000		\$ 3,588,000		\$ 4,784,000	
Estimated Total Project Costs - Parking Structure	\$ 35,880,000.00		\$ 21,528,000.00		\$ 28,704,000.00	
Estimated Total Project Costs	\$ 257,277,429		\$ 142,460,335		\$ 199,891,458	

Moving Forward



San Jose City Hall



Austin City Hall



Phoenix City Hall

Moving Forward

10-year program needs (Phase 1)

251,161 GSF

837 parking spaces

Phase 1 estimated cost

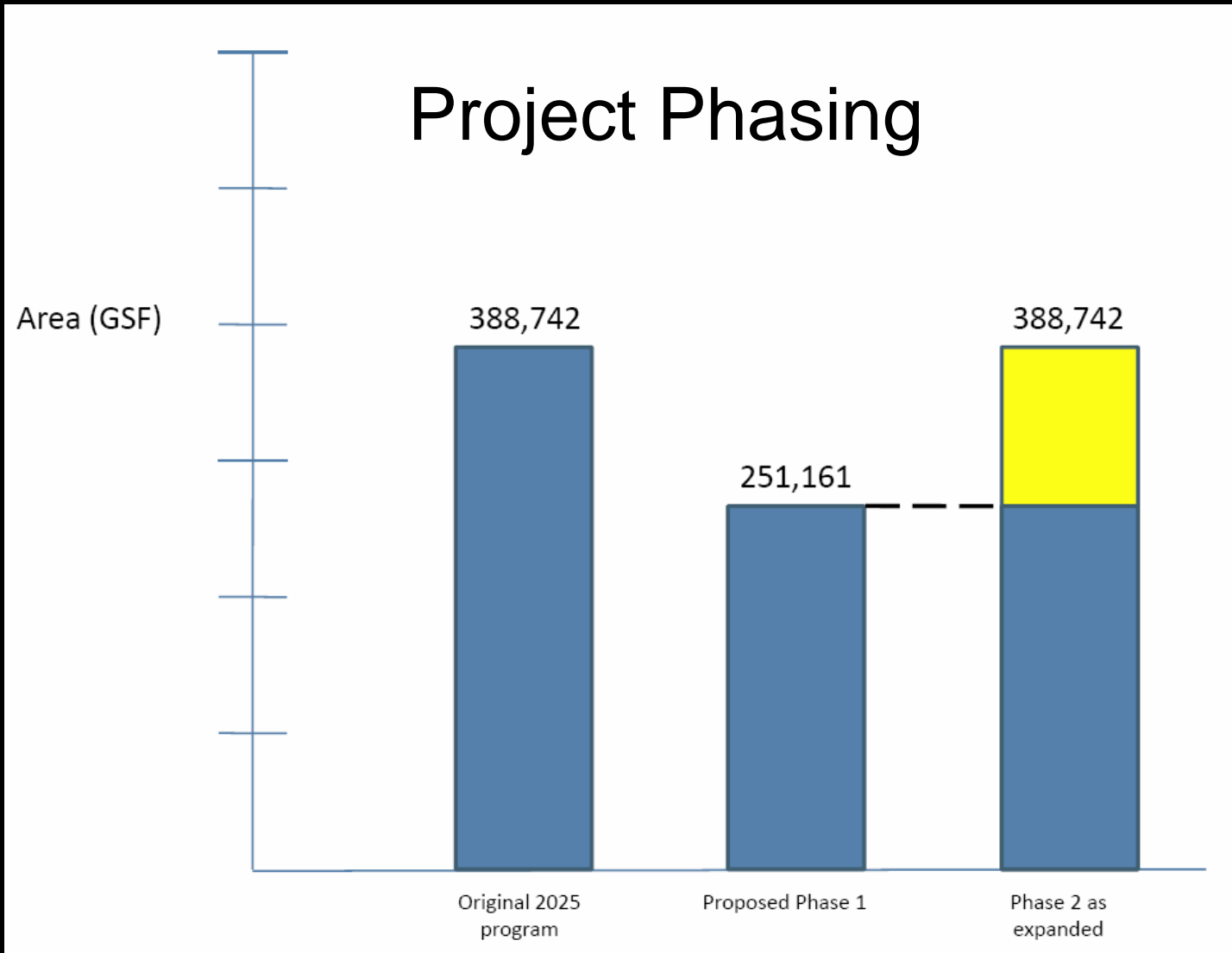
\$145 million

Future expansion

138,000 additional GSF

459 additional parking spaces needed

Moving Forward



Moving Forward

Alternate Phasing Plan

