



Northgate Options

Northgate



- Low Appraised Value (Deferred Maintenance-Not Cured): \$270,000
- Low Appraised Value (Deferred Maintenance-Cured): \$770,000
- High Appraised Value: \$1,800,000
- Immediate Capital Needs: \$396,512
- Square Feet: 15,841
- Parking: 54 spaces + street

Options:

1. Keep for City office space
2. Competitive sale under NRS 244.281 and 244.282
3. Sell to non-profit at reduced price under NRS 244.284



Space Needs Objectives



Board of Supervisors Retreat
February 25, 2022



Space Considerations

Objective 1

Courthouse: New Judge & Courtroom,
District Attorney's Office, Alternative
Sentencing, Clerk-Recorder & Elections

Objective 2

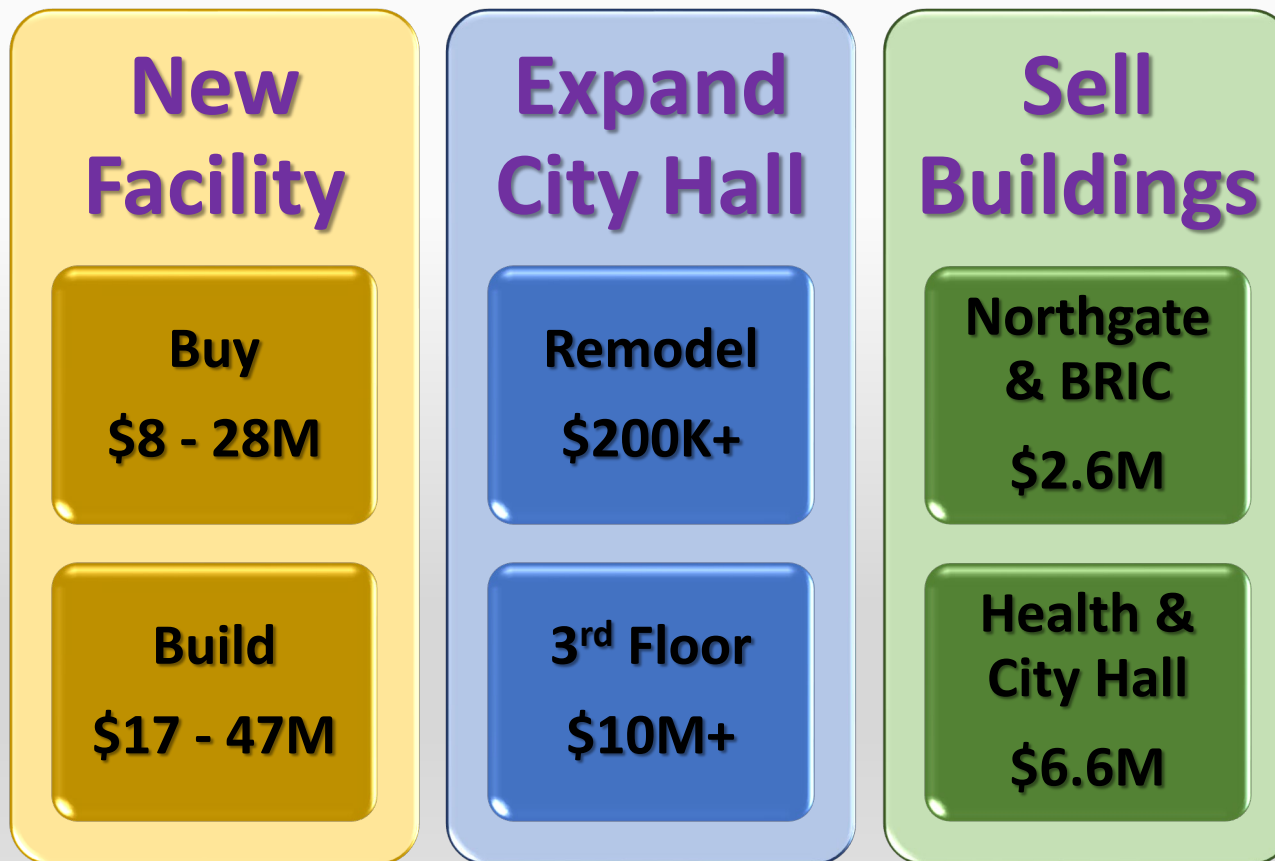
Health & Human Services
Information Technology
In-House Public Defender

Objective 3

Public Service Center
New City Hall



Cost Expectations





Objective 1

Carson City Courthouse



Court

- New Justice required per NRS 4.020.
- Add office and courtroom in DA's space?

DA's Office

- Current Space: 6,200 SF
- Move into Clerk-Recorder's current space?

Alternative Sentencing

- Over Capacity
- Constraints: Security and drug testing

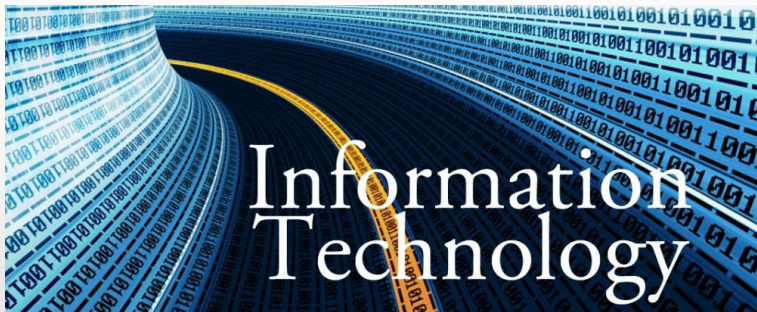
Clerk-Recorder

- Current Space: 6,643 SF
- Additional parking needs during elections



Objective 2

Information Technology



Considerations

- 14+ employees at City Hall
- Relocating to new EOC facility on Butti Way by 2023/2024?
- Reappropriate space at City Hall when IT vacates?

Carson City Health & Human Services



Considerations

- New facility needed?
- Leased Space: 6,998 SF
- HHS expand into leased space?
- Dispose to help fund new facility?
- Dispose to Vitality?



Objective 2 - Continued

In-House Public Defender

Considerations

- ~12 employees
- Leased Space 2,596 SF
- Location: 511 E Robinson
- Parking: Limited Street
- Where do we locate?





Objective 3

Central Public Service Center

Public Service Center

Location Considerations

- Importance of being downtown?
- Acceptable radius from downtown?

Public Facing Services at one location

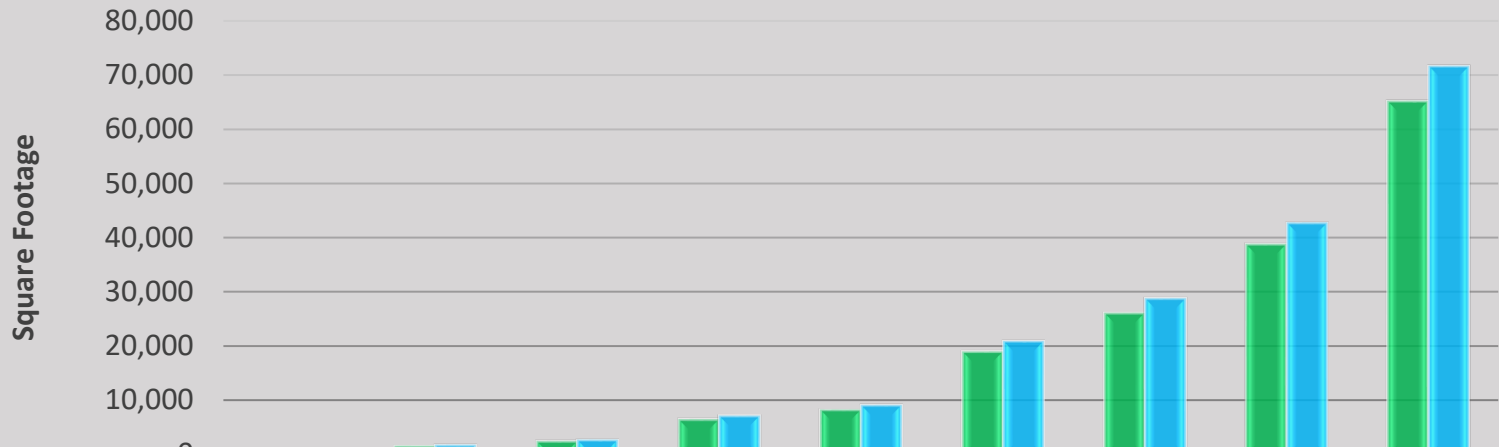
- Assessor
- Clerk-Recorder
- Community Development
- Development Engineering
- Parks Administration
- Public Guardian
- Treasurer
- Others?





Space Utilization

Current Space + 10% increase



	Parks Admin	Board Room	Public Defender (PD)	Clerk-Recorder	BRIC	City Hall	HHS	Without HHS or PD	Total with HHS & PD
Current SF	364	1,736	2,596	6,643	8,408	19,097	26,198	38,844	65,042
10% Increase	400	1,910	2,856	7,307	9,249	21,007	28,818	42,728	71,546

Square Footage



Financial Considerations





Options

Per Square Foot Costs



Lease

\$14 SF/YR -
\$18 SF/YR

Temporary
Relocation
~30,000 SF

\$420 - 540K



Buy

\$200/SF -
\$300/SF

Move in
Ready
~40,000 SF

\$8 - 12M



Build

\$400/SF -
\$650/SF

Including
Land Value
~40,000 SF

\$17 - 26M



Expand

\$375/SF -
\$1,200/SF

\$200K+
Remodel or

\$10M+
3rd Floor
Addition



Appraised Properties

Northgate



- High Appraised Value: \$1,800,000
- Immediate Capital Needs: \$396,512
- Square Feet: 15,841
- Parking: 54 spaces + street

BRIC



- High Appraised Value: \$1,350,000
- Remaining Bond: ~\$500,000
- Immediate Capital Needs: \$267,938
- Square Feet: 8,408
- 15.5 Employees + 2 Board Offices
- Parking: no dedicated parking



Not Appraised

City Hall



- **Estimate** of Value: \$2.8 Million
- Immediate Capital Needs: \$728,923
- Square Feet: 19,097
- Employees: 59+
- Parking: 41 Garage, 17 Lot, 9+ Street

Carson City Health & Human Services



- **Estimate** of Value: \$3.8 Million
- Immediate Capital Needs: \$714,637
- Square Feet: 26,198 (6,998 leased)
- Employees: 40
- Parking Spaces: 133

Expansion

Add 5-6 new office spaces

- 550 SF
- \$200,000+

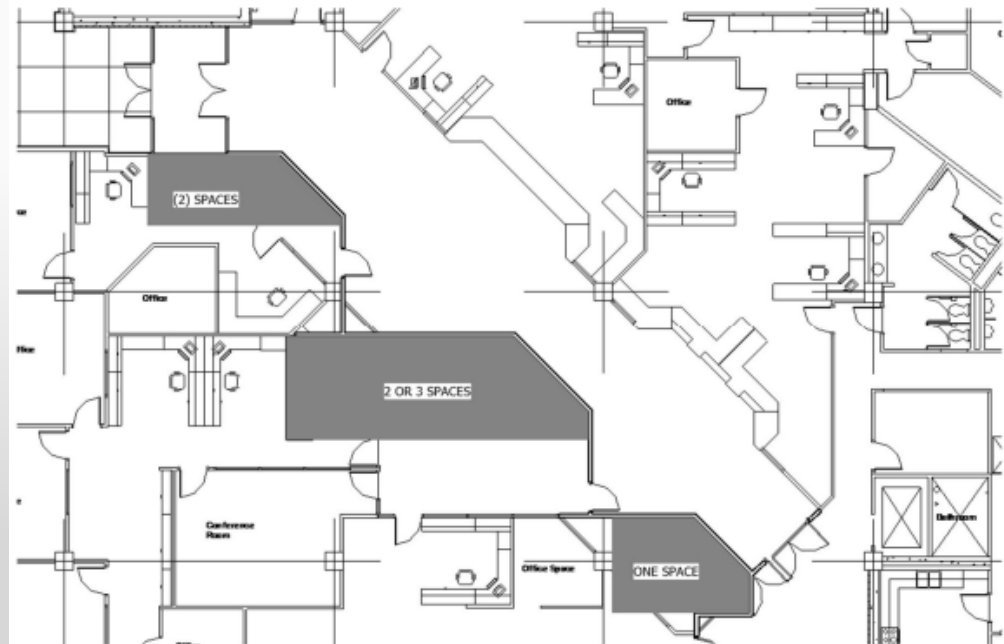
Add 3rd Floor

- 8,400 SF
- \$10 Million+
- Temporary lease of space: \$324,000/YR

Considerations

- High construction costs
- Temporary relocation costs
- Disruption to operations

City Hall





Build New

Nugget Parking Lot Example

- Build to Suit with Parking Garage
- Lease to Own

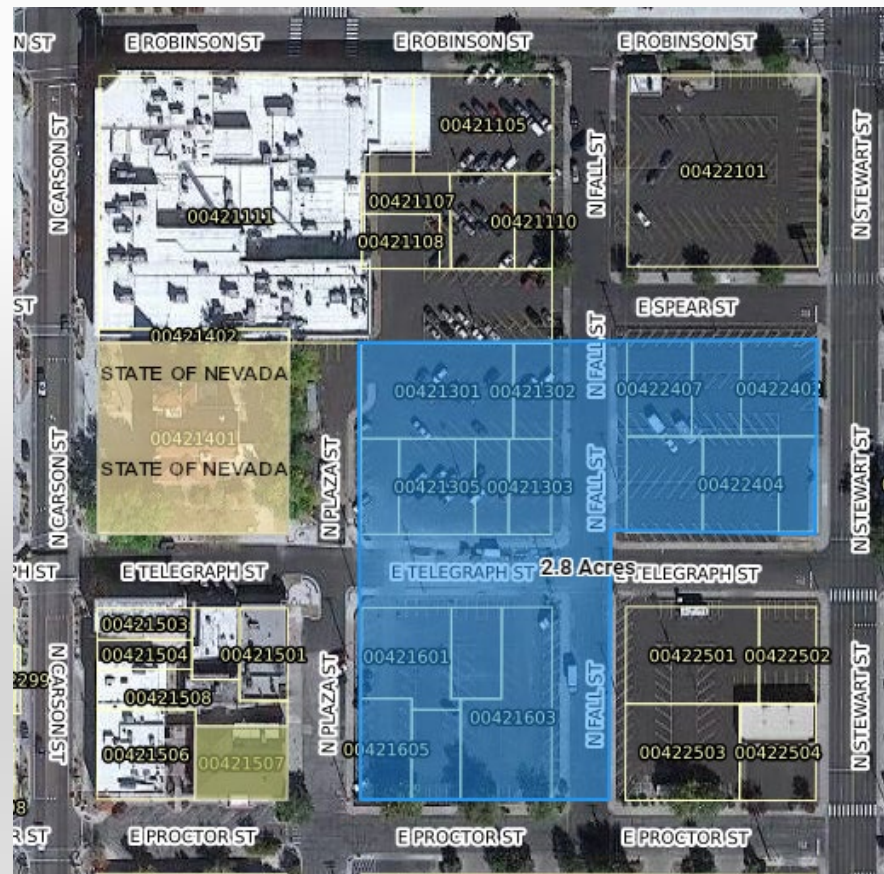
Option 1: 70,000 SF Building

- Board Room & Offices
- BRIC Departments
- City Hall Departments
- Clerk-Recorder
- Health & Human Services
- Parks Administration
- \$28 Million +/-

Option 2: 40,000 SF Building

- All the above except HHS & PD
- \$17 Million +/-

New City Hall





Building Purchase

Buying Considerations

- Location/Convenience
- Carson City's Inventory
- Deferred Maintenance
- Cost of Improvements
- Parking

Challenges

- High asking prices
- Appraised values may be below current asking prices
- Lower cost options?

Cost Range Examples

- 600 E William: 30,000 SF \$6M
- 3850 Arrowhead: 96,000 SF \$28M

High Example: 3850 Arrowhead



Initial Asking: \$28M (negotiable)
Square Feet: 96,000



Lease Examples

600 E William



SF/YR: \$18.00

Available SF: 18,166 SF

Annual Lease: \$326,988

Parking: 100 Shared + 21 Street

Utilization: Clerk-Recorder?

3246 N Carson Street



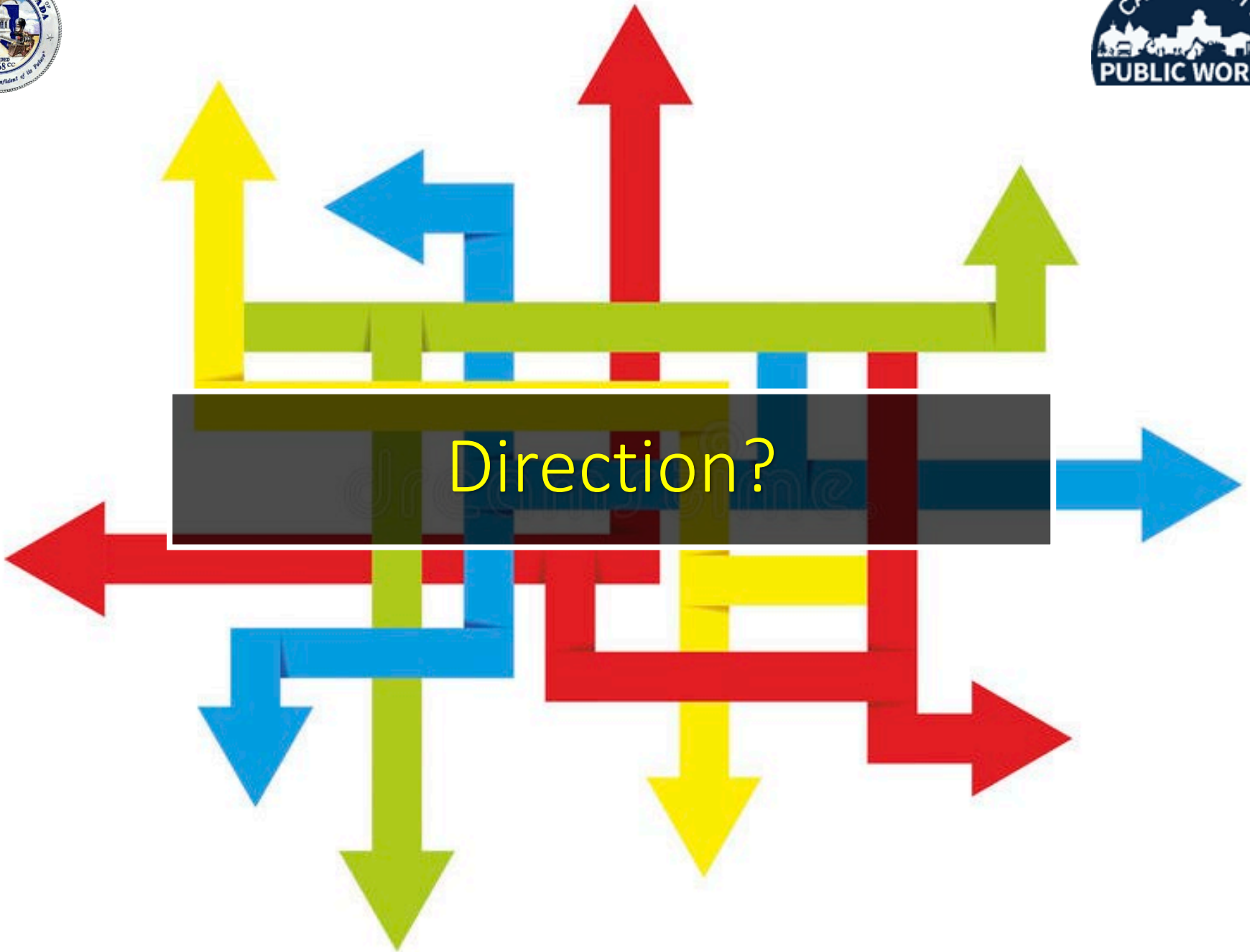
SF/YR: \$14.40

Available SF: 52,906 SF

Annual Lease: \$761,846

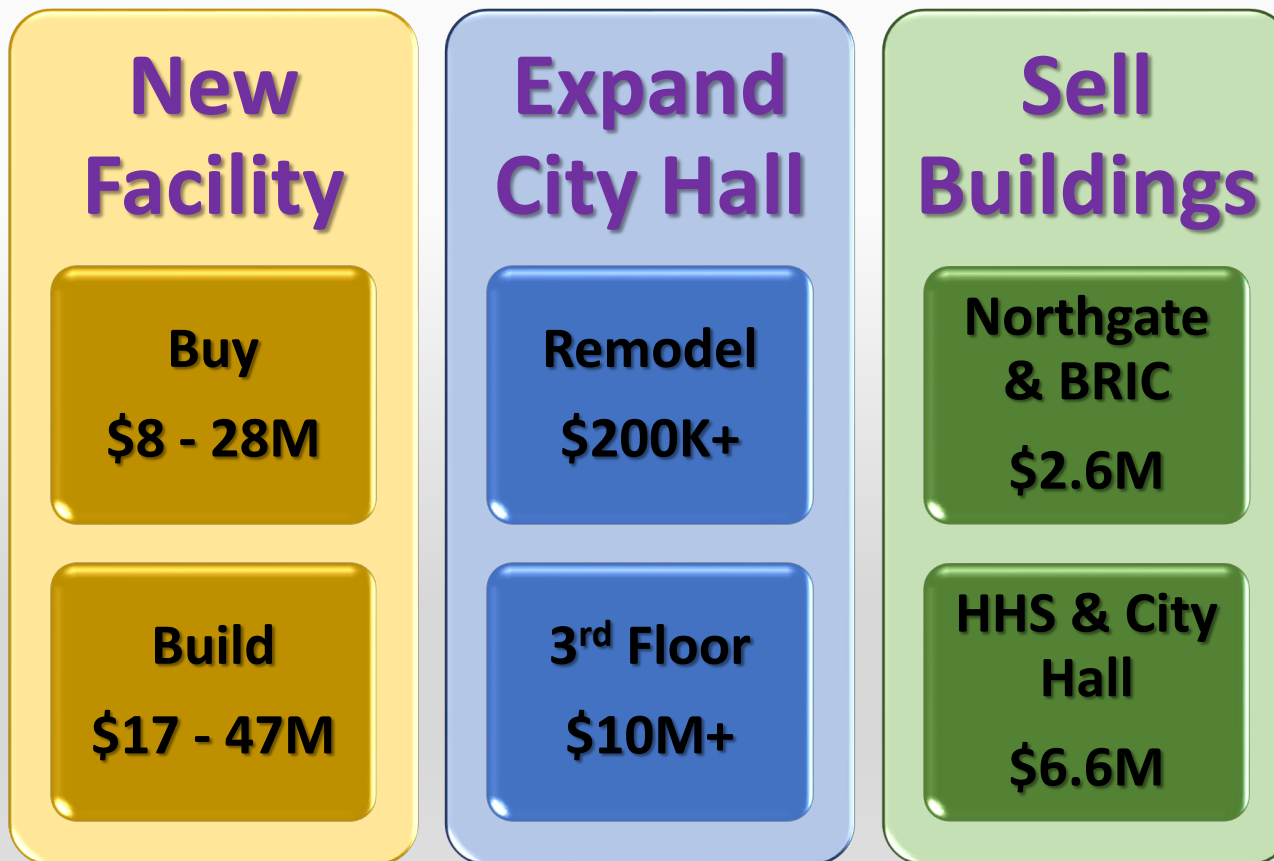
Parking: 130+

Utilization: Temporary City Hall and Clerk-Recorder?





Cost Expectations





Courthouse

Objective 1

Alternative Sentencing

Clerk-Recorder & Elections

Direction?

Relocate

New City Hall

Options

AS Lease
\$30,000/YR+
Improvements

Recorder Lease
\$126,000/YR+
Improvements

Buy
\$8 - 28M

Build
\$17 - 47M

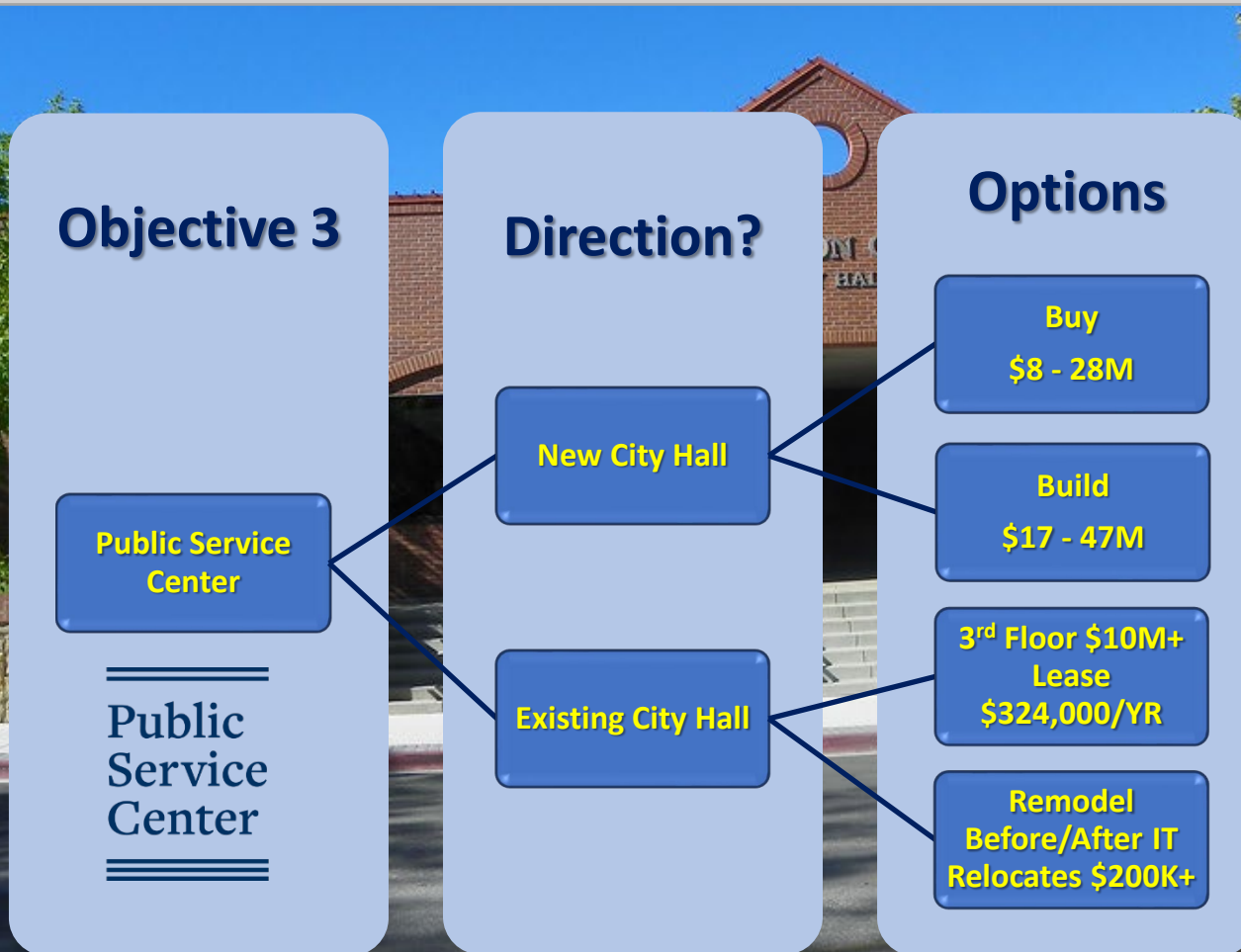


Health, Public Defender & IT





Public Service Center

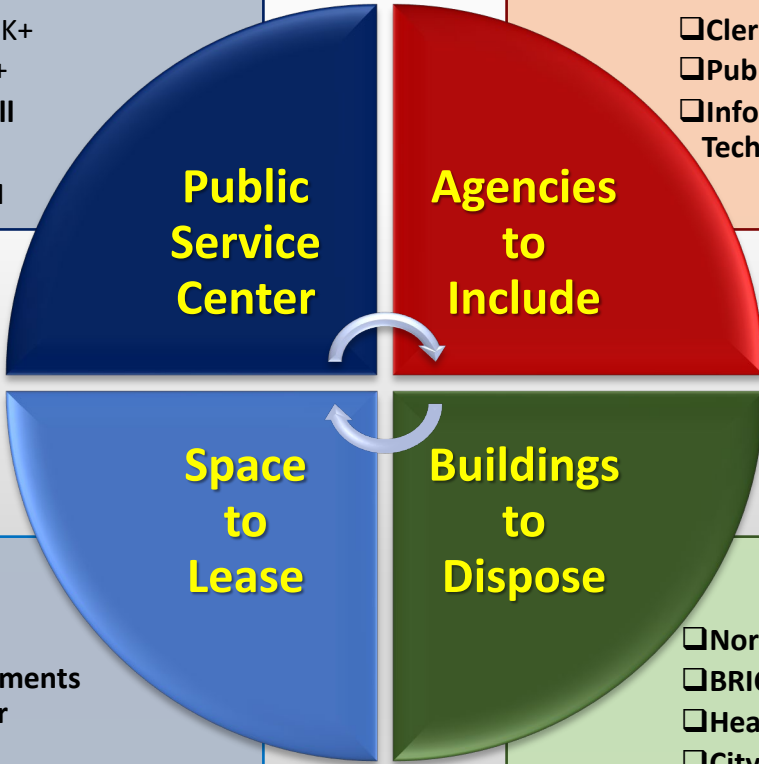




Board Direction/Next Steps?



- Current City Hall**
 - Remodel \$200K+
 - Expand \$10M+
- Or New City Hall**
 - Buy \$8-\$28M
 - Build \$17-47M



- Health Department
- Clerk-Recorder
- Public Defender
- Information Technology/EOC



- Clerk-Recorder
- City Hall Departments (If remodeling or expanding)
- Public Defender

- Northgate
- BRIC
- Health
- City Hall

