

Clark County Sheriff's Office

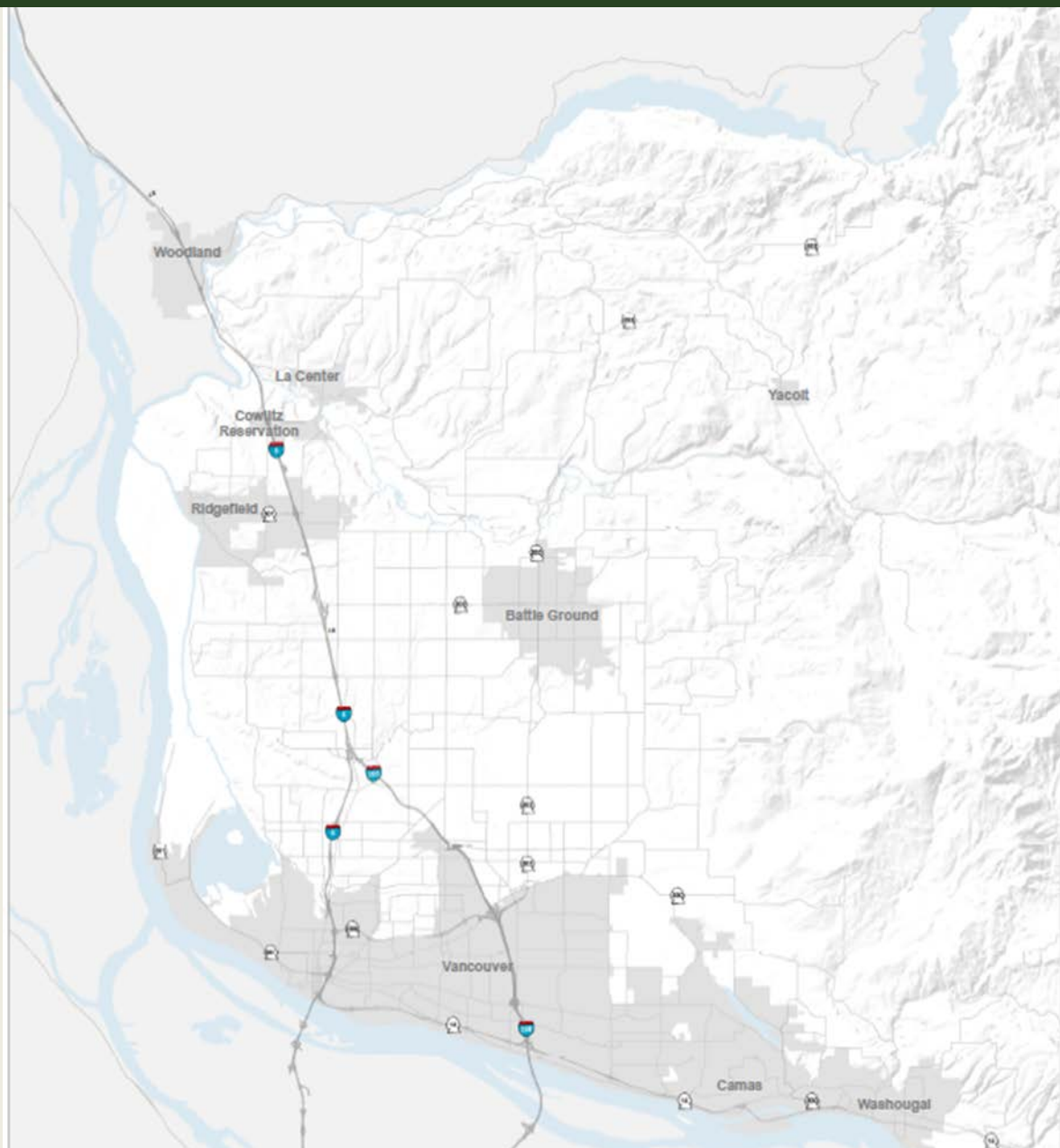
Preliminary Needs Assessment

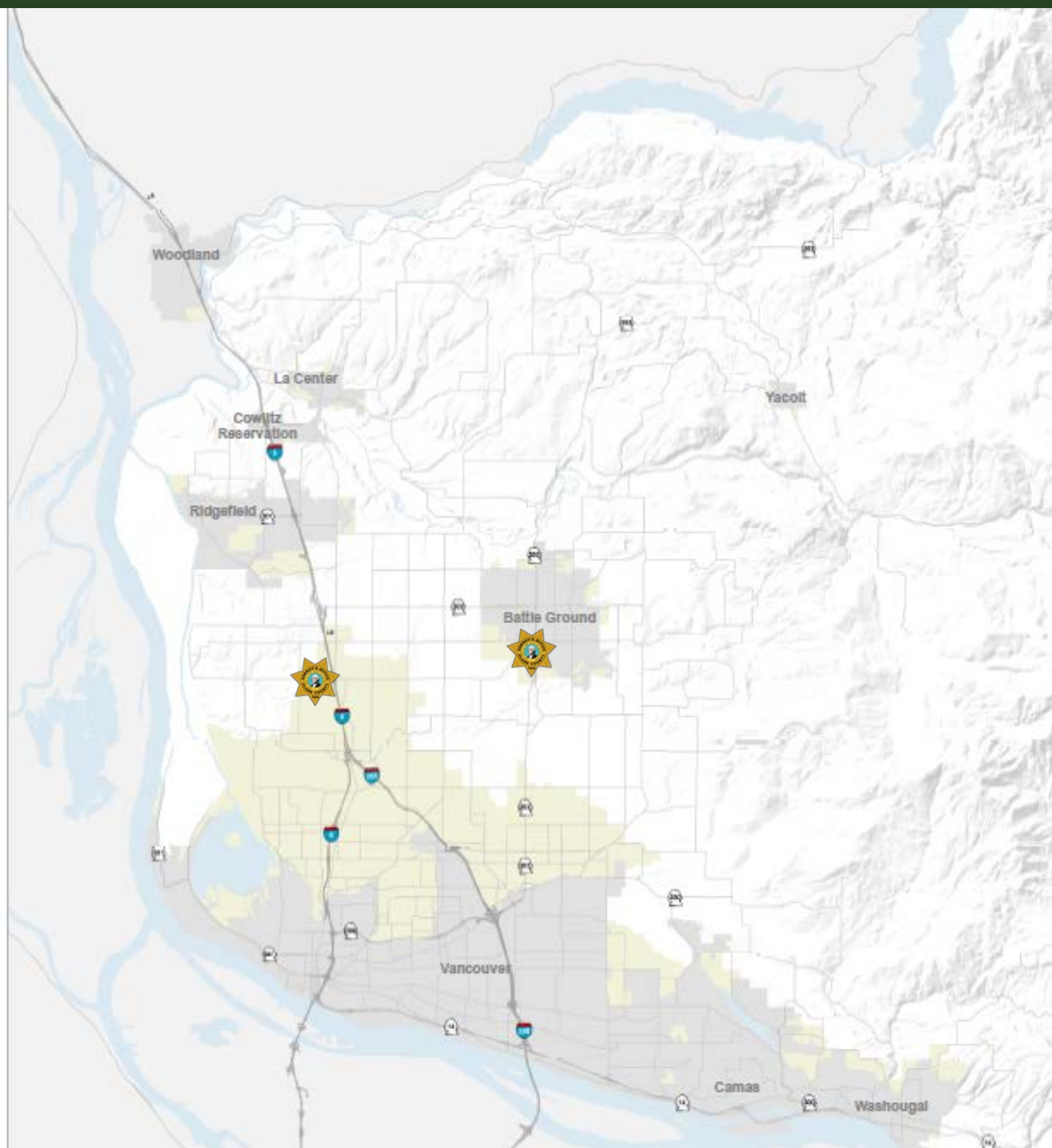




Purpose

- Identify needs and goals for Sheriff's Office replacement space
 - Meet Clark County's needs and goals
 - Provide a more efficient operational model
 - Better align with current space needs
 - Meet requirements for safety and security
 - Incorporate critical services for staff and the public
 - Create a strong civic presence





Former CCSO Central Precinct



CCSO West Precinct





Option A

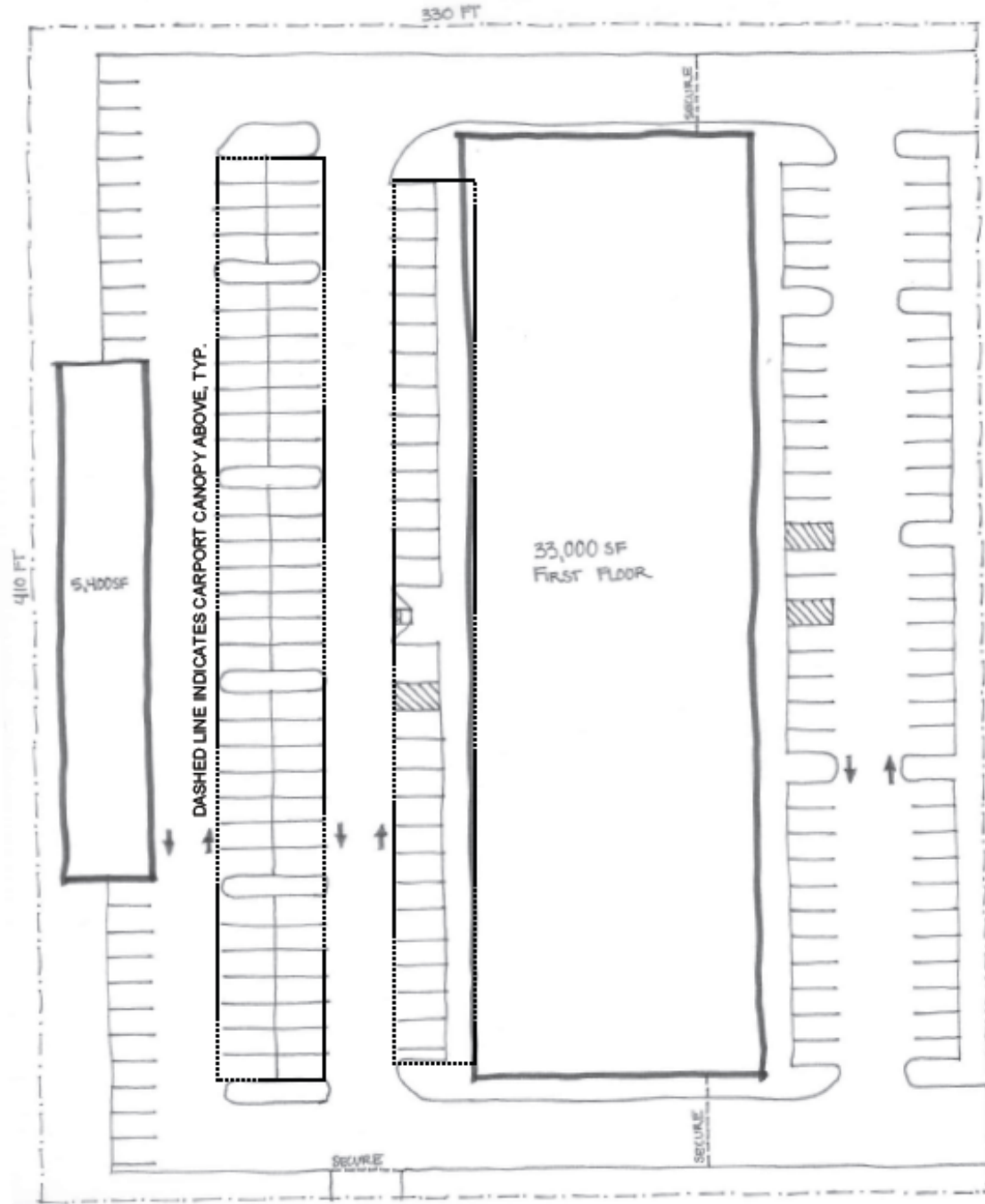
Combines the following departments/functions into one centralized facility:

- Community Room and Classroom,
- Patrol Operations,
- Special Events,
- Investigations,
- Special Operations,
- Sheriff Support Functions

Building Size- 45,550 sq. Ft.

Site Requirement- 118,432 sq. ft. (2.7 acres)

Estimated Cost- \$31 million



Note: Hypothetical site does not take into account zoning requirements for minimum setbacks, open areas, or landscape requirements.



Option B

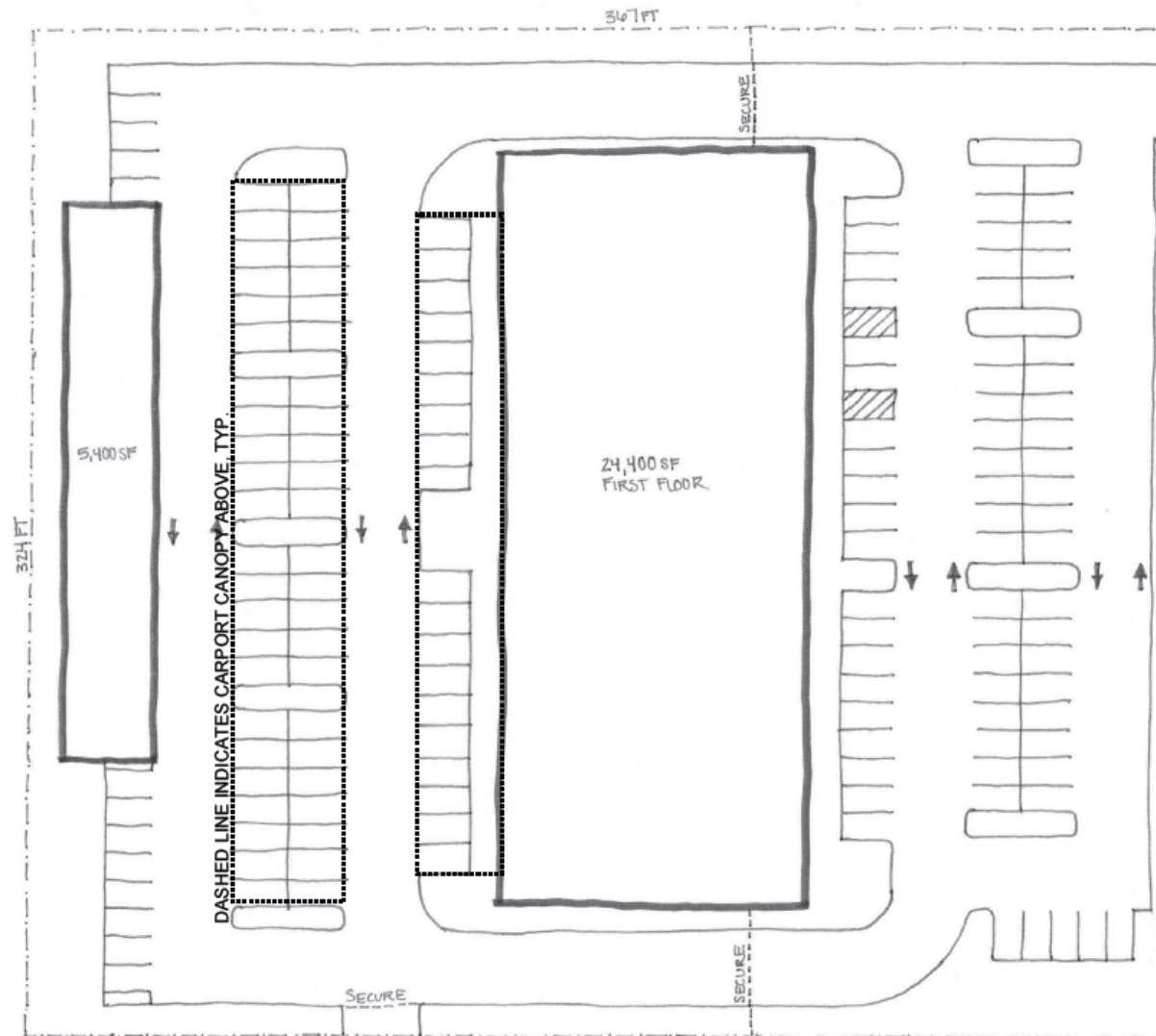
Combines the following departments into one centralized facility:

- All of Option A and includes:
- Sheriff Headquarters and Administration,
- Information Technology, Human Resources, Finance, Risk,
- Records Division,
- Public Disclosure

| | |
|-------------------|-----------------------------|
| Building Size- | 64,758 sq. Ft. |
| Site Requirement- | 134,758 sq. ft. (3.1 acres) |
| Estimated Cost- | \$43 million |

HYPOTHETICAL SITE PLAN FOR PRICING

OPTION A



Note: Hypothetical site does not take into account zoning requirements for minimum setbacks, open areas, or landscape requirements.



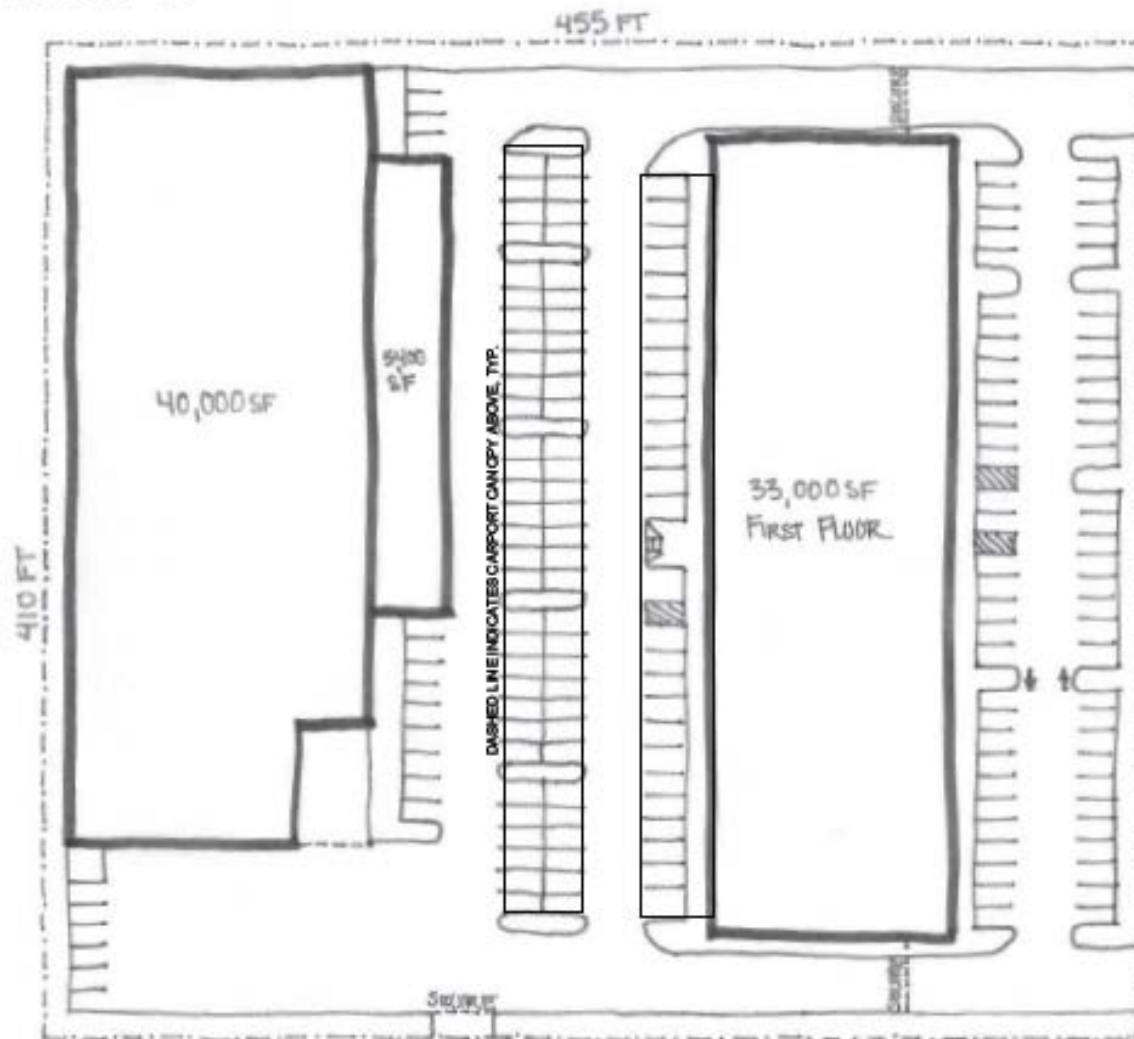
Option C

Combines all departments into one centralized facility
(Not Corrections) and includes:

- Evidence and Logistics (40,000 sq. ft.)

| | |
|-------------------|-----------------------------|
| Building Size- | 104,0202 sq. Ft. |
| Site Requirement- | 183,599 sq. ft. (4.3 acres) |
| Estimated Cost- | \$57 million |

OPTION C



Note: Hypothetical site does not take into account zoning requirements for minimum setbacks, open areas, or landscape requirements.

OPTION C
CLARK COUNTY SHERIFFS OFFICE
4/16/2018



Questions?

OPTION A

| Space / Room Use | Staffing Requirements | | | Space Requirements | | | Space Size | | | Total Required Square Footage | | | Updated 04/16/18 | Comments |
|--|-----------------------|------|------|--------------------|------|------|------------|---|------|-------------------------------|--------|--------|------------------|----------|
| | Exist | 2019 | 2049 | Exist | 2019 | 2049 | W | L | Area | Exist | 2019 | 2049 | | |
| Department: Clark County Sheriff's Department Space Requirements Summary | | | | | | | | | | | | | | |
| Public Functions & Facility Core | 0 | 0 | 0 | | | | | | | 11,969 | 13,481 | 13,481 | 13,481 | |
| Sheriff's Department | 208 | 211 | 225 | | | | | | | 22,928 | 32,069 | 32,619 | 33,004 | |
| TOTAL | 208 | 211 | 225 | | | | | | | 34,897 | 45,550 | 46,100 | 46,485 | |

| | | | | | | | | | | | | | | |
|---|------------|------------|------------|--|--|--|--|--|--|----------------|----------------|----------------|----------------|---|
| Department: Clark County Sheriff's Department Site Requirements Summary | | | | | | | | | | | | | | |
| Public Functions & Facility Core | 0 | 0 | 0 | | | | | | | 11,969 | 13,481 | 13,481 | 13,481 | *Staffing Requirements Include Volunteers |
| Sheriff Support Functions | 0 | 0 | 0 | | | | | | | 5,865 | 9,609 | 9,609 | 9,609 | |
| Sheriff Administration | 1 | 1 | 1 | | | | | | | 195 | 385 | 385 | 385 | |
| Special Events | 70 | 70 | 77 | | | | | | | 754 | 1,495 | 1,735 | 1,735 | |
| Sheriff Patrol Division | 88 | 88 | 88 | | | | | | | 2,743 | 6,021 | 6,021 | 6,021 | |
| Sheriff Investigations | 21 | 24 | 27 | | | | | | | 11,100 | 8,548 | 8,923 | 8,923 | |
| Sheriff Special Operations | 29 | 29 | 33 | | | | | | | 2,466 | 6,011 | 6,331 | 6,331 | |
| Unallocated Existing Areas/Circulation | 0 | 0 | 0 | | | | | | | 6,775 | 0 | 0 | 0 | |
| TOTAL | 209 | 212 | 226 | | | | | | | 35,092 | 45,550 | 46,485 | 46,485 | |
| TOTAL EXTERIOR REQUIREMENTS | | | | | | | | | | 50,855 | 95,657 | 95,657 | 95,657 | |
| TOTAL SITE REQUIREMENTS: One-Story Option | | | | | | | | | | 85,947 | 141,207 | 142,142 | 142,142 | |
| TOTAL SITE REQUIREMENTS: Two-Story Option | | | | | | | | | | 118,432 | 118,900 | 118,900 | 118,900 | |

- Existing SF have been calculated from the existing West Precinct and East Precinct plans, provided by Clark County Sheriff's Office

OPTION B

| Space / Room Use | Staffing Requirements | | | Space Requirements | | | Space Size | | | Total Required Square Footage | | | Updated 04/18/18 | Comments |
|--|-----------------------|------|------|--------------------|------|------|------------|---|------|-------------------------------|---------|---------|------------------|---|
| | Exist | 2018 | 2048 | Exist | 2018 | 2048 | W | L | Area | Exist | 2018 | 2048 | | |
| Department: Clark County Sheriff's Department Space Requirements Summary | | | | | | | | | | | | | | |
| Public Functions & Facility Core | 0 | 0 | 0 | | | | | | | 11,969 | 13,481 | 13,481 | 13,481 | |
| Sheriff's Department | 283 | 300 | 327 | | | | | | | 44,609 | 51,276 | 52,361 | 52,361 | |
| TOTAL | 283 | 300 | 327 | | | | | | | 56,578 | 64,758 | 65,843 | 65,843 | |
| Department: Clark County Sheriff's Department Site Requirements Summary | | | | | | | | | | | | | | |
| Public Functions & Facility Core | 0 | 0 | 0 | | | | | | | 11,969 | 13,481 | 13,481 | 13,481 | |
| Information Technology | 4 | 4 | 4 | | | | | | | 633 | 1,500 | 1,500 | 1,500 | |
| Human Resources | 4 | 5 | 5 | | | | | | | 1,030 | 1,880 | 1,880 | 1,880 | |
| Finance | 8 | 8 | 8 | | | | | | | 1,097 | 1,250 | 1,250 | 1,250 | |
| Risk | 1 | 2 | 2 | | | | | | | 110 | 325 | 325 | 325 | |
| Sheriff Administration | 7 | 7 | 7 | | | | | | | 1,905 | 3,398 | 3,398 | 3,398 | |
| Sheriff Headquarters | 16 | 18 | 19 | | | | | | | 800 | 2,393 | 2,543 | 2,543 | |
| Records Division | 27 | 36 | 40 | | | | | | | 3,852 | 6,220 | 6,220 | 6,220 | |
| Public Disclosure | 7 | 8 | 16 | | | | | | | 639 | 2,440 | 2,440 | 2,440 | |
| Sheriff Support Functions | 0 | 0 | 0 | | | | | | | 5,865 | 9,796 | 9,796 | 9,796 | |
| Special Events | 70 | 70 | 77 | | | | | | | 754 | 1,495 | 1,735 | 1,735 | *Staffing Requirements include Volunteers |
| Sheriff Patrol Division | 88 | 88 | 88 | | | | | | | 2,743 | 6,021 | 6,021 | 6,021 | |
| Sheriff Investigations | 21 | 24 | 27 | | | | | | | 11,100 | 8,548 | 8,923 | 8,923 | |
| Sheriff Special Operations | 30 | 30 | 34 | | | | | | | 2,466 | 6,011 | 6,331 | 6,331 | |
| Unallocated Existing Areas/Circulation | 0 | 0 | 0 | | | | | | | 11,615 | 0 | 0 | 0 | |
| TOTAL BUILDING | 283 | 300 | 327 | | | | | | | 56,578 | 64,758 | 65,843 | 65,843 | |
| TOTAL EXTERIOR REQUIREMENTS | | | | | | | | | | 48,968 | 102,379 | 102,379 | 102,379 | |
| TOTAL SITE REQUIREMENTS: Single-Story Option | | | | | | | | | | 105,546 | 167,137 | 168,222 | 168,222 | |
| TOTAL SITE REQUIREMENTS: Two-Story Option | | | | | | | | | | | 134,758 | 135,300 | 135,300 | |

- Existing SF have been calculated from the existing West Precinct and East Precinct plans, provided by Clark County Sheriff's Office

OPTION C

| Space / Room Use | Staffing Requirements | | | Space Requirements | | | Space Size | | | Total Required Square Footage | | | Updated 04/26/18 | Comments |
|--|-----------------------|------|------|--------------------|------|------|------------|---|------|-------------------------------|---------|---------|------------------|----------|
| | Exist | 2018 | 2048 | Exist | 2018 | 2048 | W | L | Area | Exist | 2018 | 2048 | | |
| Department: Clark County Sheriff's Department Space Requirements Summary | | | | | | | | | | | | | | |
| Public Functions & Facility Core | 0 | 0 | 0 | | | | | | | 11,969 | 13,481 | 13,481 | 13,481 | |
| Sheriff's Department | 302 | 323 | 351 | | | | | | | 67,872 | 90,541 | 91,626 | 91,626 | |
| TOTAL | 302 | 323 | 351 | | | | | | | 79,841 | 104,022 | 105,107 | 105,107 | |

| | | | | | | | | | | | | | | |
|--|------------|------------|------------|--|--|--|--|--|--|----------------|----------------|----------------|----------------|---|
| Department: Clark County Sheriff's Department Site Requirements Summary | | | | | | | | | | | | | | |
| Public Functions & Facility Core | 0 | 0 | 0 | | | | | | | 11,969 | 13,481 | 13,481 | 13,481 | |
| Information Technology | 4 | 4 | 4 | | | | | | | 633 | 1,500 | 1,500 | 1,500 | |
| Human Resources | 4 | 5 | 5 | | | | | | | 1,030 | 1,880 | 1,880 | 1,880 | |
| Finance | 8 | 8 | 8 | | | | | | | 1,097 | 1,250 | 1,250 | 1,250 | |
| Risk | 1 | 2 | 2 | | | | | | | 110 | 325 | 325 | 325 | |
| Sheriff Administration | 7 | 7 | 7 | | | | | | | 1,905 | 3,398 | 3,398 | 3,398 | |
| Sheriff Headquarters | 26 | 31 | 32 | | | | | | | 800 | 2,393 | 2,543 | 2,543 | |
| Records Division | 27 | 36 | 40 | | | | | | | 3,852 | 6,220 | 6,220 | 6,220 | |
| Public Disclosure | 7 | 8 | 16 | | | | | | | 639 | 2,440 | 2,440 | 2,440 | |
| Evidence & Logistics | 9 | 10 | 11 | | | | | | | 34,878 | 39,850 | 39,850 | 39,850 | |
| Sheriff Support Functions | 0 | 0 | 0 | | | | | | | 5,865 | 9,796 | 9,796 | 9,796 | |
| Special Events | 70 | 70 | 77 | | | | | | | 754 | 1,495 | 1,735 | 1,735 | *Staffing Requirements include Volunteers |
| Sheriff Patrol Division | 88 | 88 | 88 | | | | | | | 2,743 | 5,436 | 5,436 | 5,436 | |
| Sheriff Investigations | 21 | 24 | 27 | | | | | | | 11,100 | 8,548 | 8,923 | 8,923 | |
| Sheriff Special Operations | 30 | 30 | 34 | | | | | | | 2,466 | 6,011 | 6,331 | 6,331 | |
| Unallocated Existing Areas/Circulation | 0 | 0 | 0 | | | | | | | 11,615 | 0 | 0 | 0 | |
| TOTAL BUILDING | 302 | 323 | 351 | | | | | | | 91,456 | 104,022 | 105,107 | 105,107 | |
| TOTAL EXTERIOR REQUIREMENTS | | | | | | | | | | 54,699 | 111,663 | 114,200 | 114,200 | |
| TOTAL SITE REQUIREMENTS: Single-Story Option | | | | | | | | | | 146,155 | 215,686 | 219,308 | 219,308 | |
| TOTAL SITE REQUIREMENTS: Two-Story Option (w/Single Story Evidence) | | | | | | | | | | | 183,698 | 188,878 | 188,878 | |
| TOTAL SITE REQUIREMENTS: Three-Story Option | | | | | | | | | | | 146,337 | 149,236 | 148,238 | |

- Existing SF have been calculated from the existing West Precinct and East Precinct plans, provided by Clark County Sheriff's Office

Cost Summary Table

| | | OPTION A | OPTION B | OPTION C |
|---------------------------------|---------------------------------------|---------------------|---------------------|---------------------|
| CLARK COUNTY SHERIFF | Construction Cost - Building and Site | \$16,980,924 | \$23,516,802 | \$31,523,016 |
| | TOTAL CONSTRUCTION COST | | | |
| | Contingency | \$3,396,185 | \$4,703,360 | \$6,304,603 |
| | Escalation | \$1,018,855 | \$1,411,008 | \$1,891,381 |
| | General Conditions | \$1,604,697 | \$2,222,338 | \$2,978,925 |
| | Profit & Overhead | \$1,380,040 | \$1,911,210 | \$2,561,876 |
| | Performance Bond and Insurance | \$731,421 | \$1,012,942 | \$1,357,794 |
| | Sales Tax | \$1,426,398 | \$1,975,411 | \$2,647,933 |
| | Total Consultant Cost | \$3,122,481 | \$4,283,598 | \$5,724,091 |
| | Total Owner Cost | \$3,329,164 | \$4,020,449 | \$5,277,013 |
| TOTAL PROJECT COST RANGE | | \$31,563,767 | \$43,081,708 | \$57,618,699 |