

**RESOLUTION OF INTENT TO LEASE REAL PROPERTY  
AT PUBLIC AUCTION  
1,840 square feet within Laughlin Care Center  
150 Thomas Edison Drive, Laughlin, Nevada**

**WHEREAS**, University Medical Center of Southern Nevada, a public hospital owned and operated by Clark County, Nevada (“UMC”), and governed by the Clark County Board of County Commissioners sitting as the University Medical Center of Southern Nevada Board of Hospital Trustees (“the Board”), owns that certain building known as the Laughlin Care Center (“Building”), located on a portion of Assessor’s Parcel Number 264-13-201-002, located within said parcel near the corner of Bruce Woodbury and Thomas Edison Drives, County of Clark, Town of Laughlin, State of Nevada; and

WHEREAS, UMC subleases the land upon which the Building sits from the Edgewater Hotel, which sublease expires on April 30, 2017; and

WHEREAS, the Edgewater Hotel has consented in writing to UMC’s proposed lease; and

WHEREAS, the Building consists of 9,042 square feet, and approximately 1,840 square feet of space within the Building (“the Property”) is not needed for UMC purposes; and

WHEREAS, pursuant to NRS 244.283, the real property of a county may be leased out at public auction for commercial purposes when the Board determines that such a lease is necessary or desirable; and

WHEREAS, the Board finds it desirable to lease out the Property for use as a Diagnostic Imaging Center in order to bring this needed business to the Laughlin community for the use of the Laughlin Care Center patients, staff and the area residents; and

WHEREAS, the Property will be used for the design, construction and operation of a diagnostic imaging center and for no other purpose or purposes; and

WHEREAS, the Property has been appraised by two disinterested Nevada licensed appraisers; and

NOW THEREFORE, be it resolved by the Board that:

1. It is desirable to lease out certain space within UMC’s Laughlin Care Center for a commercial purpose and an auction to lease the Property shall be held and conducted pursuant to NRS 244.283
2. The Property is worth more than \$1,000.00 and has been appraised by two disinterested Nevada licensed appraisers. The minimum acceptable price for the Property shall not be for less than the appraised value set forth below plus a pro rata share of the ground lease rental paid by UMC.
3. The Property will be leased at public auction on March 4, 2008 at 10:00 am, in the Commission Chambers at the Clark County Government Center, 500 S. Grand Central Parkway,

Las Vegas, Nevada during the regular Commission Meeting, at which time and place all sealed bids will be opened and considered, pursuant to NRS 244.283, under the following terms and conditions:

- a. The Property to be leased out consists of 1,840 square feet of space within the 9,042 square foot Laughlin Care Center, at 150 Thomas Edison Drive, in Laughlin, Nevada.
- b. The Property cannot be used for any purpose or purposes other than the design, construction and operation of a Diagnostic Imaging Center.
- c. The initial term of the lease shall end on April 30, 2017, and renewal is subject to extension of the ground sublease with the Edgewater Hotel.
- d. The tenant will be responsible for all costs associated with the design and construction of tenant improvements and for the purchase and installation of equipment necessary and suitable for the operation of a diagnostic imaging center including, at a minimum, x-ray, mammography, ultrasound and CT equipment.
- e. The tenant will be responsible for paying all costs associated with utilities, telephone, janitorial and security services for the Property.
- f. **THE MINIMUM ACCEPTABLE BID FOR THE PROPERTY IS AS FOLLOWS:**

LOCATION	SIZE	APPRAISED VALUE	MINIMUM BID
Laughlin Care Center, 150 Thomas Edison Drive, Laughlin, Nevada	1,840 square feet of office space within the Laughlin Care Center	\$1.00 per square foot, plus \$0.45 per square foot for pro rata ground lease rent, for a total of \$1.45 per square foot	\$2,668 per month

- g. On each anniversary date the rent will be increased by 4% or an amount equal to the CPI for the most recent consecutive 12-month period, whichever is less.

4. Bidders should use the bid forms supplied by the County to submit their written bids. Bid forms will be available for pickup at the County Real Property Management Department, located on the 4<sup>th</sup> floor of the Clark County Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada 89155, or by calling (702) 455-5428 Clark County's Fax on Demand service and requesting document 26413201002, or by Internet [www.accessclarkcounty.com](http://www.accessclarkcounty.com). Access the page and scroll to locate the Surplus Property Auction Button. **It is the bidder's responsibility to determine the condition of the Property and other pertinent information. Copies of the appraisals and the draft lease will be available upon request from Krynn Williams, Real Property Management, by calling (702) 455-5289.** Sealed written bids will be accepted in person prior to 9:30 a.m., Tuesday, March 4, 2008, at the Clark County Real Property Management office at the above-referenced location. All bids must

be submitted in a sealed envelope and clearly marked, **“ATTENTION: KRYNN WILLIAMS, REAL PROPERTY AUCTION: LAUGHLIN CARE CENTER”**

5. After all written bids have been opened and declared, oral bids shall be called for. Oral bids must exceed the highest written bid by at least 5%. Subsequent oral bids shall in increments of \$50.00 above the previous highest oral bid. A person may make an oral bid only if he submits to the Board written notice of his intent to make an oral bid at least five days before the meeting during which the auction is to be held together with a written statement establishing his financial responsibility to the satisfaction of the Board.

6. The Board reserves the right to determine which bids conform to all terms and conditions specified in this Resolution and which bids are made by responsible bidders. Should the highest responsive bidder at the conclusion of the auction be later deemed non-responsive, upon notification, the next highest positive bidder shall be deemed the highest responsive bidder. The Board may reject any and all bids, either written or oral, and withdraw the Property from lease.

7. The final acceptance or rejection of any bid may be made at the same meeting or at any adjourned session of the same meeting held within ten (10) calendar days next following. Unless the Board withdraws the Property from lease, the Property will be leased to the highest responsive and responsible bidder.

8. UMC is leasing the Property in “as-is” condition and under the assumption that the bidder’s acquisition of the property is based upon the bidder’s independent investigation. UMC makes no warranties as to the suitability of the Property for any particular use.

9. The successful bidder shall be responsible for reimbursing UMC for all appraisal and publication costs, and Real Property Management fees. Such reimbursement shall be due within 10 days after receipt of an invoice from UMC.

PASSED ADOPTED, AND APPROVED this 5th day of February, 2008.

ATTEST

CLARK COUNTY, NEVADA  
BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
SHIRLEY B. PARRAGUIRRE  
County Clerk

\_\_\_\_\_  
RORY REID  
Chairman

APPROVED AS TO FORM:

\_\_\_\_\_  
Holly Gordon  
Deputy District Attorney

**BID FORM**  
**LEASE OF REAL PROPERTY**  
**FOR A DIAGNOSTIC IMAGING CENTER**  
**1,840 SQUARE FEET WITHIN LAUGHLIN CARE CENTER,**  
**150 THOMAS EDISON DRIVE, LAUGHLIN, NEVADA**  
**(LOCATED ON A PORTION OF**  
**ASSESSOR'S PARCEL NO. 264-13-201-002)**

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1. The University Medical Center (“UMC”) Laughlin Care Center consists of approximately 9,042 square feet, and within that building there is a space consisting of 1,840 square feet (“the Property”) which Clark County/UMC wishes to lease out for the design, construction and operation of a Diagnostic Imaging Center. The Property has been appraised at \$1.45 per square foot, or \$2,668 per month, and shall be bid and leased to the highest responsive and responsible bidder. The Property shall not be leased for less than the appraised value.
2. Sealed written bids will be accepted prior to 9:30 a.m. March 4, 2008, at the Clark County Real Property Management Office located at 500 S. Grand Central Parkway, Las Vegas, Nevada 89155. All bids must be submitted in a sealed envelope and clearly marked: **“ATTENTION: KRYNN WILLIAMS, REAL PROPERTY AUCTION, LAUGHLIN CARE CENTER.”**
3. After all written bids received prior to the start of the auction are opened and announced, a call will be made for any oral bids, which must exceed the highest written bid by at least 5%. Subsequent oral bids shall be in increments of \$50.00 above the highest oral bid. **A person may make an oral bid only if he submits to the Board written notice of his intent to make an oral bid at least five days before the meeting during which the auction is to be held, together with a written statement establishing his financial responsibility to the satisfaction of the Board.**
4. The Board reserves the right to determine which bids conform to all terms and conditions specified in the Resolution of Intent to Lease approved by the Board on February 5, 2008, and which bids are made by responsible bidders. Should the highest responsive bidder at the conclusion of the auction be later deemed non-responsible, upon notification, the next highest responsive bidder shall be deemed the highest responsive bidder. The Board may reject any and all oral bids, either written or oral, and withdraw the Property from lease.
5. The final acceptance or rejection of any bid may be made at the same meeting (on March 4, 2008) or at any adjourned session of the same meeting held within the 10 days next following.
6. The Property is being leased in an “as-is” condition and under the assumption that the bidder’s acquisition of the Property is based upon the bidder’s independent investigation. The County/UMC makes no warranties as to the suitability of the Property for any particular use.
7. The successful bidder/tenant shall reimburse UMC for all appraisal and publication costs, and all Real Property Management fees.

**LAUGHLIN CARE CENTER  
150 THOMAS EDISON DRIVE, LAUGHLIN, NEVADA  
1,840 SQUARE FEET  
DIAGNOSTIC IMAGING CENTER**

**THE MINIMUM BID AMOUNT MUST BE \$2,668 PER MONTH**

**THE BID FOR THE PROPERTY IS AS FOLLOWS:**

**\$\_\_\_\_\_ PER MONTH**

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**SIGNATURE OF BIDDER**

**PRINT NAME OF BIDDER**

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**ADDRESS OF BIDDER**

**TELEPHONE NUMBER**

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**CITY, STATE, ZIP**

**FAX NO.**

**DATE**