

CLARK COUNTY PUBLIC BUILDINGS ELEMENT

of the Clark County Comprehensive Plan



Prepared by the Department of Comprehensive Planning
Adopted June 5, 2001



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**RESOLUTION
OF THE CLARK COUNTY BOARD OF COUNTY COMMISSIONERS
ADOPTING THE CLARK COUNTY PUBLIC BUILDINGS ELEMENT OF
THE COMPREHENSIVE PLAN**

WHEREAS, pursuant to NRS 278, the Clark County Board of County Commissioners (hereinafter referred to as the "Board") adopted the Clark County Comprehensive Plan in December 1983, which established a policy for separate town plans; and

WHEREAS, a certified copy of a report entitled Clark County Public Buildings Element as adopted by the Clark County Planning Commission has been received by the Board as specified in the Nevada Revised Statute 278.220; and

WHEREAS, on June 5, 2001, a public hearing was held by the Board of County Commissioners in accordance with Nevada Revised Statute 278.220 on the proposed element.

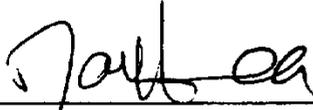
NOW, THEREFORE, BE IT RESOLVED by the Clark County Board of County Commissioners:

That the Board does accept and adopt the certified copy of a report entitled the Clark County Public Buildings Element as an amendment to the Clark County Comprehensive Plan.

PASSED, ADOPTED, AND APPROVED this 5th day of June, 2001.

CLARK COUNTY, NEVADA

By: _____


DARIO HERRERA
CHAIRMAN

ATTEST:


SHIRLEY B. PARRAQUIRRE
COUNTY CLERK

RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING THE CLARK COUNTY PUBLIC BUILDINGS ELEMENT OF THE CLARK COUNTY
COMPREHENSIVE PLAN

WHEREAS, pursuant to NRS 278, the Clark County Board of County Commissioners (hereinafter referred to as the "Board") adopted the Clark County Comprehensive Plan in December 1983, which established a policy for separate town plans; and

WHEREAS, the Clark County Planning Commission (hereafter referred to as the "Planning Commission") is charged with the preparation and adoption of long-term general plans for the physical development of all unincorporated portions of Clark County, Nevada (hereafter referred to as "the County"), as specified by the Nevada Revised Statutes, Chapter 278.150 to 278.220 inclusive; and

WHEREAS, on April 17, 2001, a public hearing was held by the Planning Commission in accordance with Nevada Revised Statute 278.220 on the proposed element.

NOW, THEREFORE, BE IT RESOLVED by the Clark County Planning Commissioners:

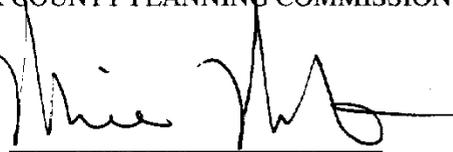
1. That the Clark County Planning Commission does adopt and accept the Clark County Public Buildings Element as an amendment to the Clark County Comprehensive Plan.

2. That the Clark County Planning Commission submits the certified copy of a report entitled the Clark County Public Buildings Element, as an amendment to the Clark County Comprehensive Plan, to the Board of County Commissioners for their endorsement, adoption, and certification.

PASSED, ADOPTED, AND APPROVED this 17th day of April 2001.

CLARK COUNTY PLANNING COMMISSION

By:



CHAIR

ATTEST:



EXECUTIVE SECRETARY

RES__

ACKNOWLEDGEMENTS

Board of County Commissioners:

Dario Herrera, Chairman
Myrna Williams, Vice-Chair
Yvonne Atkinson Gates
Erin Kenny
Mary Kincaid
Chip Maxfield
Bruce Woodbury

Planning Commission:

Will Watson, Chairman
Richard Bonar, Vice-Chair
Charley Johnson
Bernard Malamud
Pam Mortensen
Doug Malan
Kirby Trumbo

Comprehensive Plan Steering Committee:

Michael Dias, Chair
Ron Newell, Vice-Chair
Curtis Alexander
Don Dickson
Leo Dupre
Robert Eliason
Ralph Hamilton
Dan Holt
Fred Hutt
Jennifer Lewis
Thomas Lisiewski
Col. Robert Lynn
Doug Malan
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John Schlegel, AICP, Director
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Barbara Ginoulas, Assistant Director
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Department of Real Property Management:

Sandy Norskog, Director

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George W. Stevens, Director
Susan Laveway, Assistant Director

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Clark County Long Range Planning Committee
Clark County Space Committee

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Chapter One

Introduction

Compliance with State Law

This element is prepared in compliance with Nevada Revised Statutes (NRS 278.160 (h)) and meets the requirements of the state.

Compliance with County Goals

The Clark County Strategic Plan sets forth goals, objectives and strategies to achieve the County's mission. This element is consistent with and reinforces the County goals listed below:

- County Goal B Accelerate infrastructure to meet the challenges of growth and reinvestment.
- County Goal C Maximize service delivery and human resources utilization.
- County Goal D Ensure financial stability to meet the needs of our customers through a fair revenue and expenditure system.

The element is intended to reinforce the commitments made within the Clark County Strategic Plan.

Purpose

The management of County assets is vital to the financial health and stability of Clark County. These assets include the buildings in which the County conducts business. The purpose of the Public Buildings Element is to establish policies and procedures to guide the development of future public buildings and maintain the value of existing buildings that are owned, leased or managed by Clark County.

Scope

While addressing issues of Clark County public buildings, this element will not cover all real property owned by Clark County nor all public buildings within Clark County. The scope of this plan is listed below.

The Element will:

- Inventory buildings currently owned, leased and managed by Clark County.
- Show the location of public buildings that are currently under construction.
- Report on current methods used to locate future government buildings.
- Report on current procedures and methods used to maintain buildings.
- Propose enhanced processes and procedures for developing Clark County public buildings.

The Element will not:

- Inventory federal, state, regional, city, or quasi-public buildings.
- Dictate one architectural style or landscaping treatment that will limit design possibilities.
- Provide a capital improvement program.
- Address temporary situations created by acquisition of private lands for airport expansion, roadway or flood control projects.



Element Development Process

The development of the Clark County Public Buildings Element began with the coordination of Comprehensive Planning and Real Property Management (RPM) staff in forming a general concept outline. Two existing committees, the Long Range Planning Committee and the Space Committee, were used as advisory groups for the plan. Presentations were made to the Clark County Comprehensive Plan Steering Committee and the Clark County Planning Commission to provide information and receive input into the draft element. Public input was sought through an "open house" meeting, the County's web page, and local print media. The public review process was initiated on March 20, 2001 by the Clark County Board of County Commissioners. The Clark County Planning Commission adopted the plan on April 17, 2001, and adoption by the Board of County Commissioners occurred on June 5, 2001.

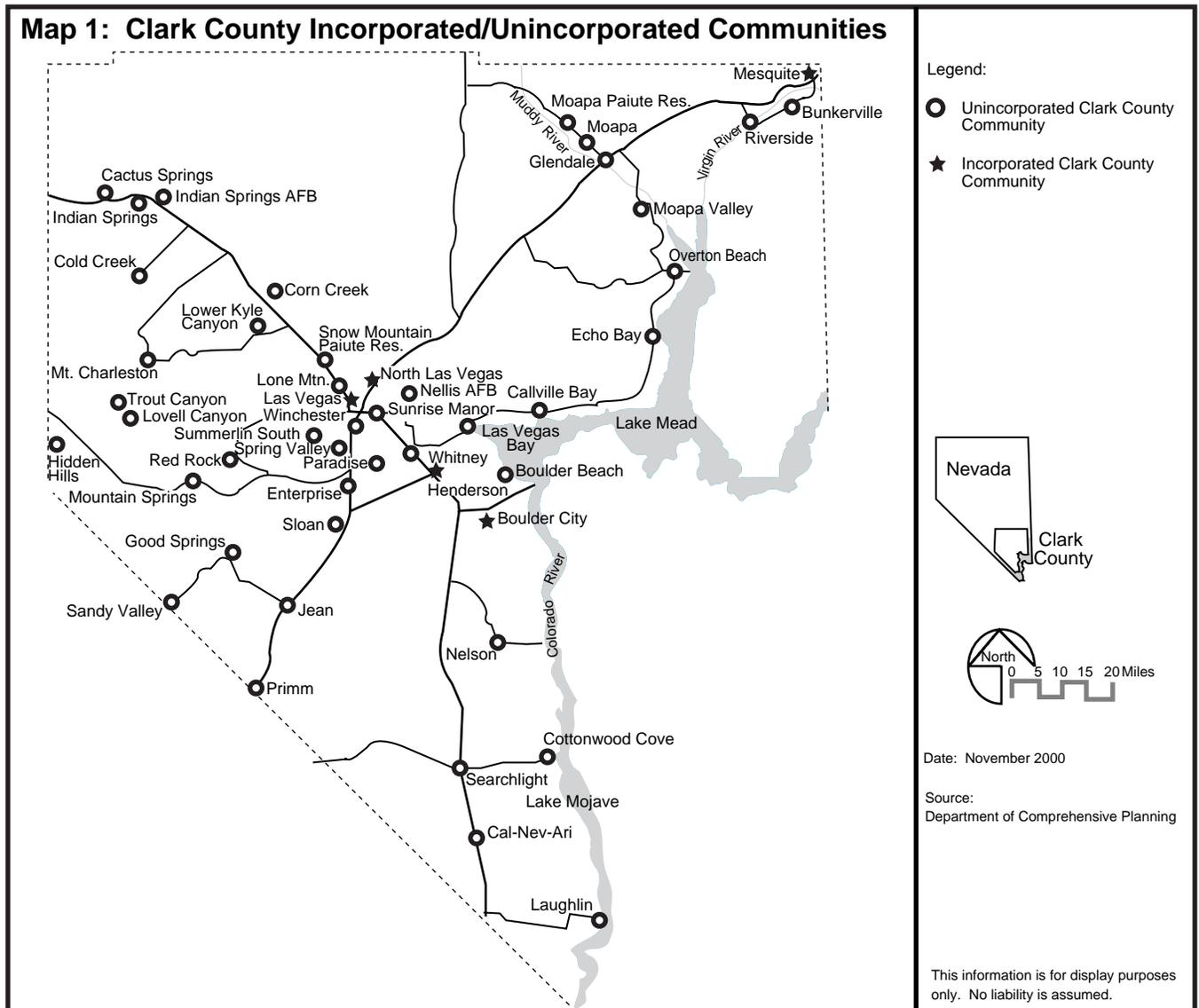


Chapter Two

Public Buildings Existing Conditions

Service Area

One of seventeen counties located within the State of Nevada, Clark County is located in the southern tip of the state and is 7,910 square miles in size. Created in 1909 with Las Vegas as the county seat, Clark County contains five incorporated cities, fourteen unincorporated Town Advisory Boards and six Citizen Advisory Councils, along with numerous other communities. The County government is responsible for providing numerous regional and municipal services to its residents. Map 1 shows Clark County Communities.



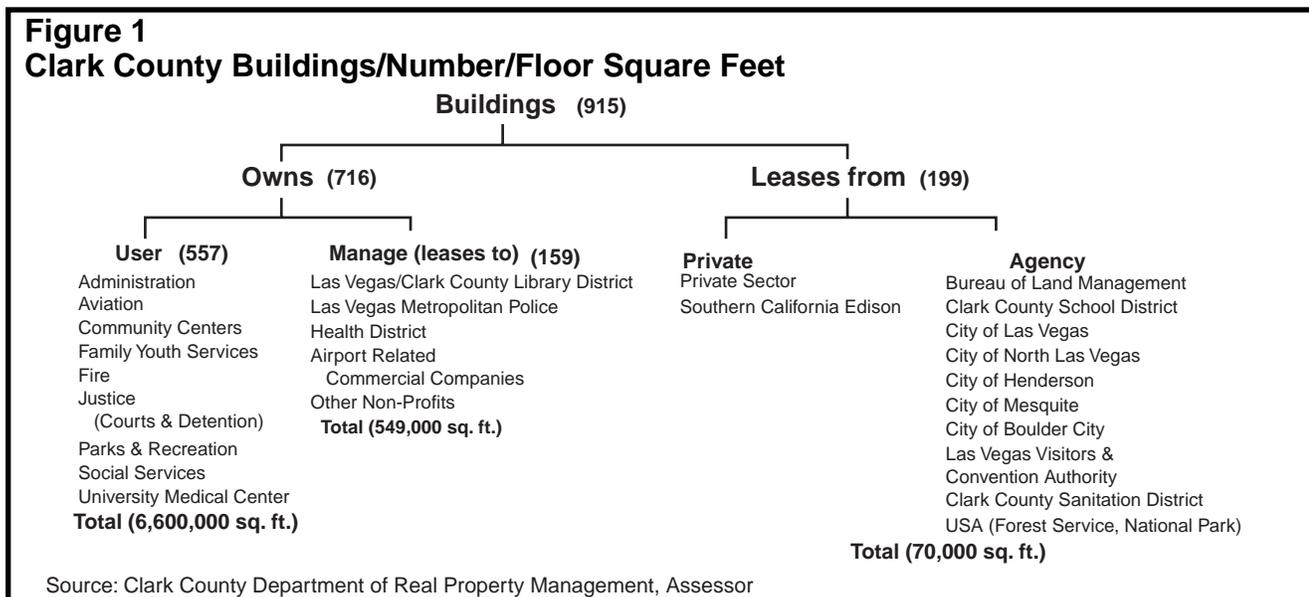
Public Buildings

Clark County owns, manages, and leases buildings to serve the general public. Figure 1 provides a general summary of this list.

As of September 2000, the County used 915 public buildings with approximately 7.2 million square feet of floor space. Clark County owns and uses 557 of these buildings. This sixty-one percent of the public buildings used, represents approximately 6.6 million square feet of floor space, or ninety-two percent of all the space Clark County is currently using.

Clark County manages space and buildings as the lessor, leasing buildings or space to the Las Vegas Metropolitan Police, Las Vegas-Clark County Library District, Clark County Health District, airport related commercial leases, and other nonprofit agencies. These 159 buildings (or 549 thousand square feet of floor space) represent 7.6 percent of County building space.

The remaining area is leased from the private sector or other government agencies. The County leases a total of 199 buildings (70,000 square feet), which is less than one percent of all floor space currently in use. Agency lease agreements can be with incorporated cities, or state or federal agencies. Included are Recreation and Public Purpose (R&PP) land leases with the United States Department of the Interior, Bureau of Land Management (BLM). These leases provide for eventual transfer of land ownership and improvements (including buildings) to the County after agreed provisions are completed. Clark County will add sixty buildings to its owned inventory through R&PP leases.



A detailed list of Clark County Properties can be found in the Clark County Property List through the Department of Real Property Management. The list inventories all properties and uses associated with buildings owned, leased or managed by Clark County and will expand as REM continues to collect asset information from other departments.

Public Buildings Location

Locations of County owned, leased or managed buildings are shown on the following two maps. Map 2 (page 5) shows the location of Clark County public buildings in the urban Las Vegas Valley area of the County. Map 3 (page 6) shows public buildings within the outlying areas of Clark County.



MAP 2

Existing Clark County Public Buildings Las Vegas Valley



Map 2

Clark County

Existing Public Buildings

Las Vegas Valley

- Owned
- Leased
- ▲ Managed

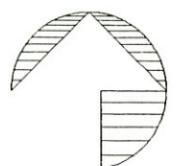
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MAP 3

Existing Clark County Public Buildings
Outlying Clark County

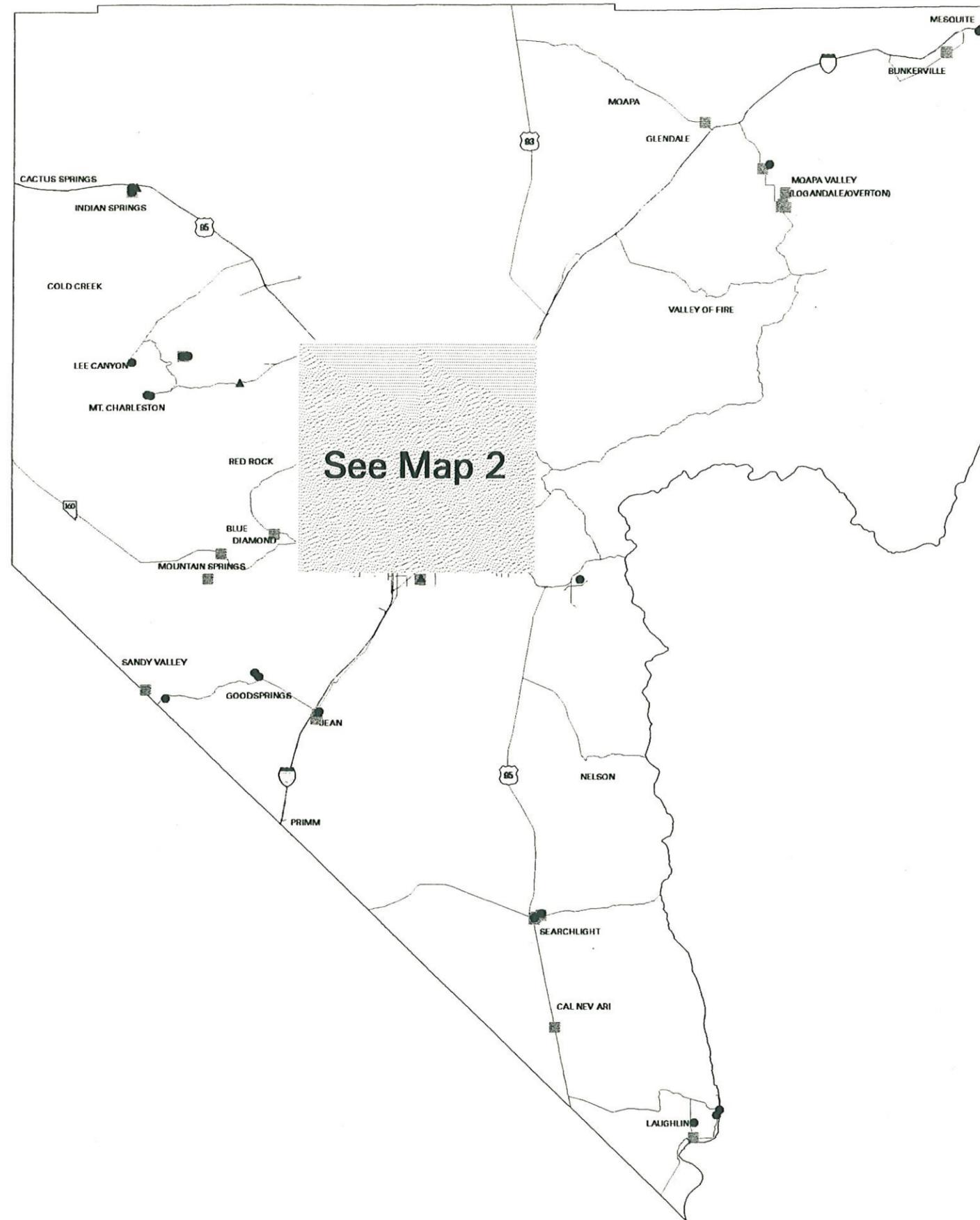


Map 3

Clark County

Existing Public Buildings

Outlying Clark County



- Owned
- Leased
- ▲ Managed

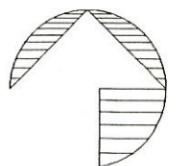
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Architectural Style

In the past throughout the urban and outlying areas, Clark County buildings have expressed different architectural styles which were dependent on the architectural firms assigned to the projects. In addition, the County has acquired and remodeled existing buildings. An example is the conversion of the old Bunkerville School Building to a library, community center and gymnasium. Most conversions do not reflect an overall County architectural vision or policy, but incorporate more of a community character into the remodel.

In 1981, an architectural standard implemented through administrative policy specified that downtown County buildings be accented by painting "aqua green" on various faces of the structure. This policy assured that new County public buildings located in downtown Las Vegas could be easily identified by the community.

The Clark County Government Center, opened in 1995, was unique in style and function. The building incorporated public art and amenities making it a focal point within the community. The effort to produce a community focal point was a departure from past architectural efforts.

In 1998, the County developed design guidelines to "create a development standard for County owned facilities." The Design Guidelines for Clark County Owned Facilities established building types, and provided a process and design guidelines for the development of new County facilities. These guidelines are currently being used to establish a consistent facility image for all County buildings.

Landscape Treatment of Grounds

Recently constructed buildings in urban areas have focused on drought tolerant native plants reflecting the desert character. Buildings in outlying areas use landscape treatments reflective of the community character where they are sited. Landscape buffers and related guidelines are derived from Title 30, Clark County Unified Development Code.

Recommendations

Implementing an overall vision of how the County sites and develops public buildings can save the County funds.

Clark County buildings have not traditionally been used as community focal points, and there are no guidelines to provide an overall vision for new Clark County Buildings and sites. Coordination of building sites to trail systems, alternative transportation hubs, and related services can create community focal points that enhance the quality of life within Clark County.

Although a design standard exists, the guidelines focus on the architectural image of a building. There are no design guidelines for the landscape treatment of grounds for Clark County public buildings. Guidelines addressing landscaping treatment of buildings could enhance the development standard set forth in the Design Guidelines for Clark County Owned Facilities .

Issues

- Historically, many Clark County buildings have not been maximized for use as community focal points.
- The Design Guidelines for Clark County Owned Facilities do not address landscaping.



Policy

CPB 1.0 Clark County Public Building Vision:

Clark County Public Buildings will be located to best serve the general public.

CPB 1.1 Public Buildings should be located to promote nodes for alternative modes of transportation (trails, bus stops, etc.).

CPB 1.2 Public Buildings should be designed to encourage civic pride and a sense of community by incorporating public art and other civic amenities.



Chapter Three

Future Trends, Impacts and Needs

Buildings Currently Under Construction

Clark County is scheduled to build seventy-three buildings, adding approximately 4.2 million square feet of floor space within the next five years to meet year 2000 demands. These buildings are expected to meet a variety of community service needs, such as fire protection, a regional justice center, jail expansion and community service buildings. The buildings projected or under construction within Clark County are shown on Map Four (page 11).

Impacts and Trends

Continued growth of Clark County increases the number of government buildings needed. The Government Center, opened just five years ago with a planned occupancy of 1,300 employees is currently housing more than 1,500.

Growth of the Las Vegas Valley continues the demand for government services and buildings to provide those services. In 1999 Clark County employed 5,779 full-time permanent employees. This number excludes Clark County Fire Department, Las Vegas Metropolitan Police Department, and University Medical Center employees.

Future Needs

Figure 2 (page 10) illustrates three possible growth scenarios over the next ten years for Clark County. Future floor space needs are based on employment trends noted in the Clark County Population Projections, on a 10 year employment growth average percentage, and a on fifteen year employment growth average based on Clark County Human Resource employment records.

Scenario 1

The Clark County Population Projection shows population growth at 6.5 percent for the year 2000 and slowing over the next ten years to 1.96 percent. If employee growth rates are reflective of this trend, the County can expect employment to be 7,456 employees in five years and 8,346 in ten years. Using the 250 gross square feet per employee standard of the Clark County Government Center, the resulting growth would add 419,291 square feet of additional floor space in five years or 641,672 square feet in ten years.

Scenario 2

Analysis of Clark County government employee growth over the last fifteen years shows an average yearly increase of about 4.37 percent, less than the average of population growth for the same period. Using this average increase, Clark County can expect a total employment of 7,483 employees in five years and 9,280 employees within ten years. The projected increase in employment would result in an additional 425,914 square feet in five years and 875,305 square feet in ten years.

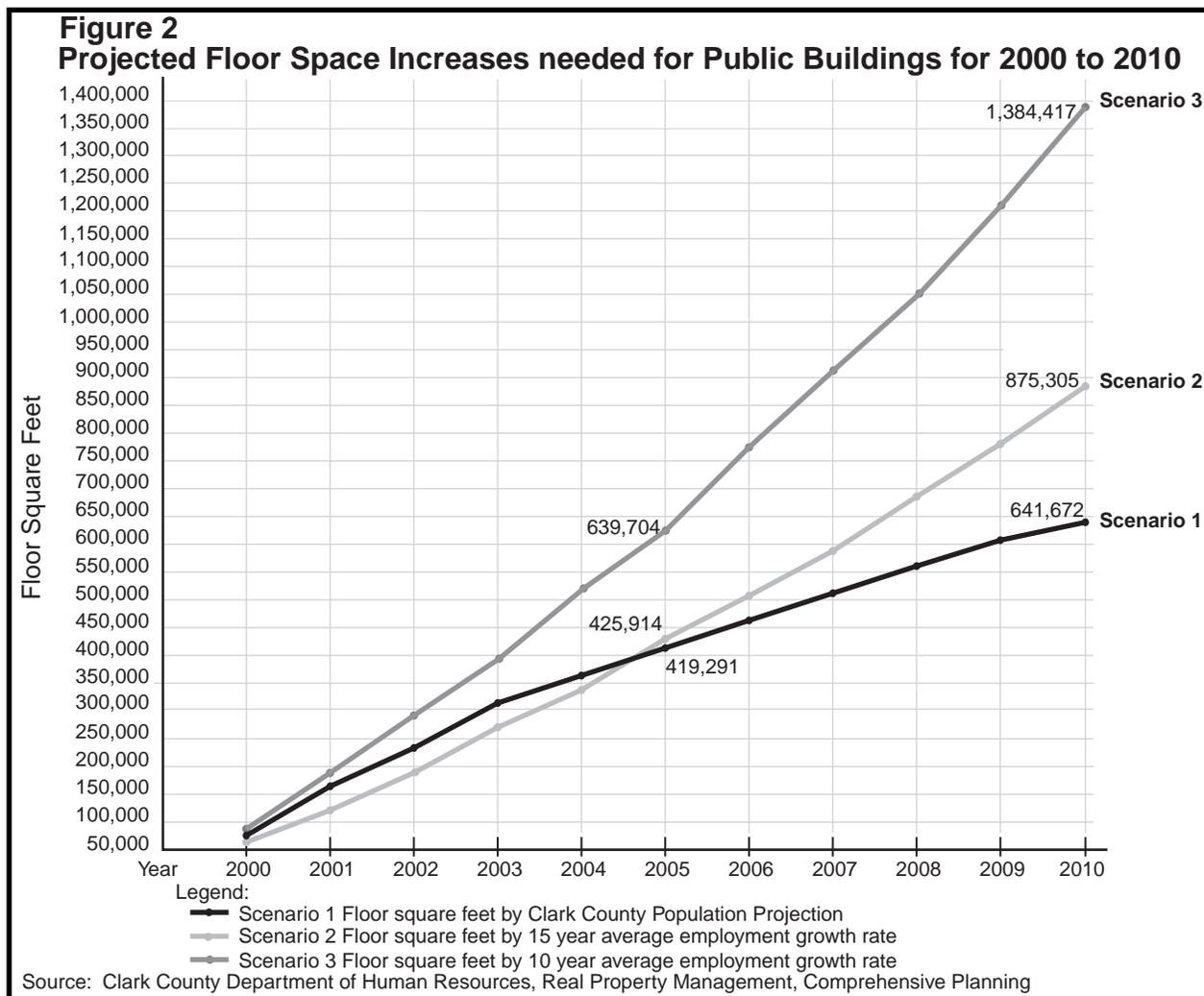
Scenario 3

Another growth scenario uses the Clark County government employee growth rate over the last ten years. This growth rate averages about 6.3 percent yearly and is compatible to population growth rate for the same period. The resulting growth would place Clark County employment at 8,338 in five years and 11,317



in ten years. The required space needed for the new employees would add 639,704 square feet in five years and 1,384,417 square feet in ten years.

Using the three growth trends as a range, the County could expect to need additional floor space beyond that of the buildings under construction. The County can expect to build 419,000 to 639,000 square feet over the next five years and 641,000 to 1.3 million square feet of public buildings in ten years.



Recommendations

Buildings currently under construction are meant to meet current floor space demands. Under the growth scenarios listed, the County will need to build 641,000 to 1.3 million square feet of floor within the next ten years. Departments should be directed to use the Clark County Population Projection to estimate the minimum future needs in staffing and floor space required.

Issues

- A proactive process for determining future building needs would allow Clark County to efficiently prepare for increased demands for service.

Policy

CPB 2.0 The Departments of Real Property Management, Comprehensive Planning and Finance will cooperate to develop a construction improvement program to coordinate building and space requests.



MAP 4

Clark County Public Buildings
Buildings under construction

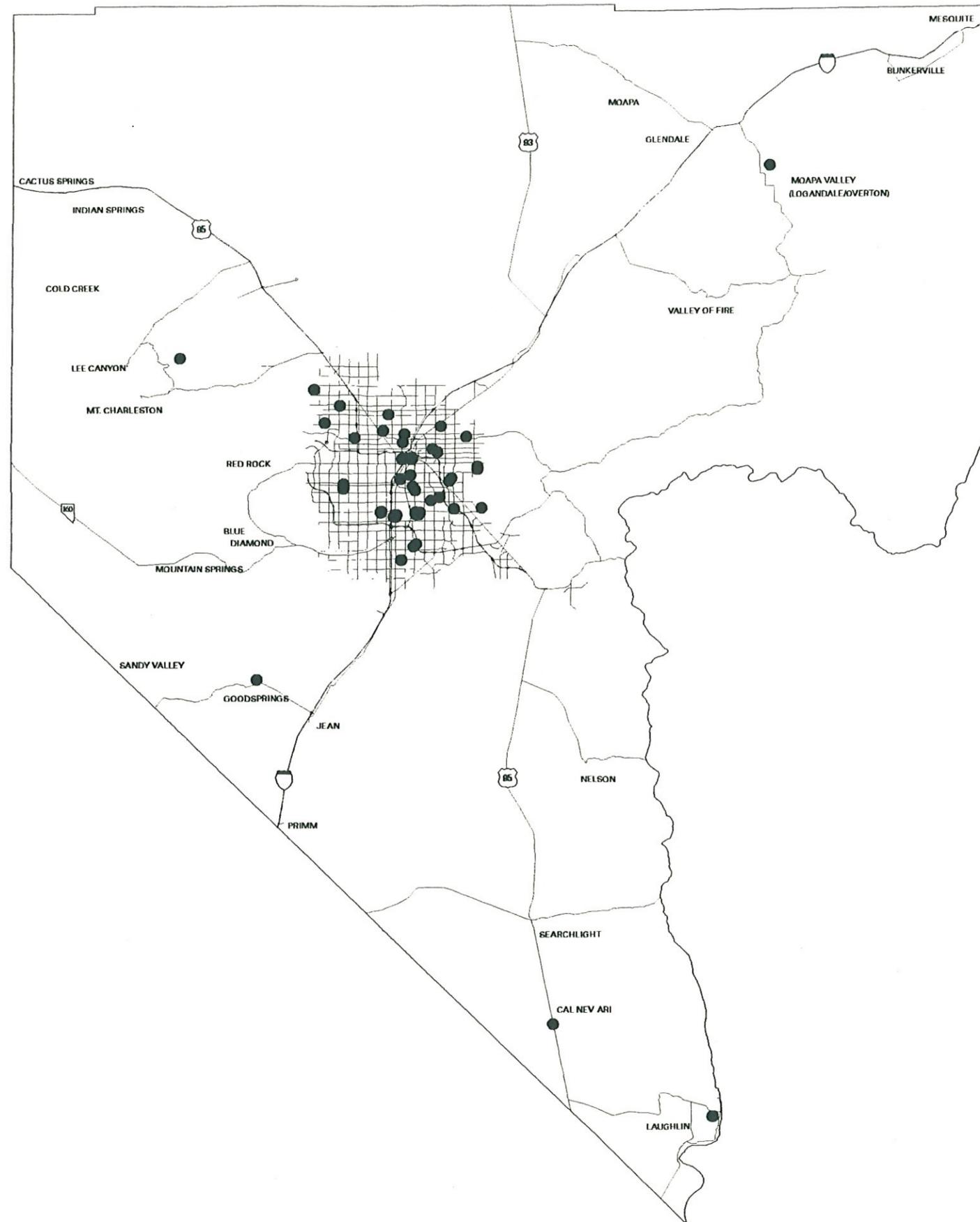


Map 4

Clark County

Public Buildings Under Construction

- Public Buildings Under Construction



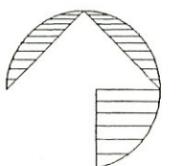
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MAP 4

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Chapter Four

Administrative Practices

The Department of Real Property Management (RPM) is responsible for all real property owned, leased or managed by the County. The current administrative practice is derived through Clark County Administrative Guidelines. The Long Range Planning Committee and the Space Committee administer building development and construction along with floor space guidelines.

The Long Range Planning Committee provides oversight on current capital improvement projects. The committee consists of the County Manager, Assistant County Managers, the directors of the Departments of Real Property Management, General Services, Comprehensive Planning, Finance and the County Information Officer.

The Space Committee provides guidance and approval of Space Improvement Requests (SIR) for Clark County Public Buildings. The committee consists of staff from Real Property Management, Central Services, Center for Enterprise Information Technology, Comprehensive Planning, and Finance.

Siting Methods

Before the formation of RPM, individual departments were responsible for siting buildings. Departments used internal criteria to establish a building site which resulted in County buildings being scattered throughout the Las Vegas Valley. Customer availability to services was reduced because departments were often located at distances that made doing business with the County a difficult task. Departments located sites that exceeded their actual department needs. These sites were designed for the current building needed or were based on the availability of funding. The result was a design that sometimes under-utilized the site.

In planning locations for new public buildings, departments worked with Comprehensive Planning. These locations were incorporated into land use and development plans within the County's Master Plan.

Directives were eventually established to locate related County services together. The result was campus siting of County departments. Campus siting was incorporated to encourage better customer service and use of a site. An early example is the Permit Application Center (PAC) which incorporated the Comprehensive Planning, Building, and Public Works Departments into a single site at 401 South Fourth Street in Las Vegas. The Clark County Government Center also used campus siting to incorporate most of the County's government functions, along with Parks and Recreation amenities, and regional County agencies (Regional Transportation and Regional Flood Control).

County departments continued to locate new buildings on campus sites. The determination, of which departments occupy any given campus was determined on a case-by-case basis. However the process of sharing a site was only successful if departments were made aware of a new campus. More often than not the final occupants of a new site were not determined until late into the design phase.

Today County departments locate new buildings through RPM, except when departments have their own capital facilities plan, such as Aviation, Fire, and Parks and Recreation.



Historically, County plans indicating future government building sites have not been coordinated with Real Property Management. Implementing an overall vision of how the County sites and develops public buildings can save the County funds.

Issues

- There are no consistent policies directing how, when, or where to site new public buildings.
- Clark County currently under utilizes site and function of owned facilities.
- Opportunities exist to develop a consistent process to allocate space among departments when developing new sites.
- Historically, County plans indicating future government building sites have not been coordinated with Real Property Management.

Policy

- CPB 1.3 All Clark County public building zone changes should be for the Public Facility (P-F) zoning district.
- CPB 2.1 All leasing/agreements of office or storage space activity will be coordinated through Real Property Management.
- CPB 2.2 All land use and site master plans designating future government buildings and sites will be coordinated with Real Property Management.

Floor Space Allocation Procedures

Administrative Guideline No.6 guides the allocation and distribution of space within all County buildings. The guideline includes a summary of space assignments by type of personnel, the type of workstation required and range of square feet available. The request for space is accomplished by completing a Space Improvement Request (SIR) form. The Clark County Space Committee has reviewed requests for space changes through the Space Improvement Requests. The requests are reviewed for compliance to space standards, heating ventilation and air conditioning requirements and the availability of electric, telecommunications and computer services.

Issues

- Historically, County departments that have constructed, remodeled or obtained a lease did not coordinate with departments/divisions that provide services and maintenance.

Policy

- CPB 1.4 Ensure that Clark County uses existing building space efficiently.
- CPB 2.0 The Departments of Real Property Management, Comprehensive Planning and Finance will develop a construction improvement program to coordinate building and space requests.

Storage

Storage of files, materials and archival material is the responsibility of individual departments, and storage locations vary from department to department. Centralized storage of files is not practiced within the County. Departments have sometimes used outside firms to store archival material, but the majority of departments use space within available work areas.

As the need for space has increased, work space needed for employees to provide services to the public is often used up by the storage of files and materials.



Issues

- Centralized storage of files is not practiced.
- Floor space needed for work areas is being used for storage of files and materials.

Policy

CPB 2.3 Clark County should develop centralized records and material storage facilities.

Maintaining/Improving Existing Buildings

REM is responsible for maintaining the existing building assets of Clark County. Before the creation of REM, building maintenance was the responsibility of the department of General Services and the individual County departments.

REM handles approximately 100 remodeling requests yearly that affect 100,000 square feet. In addition the department is responsible for overseeing construction of both new construction and remodels. REM is constantly encouraging the incorporation of new building technology into remodels and new construction. However incorporating the latest technology into a building is difficult because technology is constantly changing and can be cost prohibitive. Technology implemented in the design phase can be obsolete when construction begins. Designing new buildings that employ the newest technology while maintaining budget constraints poses a challenge.

Facility maintenance standards were not consistently developed, which resulted in obsolete or temporary buildings being occupied beyond their useful life. Funds were diverted from other projects or maintenance efforts to allow these building to be used for "one or two years more." If a facility maintenance standard was developed, the County could save funds by not trying to maintain these obsolete buildings. Savings could be used to create new buildings or maintain buildings that are not obsolete or temporary.

Issues

- Designing new or remodeling existing buildings that employ the newest technology while maintaining budget constraints poses a challenge.
- Clark County does not have a consistent facilities maintenance standard.
- Obsolete or temporary facilities are being occupied beyond the useful life of the building.

Policy

- CPB 1.5 A facilities preventative maintenance standard for Clark County public buildings will be developed by Real Property Management with assistance from appropriate divisions and departments.
- CPB 1.6 Use appropriate technology in County buildings to increase building life cycle and reduce overall maintenance cost.
- CPB 1.6.1 Use appropriate applications of energy conservation and generation in new or remodel building projects.
- CPB 1.6.2 Applications of energy conservation and generation based on solar techniques should be encouraged.
- CPB 1.6.3 Land use siting techniques that consider solar heat absorption should be encouraged.



- CPB 1.6.4 Maximum use of renewable energy resources should be encouraged.
- CPB 1.6.5 Applications of solar technology should be encouraged.
- CPB 1.6.6 Incorporate policies of the Clark County Energy Management Strategy in new or remodel building projects.
- CPB 2.4 Remediation/removal of buildings should be included in the construction improvement program.
- CPB 2.5 Develop a program to appropriately deal with County facilities that are unsafe, fiscally unsound or unused.
 - CPB 2.5.1 Decommissioned buildings will be removed from the inventory by selling or demolishing, expediently.

Property Records

Historically Clark County has not maintained a centralized database of County real property. Before the creation of REM, a history of real property action was not recorded. Departments maintained real property records individually, and the total of what public buildings were owned, leased or managed by the County was not known. REM is responsible for all real property owned, leased or managed by the County.

Issues

- Historically, Clark County has not maintained a centralized database of County real property.

Policy

- CPB 2.6 All County departments will coordinate with Real Property Management to develop a repository of information concerning all real property assets.

Recommendations

The opening of the Clark County Government Center in 1995 created an opportunity for Clark County to envision how it wanted to plan and build government buildings. Although space is allocated through Administrative Guideline 6, location of where a building best serves the public need was not addressed.

There are presently no guidelines addressing the issues of storage, maintaining/improving existing buildings and property records. These guidelines could increase the value of County building assets and save the County resources, funds, and time in providing services to the public.



Chapter Five

Issues

A summary of issues can be compiled as a result of examining existing conditions, impacts, and trends about Clark County's public buildings:

- Historically, many Clark County buildings have not been maximized for use as community focal points.
- The Design Guidelines for Clark County Owned Facilities do not address landscaping.
- A proactive process for determining future building needs would allow Clark County to efficiently prepare for increased demands for service.
- There are no consistent policies directing how, when, or where to site new public buildings.
- Clark County currently under utilizes site and function of owned facilities.
- Opportunities exist to develop a consistent process to allocate space among departments when developing new sites.
- Historically, County plans indicating future government building sites have not been coordinated with Real Property Management.
- Historically, County departments that have constructed, remodeled or obtained a lease, did not coordinate with departments/divisions that provide services and maintenance.
- Centralized storage of files is not practiced.
- Floor space needed for work areas is being used for storage of files and materials.
- Designing new or remodeling existing buildings that employ the newest technology while maintaining budget constraints poses a challenge.
- Clark County does not have a consistent facilities maintenance standard.
- Obsolete or temporary facilities are being occupied beyond the useful life of the building.
- Historically, Clark County has not maintained a centralized database of County real property.





Chapter Six

Policies

A process for developing public buildings is needed. Present procedures allow departments to share space after initial development and design phases of construction are completed or add space on a newly constructed building. This process, leads to inefficiencies and adds unnecessary cost. If a budget cycle was developed to handle remodeled space and new building requests, then site sharing could be implemented in the planning stage of a building, saving time and development costs. Land acquisition could occur on a regular cycle, making it easier to negotiate leases, and it would also be easier to fully develop and plan for larger Bureau of Land Management parcels under the R&PP Act. This type of anticipatory management would give the Department of Real Property Management an effective means of allocating, planning and acquiring property for the development of future County buildings.

The following policies are for owned or leased Clark County Buildings.

Goal B: Accelerate infrastructure to meet the challenges of growth and reinvestment.

Goal C: Maximize service delivery and human resources utilization.

CPB 1.0 Clark County Public Building Vision:

Clark County Public Buildings will be located to best serve the general public.

CPB 1.1 Public Buildings should be located to promote nodes for alternative modes of transportation (trails, bus stops, etc.).

CPB 1.2 Public Buildings should be designed to encourage civic pride and a sense of community by incorporating public art and other civic amenities.

CPB 1.3 All Clark County public building zone changes should be for the Public Facility P-F zoning district.

CPB 1.4 Ensure that Clark County uses existing building space efficiently.

CPB 1.5 A facilities preventative maintenance standard for Clark County public buildings will be developed by Real Property Management with assistance from appropriate divisions and departments.

CPB 1.6 Use appropriate technology in County buildings to increase the life cycle and reduce overall maintenance costs.

CPB 1.6.1 Use appropriate applications of energy conservation and generation in new or remodel building projects.

CPB 1.6.2 Applications of energy conservation and generation based on solar techniques should be encouraged.



- CPB 1.6.3 Land use siting techniques that consider solar heat absorption should be encouraged.
- CPB 1.6.4 Maximum use of renewable energy resources should be encouraged.
- CPB 1.6.5 Applications of solar technology should be encouraged.
- CPB 1.6.6 Incorporate policies of the Clark County Energy Management Strategy in new or remodel building projects.

Goal D: Ensure financial stability to meet the needs of our customers through a fair revenue and expenditure system.

- CPB 2.0 The Departments of Real Property Management, Comprehensive Planning and Finance will cooperate to develop a construction improvement program to coordinate building and space requests.
- CPB 2.1 All leasing/agreements of office or storage space activity will be coordinated through Real Property Management.
- CPB 2.2 All land use and site master plans designating future government buildings and sites will be coordinated with Real Property Management.
- CPB 2.3 Clark County should develop centralized records and material storage facilities.
- CPB 2.4 Remediation/removal of buildings should be included in the construction improvement program.
- CPB 2.5 Develop a program to appropriately deal with County facilities that are unsafe, fiscally unsound or unused.
 - CPB 2.5.1 Decommissioned buildings will be removed from the inventory by selling or demolishing, expediently.
- CPB 2.6 All County departments will coordinate with Real Property Management to develop a repository of information concerning all real property assets.



Chapter Seven

Plan Implementation

Implementation Measures

Clark County will implement the policies of this element through various current and future programs, processes, and regulations. The following list indicates some of the implementation methods that will be used in combination with the goals and policies defined in this element:

- Expanding the role of the Long Range Planning Committee.
- Allocation of space on a yearly cycle.
- Developing facility preventative maintenance standards.
- Centralizing the location of files and materials.
- Designing buildings to achieve the desired space, and phase construction based on available funds.
- Administrative procedures.
- Capital budgeting and expenditures.
- Strategic planning.
- Customer service processing.



Plan Monitoring

A method of monitoring the plan is illustrated below in Figure 3. Monitoring the element will ensure the goals, standards and policies remain current and achievable. The monitoring of the plan should be performed on a yearly cycle in coordination with the Departments of Real Property Management and Comprehensive Planning. The process evaluates the policies in achieving a Construction Improvement Program, which is the process for acquiring new space and buildings.

