



United States Department of Agriculture  
Rural Development  
Nevada State Office

June 22, 2012

Skip Canfield, Clearinghouse Coordinator  
Nevada Division of State Lands  
901 S. Stewart St., Ste. 5003  
Carson City, NV 89701-5246

**Subject: Boulder City Hospital Renovation and Expansion**

Dear Coordinator:

Pursuant to the Memorandum of Understanding (MOU) between our agencies, this is to notify you that the USDA - Rural Development has received a request for financial assistance from the Boulder City Hospital located in Boulder City, Clark County, Nevada for renovation and expansion of the hospital.

The Hospital will build and, or rehabilitate 35,870 square feet of space to house a variety of medical program areas. The new facility will be contiguous to the current facility on the Hospital's ten-acre campus in Boulder City located at the corner of Adams Blvd and Buchanan Blvd. The existing parcel number 186-86-801-013 is approximately 11.34 acres and is approximately 50% developed. The Hospital owns the four undeveloped parcels to the West numbered 186-86-801-1, 2, 14, and 15 which comprise approximately 2.95 acres and are available for future developments. All utility services exist on site and considerations have been given to upsizing or grading these services based on the expansion needs.

The site has frontage along Adams Blvd. with two primary entrances. The North entrance is a shared drive and the South entrance serves as the primary access to the existing parking lot. These entrances are adequate to serve the planned facilities.

Expansion of the Medical, Surgical and Emergency wings will add new beds and surgical spaces. An addition of a new Physical and Occupational Therapy wing will allow the relocation of these services and provide expansion space for other underserved spaces in the existing building. The current parking lot is in need of replacement and will be expanded to serve the increased size of the Hospital. In addition, outdoor spaces such as walkways and courtyards will be added amenities around the existing building and the expansion. The new wing construction will match the existing construction and architecture.

1390 S. Curry Street • Carson City, Nevada 89703-5146  
Phone: (775) 887-1222 • Fax: (775) 887-1287 • TTY/Voice 7-1-1 (800) 676-3777 • Web: <http://www.rurdev.usda.gov/nv>

Committed to the future of rural communities.

"USDA is an equal opportunity provider, employer and lender."  
To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W.,  
Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD).

The proposed improvements consist of the following approximate square footage to be remodeled or newly constructed:

- Emergency Department – remodel 2,103 sq. ft, additional 5,153 sq. ft of new construction
- Admitting/Lobby – 2,313 sq. ft. of new construction
- Surgical Expansion – 800 sq. ft. of new construction
- Medical/Surgical – 4,875 sq. ft of new construction and remodel 7,704 sq. ft
- PT//OT & RT – 3,350 sq. ft of new construction and remodel 850 sq. ft.
- Pharmacy – remodel 1,135 sq. ft.
- PHP/Admin/& Home Health – remodel 4,015 sq. ft.
- Laboratory – remodel 250 sq. ft.
- Dietary Development Options – remodel 500 sq. ft
- Conference/MD Lounge/Gift Shop/Training – 1,000 sq. ft of new construction and remodel 800 sq. ft.
- Maintenance Building – new 1,875 sq. ft. free standing metal building

Attached is a map and photos showing the location of the proposed project, as well as a schematic drawing of the areas anticipated to be remodeled or be newly constructed.

Unless the Clearinghouse Coordinator advises us otherwise, within 30 days of this notice, we will assume that the final Clearinghouse comments will not be forthcoming and, therefore, the State Clearinghouse responsibilities of USDA - Rural Development will have been satisfied.

If you have questions or need additional information, please contact me at 775-887-1222, ext.113 or by email at [Cheryl.couch@nv.usda.gov](mailto:Cheryl.couch@nv.usda.gov).

Sincerely,

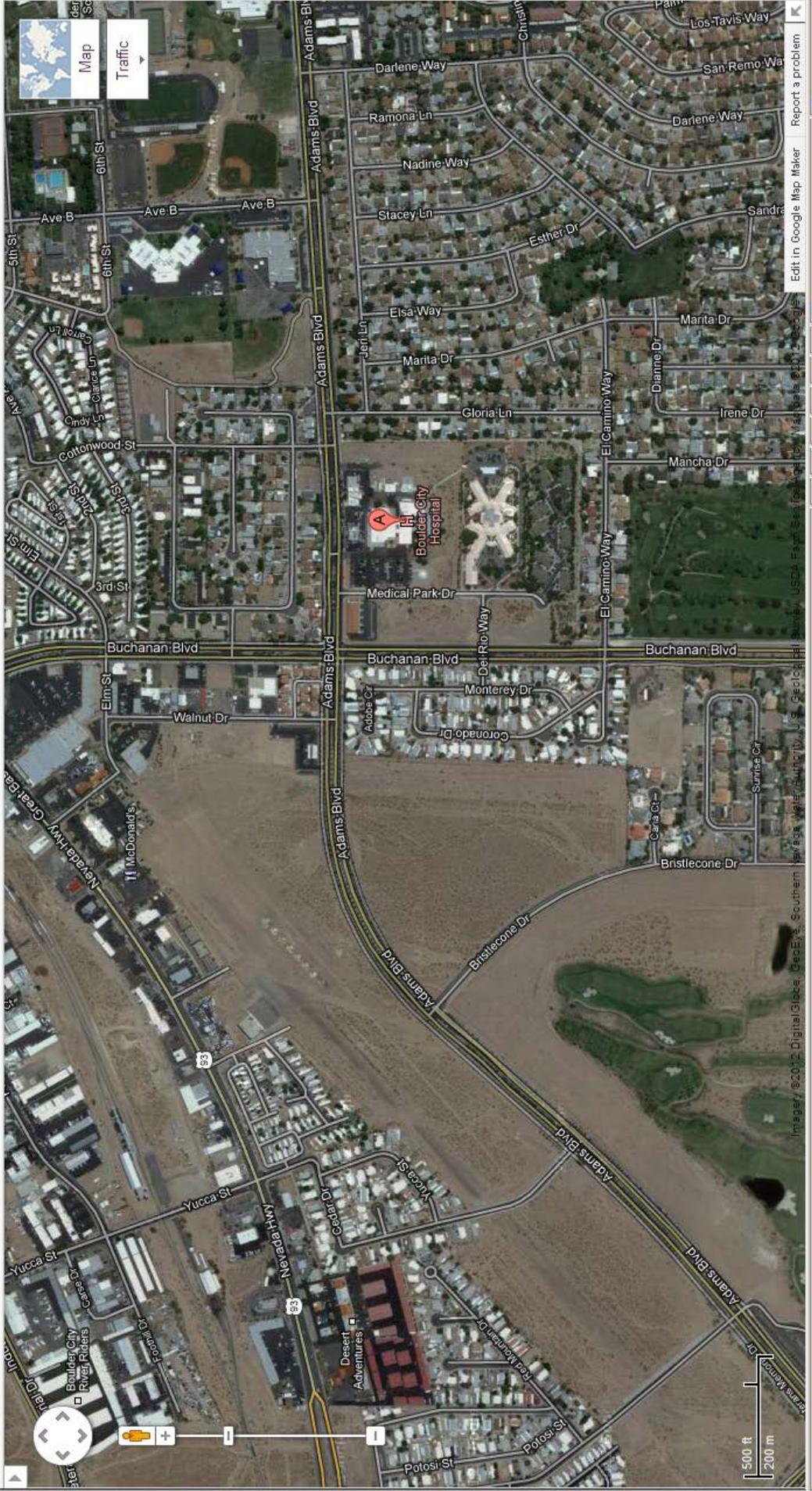


Cheryl Couch  
Community Programs Specialist

Attachments



901 Adams Boulevard, Boulder City, NV



Edit in Google Map Maker Report a problem

Internet

Document1 - Mi...

901 Adams B...

Calendar - Micr...

Inbox - Microso...

Start

S - CLARK CO., NV.  
 Assessor

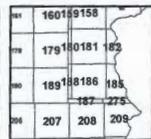
BOOK T23S R64E

SECT 8

MAP N 2 SE 4

186-08-7

MINIMUM UNIT 001 ROAD PARCEL NUMBER  
 ACE PCL 001 PARCEL NUMBER  
 OF WAY PCL 1.00 ACREAGE  
 SURFACE PCL 202 PARCEL SUB/SEQ NUMBER  
 PB 24-45 PLAT RECORDING NUMBER  
 5 BLOCK NUMBER  
 5 LOT NUMBER  
 GL5 GOV. LOT NUMBER

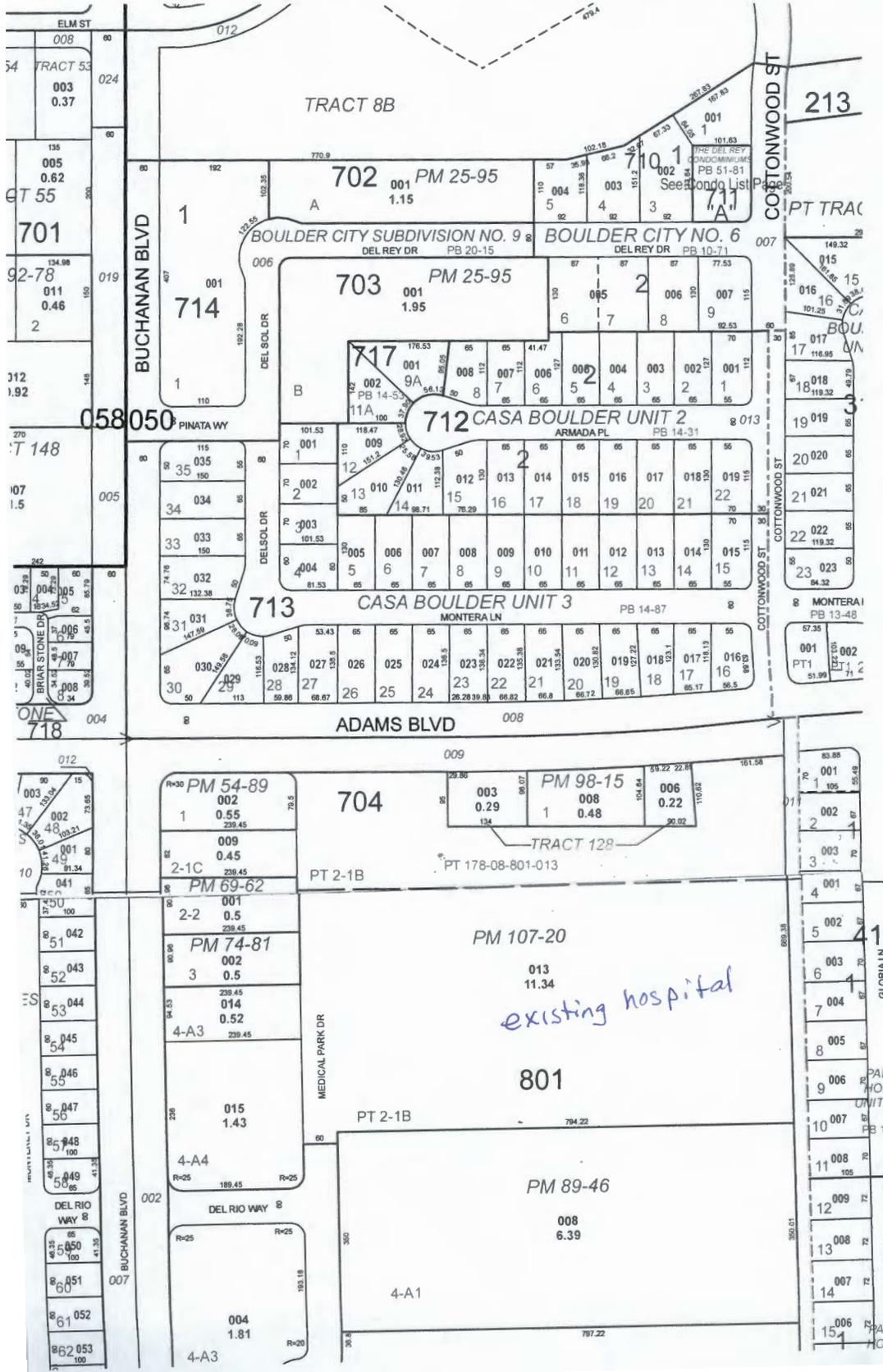


8	8	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

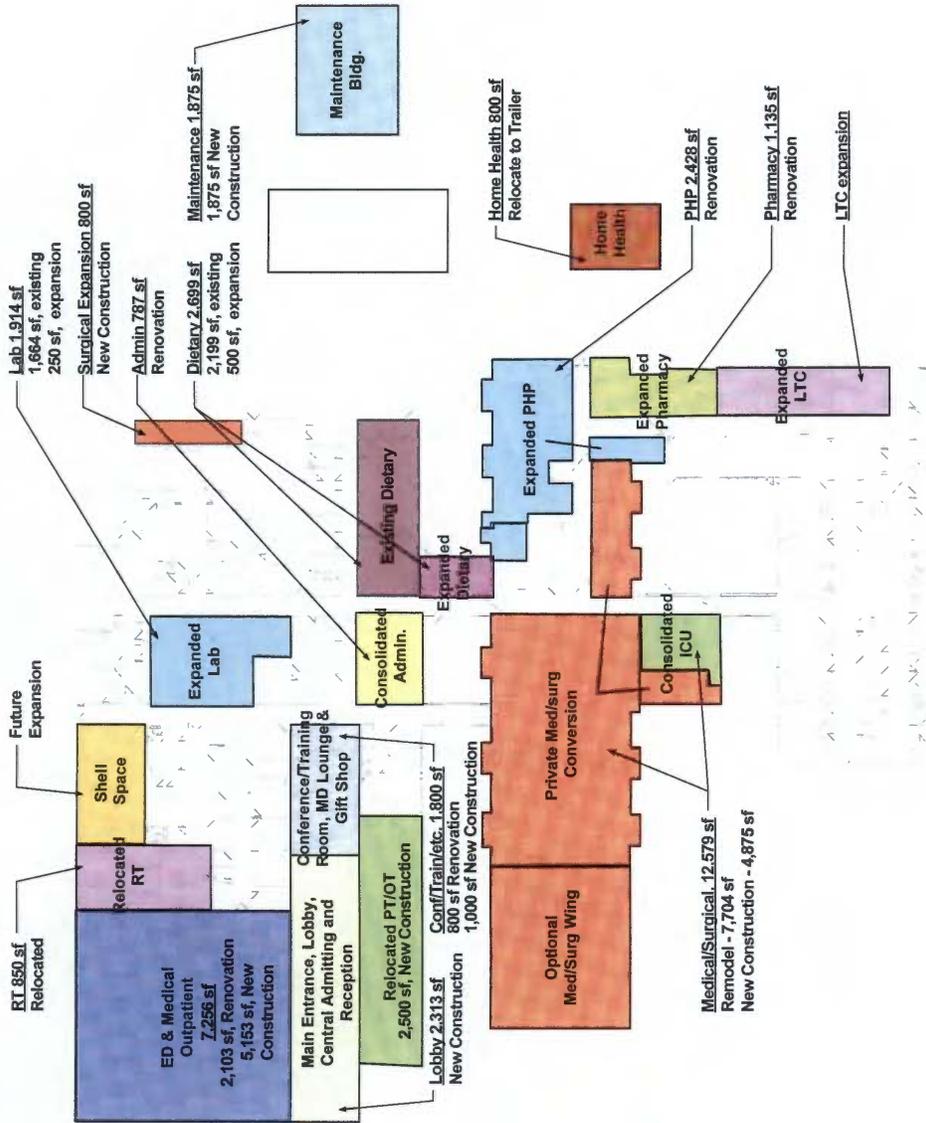
8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1



Scale: 1" = 200' Rev: 02/08/2011



7



**CONCEPTUAL PROGRAM**

Name	Total s.f.	New s.f.	Remodel s.f.	Notes
Emergency Department	7,256	5,153	2,103	
Admitting / Lobby	2,313	2,313	800	
Surgical Expansion	800	800	800	
Medical / Surgical	12,579	4,875	7,704	Aesthetic improvements, conversion of 4 rehab rooms to med/surg/wing, adding 2 boiler rooms to ICU beds
PT/OT & RT	3,350	2,500	850	Aesthetic improvements for RT located ED social
Pharmacy	1,135	1,135	1,135	Expand Pharmacy into existing RT and storage space
PHP, Admin. & Home Health	4,015	4,015	4,015	Case management office remodel of existing admin space, expansion of PHP into vacated Case Management offices, Home Health relocates to existing trailer space with aesthetic
Laboratory	250	250	250	Expand Lab into a portion of existing Medical Records space
Dietary Development Options	500	500	500	Expand Dietary seating into MD Lounge and Training Room to gain seating capacity
Conference / MD Lounge / Gift Shop / Training	1,800	1,800	800	Convert existing 800 s.f. main lobby area and expand 1,000 s.f. new building metal building, offices, lab
Maintenance	1,875	1,875	1,875	
<b>TOTAL</b>	<b>35,873</b>	<b>18,516</b>	<b>17,357</b>	



View from main entrance of Boulder City Hospital to the west. Buchanan Blvd is to the west, Adams Blvd is to the north, or to the right in the photo.



View from main entrance to the west, northwest – towards Adams Blvd.



View from main entrance to the South.



View from the West side of the parking lot looking east towards the main entrance.



View from the West side of the parking lot looking east, north east towards the main entrance.



View to the west from the northeast rear corner of the hospital. Hospital is on the right.



View to the South from the northeast rear corner of the hospital. Main hospital building is to the right.



View to the west, main hospital building is in the background.



View to the east from the north corner of the hospital property. Adams Blvd is on the left.



View of the south east corner of the rear of the hospital property.



View to the North from across the street east of the hospital, looking towards Adams Blvd.