Las Vegas Square Footage Adjustment

Initially, ERG staff member Robbie Pickering reported to Katie Elmore that Las Vegas was changing its facility's square footage as part of a broader process in which it will release its existing buildings to UNLV.

Upon request from ERG, the facility manager, Robert Andrews, provided square footage figures for the present change to the facility.

- Environmental Annex (EAX): **5,614** GSF will be demolished as of mid-February, 2017
- Professional Office Staff (POS) (formerly Monitoring Sciences Lab): **6,521** rentable SF was vacated as of November 5, 2016, while **11,507** rentable SF was retained
- Quality Analysis Lab (QAL): All **10,268** rentable SF was vacated on November 5, 2016

ERG discovered that these figures did not match the records on file, which consist of drawings by MAP.

- EAX
  - MAP: **2,184** conditioned GSF (**0** unconditioned GSF)
  - Robert Andrews: **5,614** GSF (conditioned and unconditioned)
- POS
  - MAP: **21,915** conditioned GSF (**0** unconditioned GSF)
  - Robert Andrews: **18,028** rentable SF
- QAL
  - MAP: **14,409** conditioned GSF (**487** unconditioned GSF)
  - Robert Andrews: **10,268** rentable SF

In a follow up call, Robert provided the following explanations for the discrepancies.

- The figures he provided include conditioned space, but exclude common areas (e.g., bathrooms, hallways, lobbies). He verified that this is the reason for the difference between QAL figures.
- The MAP drawings for EAX are incomplete. EAX comprises additional space, some of which is conditioned and some of which is unconditioned. He indicated that, of this additional **3,430** SF of space, **1,200** of it is conditioned (two **600** SF rooms). When added to the **2,184** conditioned GSF from MAP, this yields a total of **3,384** conditioned GSF for EAX. He also noted that these spaces were always part of the original building, and that they were first conditioned in the early 1990's.

Next Steps

- Determine the total conditioned SF released to UNLV from POS. Presumably, this figure is higher than **6,521** reported by Robert because it would include all conditioned SF (bathrooms, hallways, etc.).
  - A possible solution would be to multiply the **6,521** SF by the ratio of the total rentable SF reported by Robert by the total conditioned GSF calculated by MAP (1.40). This would yield a total of **9,151** conditioned SF.
- Prorate Las Vegas's historic SF to include the additional **1,200** conditioned SF in the EAX.
- Prorate Las Vegas's FY 2017 SF to reflect the removal of:
  - **14,409** conditioned GSF for QAL
  - **3,384** conditioned GSF for EAX (a net reduction of **2,184** conditioned GSF from the inaccurate total SF currently on file for Las Vegas)
  - **9,151** conditioned GSF for POS
  - (**26,944** total conditioned GSF for Las Vegas)