



2011 Impact Award Winner for Economic Development Impact Veterans Affairs: Consolidated Patient Account Center

Submitted By: Harsch Investment Properties

Client: Department of Veterans Affairs

Project: Consolidated Patient Account Center

Size: 50,828sf

Cost: \$7,600,000

Est. Completion: 6/30/2011

Construction Delivery: Design-Build

Number of Construction Jobs: 600 / average dollar wage \$22.00

Number of Administrative Jobs: 60 / average dollar wage \$60.00

Number of Full-time Jobs Created: 400 / average dollar wage \$35.00 / average benefit in dollars \$10.00

Additional Impacts: Local taxes paid during construction: +/- \$40,000

Does this Project Act as a Catalyst for Future Economic Development: Yes

The signing of the Veterans Health Administration (VHA) lease in Q4 2010 will bring a call center to Las Vegas that will create 400 jobs and lease up 51,000 square feet of office space at 1085 Palms Airport Center Drive located within Harsch Investment Properties' Paradise Airport Center complex. The VHA will utilize the facility as their Consolidated Patient Account Center (CPAC).

After the 16 month proposal process, Harsch Investment Properties was awarded the 20 year lease, valued at \$21 million within the two-story office, 100K square-foot building that is being redeveloped at a cost of \$7.6 million.

With this “anchor” lease, Harsch has been able to break ground on this redevelopment. The balance of the building’s 49K SF will accommodate up to four additional companies, which will generate additional jobs for the immediate area.

IMPACT STATEMENT

“The Veteran Affairs: Consolidated Patient Account Center is one of the largest (based on number of employees), single “new” employment creation projects announced in Southern Nevada in 2010. This project is positioned to bring over 400 jobs opportunities to the local economy.”

