

ulation growth will be strong in the state, with an additional 1.3 million people in the next 20 years. While the Census Bureau projects the U.S. will expand by 22% by 2028, Nevada's growth is projected at 49%.

Jeff Hardcastle, the state's official demographer, says the Tahoe-Reno Industrial Center in Storey County is a key driver.

Meantime, a new funding mechanism is finding some takers for projects in Reno. STAR (Sales Tax and Revenue) Bonds were used to build the 295,000-sq-ft Scheels All Sports store at The Legends. Brian Bonnenfant, project manager with the University of Nevada, Reno Center for Regional Studies, says these bonds require that "51% of the clients be from out of state and that's good because instead of exporting, we want to bring visitors from the outside."

Bonnenfant adds that Californians make up 55% of the people coming to Reno.

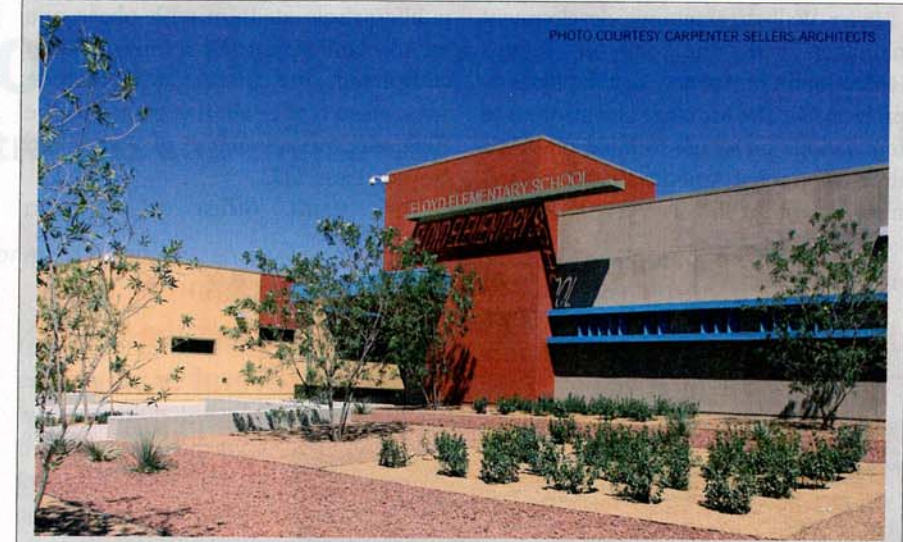
Candace Evart, president of Meridian Business Advisors, a Reno-based company specializing in economic analysis, says her firm is helping four other possible projects for the area get STAR bond financing, which allows 75% of sales tax revenue to be retained for the project.

"We have the outdoor life, the gambling and entertainment, but we need that one more little tug," Evart says.

When completed, The Legends at Sparks Marina will encompass 1 million sq ft of retail and entertainment at Interstate 80 and Sparks Boulevard, complete with a multiscreened movie theater and bowling alley.

RED Development's Legends, being developed out of the company's Kansas City office, is anticipated to be complete within six years. It will include a 1,000-room casino resort and spa from Las Vegas-based Olympia Gaming and T-Rex, a prehistoric-themed family adventure restaurant.

Casey O'Looney, Legends marketing director, says while RED Development isn't slowing construction, in some cases tenants haven't gotten their



## Nye County Opens New Elementary School

In another corner of Nevada, Floyd Elementary School was recently completed this August. This \$15.1 million project provides space for 700 students on a 12-acre site in Pahrump, a fast-growing rural community in the southern tip of Nye County.

The Nye County School District fast-tracked the 55,417-sq-ft facility in order to open for the 2008-2009 school year.

The design was inspired by the colors of the surrounding desert and maximizes flexibility and energy efficiency. "The orientation of the building was optimized to provide daylight within the classrooms and administrative spaces while minimizing glare and heat gain," says W. Rick Sellers, AIA, NCARB, principal with Carpenter Sellers Architects. "We worked with a diverse group of administrators, teachers and community members as well as a design committee to design the school."

The school began construction in October 2007 with B&H Construction as the locally based general contractor.

The single-story facility incorporates wings to provide private and secure courtyard spaces for the children. Child-friendly classrooms, computer labs, media center and a music room feature vibrant colors and ample daylighting to enhance the educational experience. The building also features administrative spaces and a nurse's station.

A multipurpose space will act as a cafeteria during the day, but can operate as a community room after hours with access controlled through a separate entrance.

financing, or their vendors have had difficulties, so the broader grand opening has been delayed to spring. Target is the only retailer opened now.

"We have one national electronic retailer whose manufacturer can't give them flat-screen TVs," O'Looney says. "They can't get their inventory, so they've had to delay."

The Montage and baseball stadium represent downtown Reno redevelop-

ment projects.

The Montage is a 22-story adaptive reuse of the former Golden Phoenix Hotel and Casino, complete with below-grade parking for 560 cars. The project will include 40,000 sq ft of retail.

Fernando Leal's L3 Development of Chicago and Reno built the project and recently bought Fitzgeralds Casino/Hotel with the intent to convert it into a boutique hotel in the next two to three years. >>