



ADDENDUM #2

**NOTICE OF OPPORTUNITY FOR THE
REPURPOSING OF THE OLD STEAD ELEMENTARY SCHOOL
NOO #10-P-07-27-AA**

September 17, 2026

It is the proposing Vendor's responsibility to read the entire solicitation document, including all appendices and to respond to all requirements completely. With exception to clarifications noted below, all other terms and conditions of the solicitation shall remain the same. All proposing Vendors should **ACKNOWLEDGE RECEIPT** of this Addendum by signing this document where noted and returning it with their submission. Failure to acknowledge receipt of this Addendum may result in a rejection of their submission.

CLARIFICATION: The Purchasing Department's Solicitations Website is the platform for all published documents regarding the Notice of Opportunity and can be accessed [HERE](#).

CLARIFICATION: The link for the **Baseline Site Information Dossier** in the Notice of Opportunity is broken, but the updated link was provided on the published Pre-Proposal Agenda and can also be found [HERE](#). As a reminder, the District's authoritative source for the Old Stead Elementary School Reuse Evaluation Process can be accessed on this dedicated webpage [HERE](#).

- 1. QUESTION:** What is the age and last replacement or overlay date of the roof on each building, its remaining useful life, and its leak and repair history? Is roof replacement included within the \$7.57 million deferred maintenance figure?

ANSWER: Please reference attached Stead ES Roof Assessment Report provided by BTA (Attachment A – 34 pages) regarding roofing. The figures are approximately included in the deferred maintenance figure.

- 2. QUESTION:** What is the age and type of the HVAC equipment serving each building, and is any unit past its useful life?

ANSWER: Lennox rooftop units, past their life expectancy, approximately thirty (30) years old.



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3. **QUESTION:** Will the District release the FCIS facility condition assessment together with the line-item deferred maintenance schedule underlying the \$7.57 million estimate and the 0.42 Facility Condition Index?

ANSWER: Please refer to WCSD's data gallery for publicly available facility condition information:

https://datagallery.washoeschools.net/Reports.aspx?Report=Overview#P390af2c92b324d34848089678f20f4af_2_23iT0R0x0

4. **QUESTION:** What is the electrical service size and panel capacity at each building?

ANSWER: The site has one common electrical service: 600 A, 208Y/120 V, 3-phase, 4-wire and further defined as follows:

Building / Area	Panel Capacity Shown
Building A	125 A bus and 100 A bus
Building B	400 A maximum
Building C	200 A maximum
Building D / Administration	400 A maximum
Building E	400 A bus maximum
Mobile A	200 A bus
MDF equipment room	100 A bus
Electrical room auxiliary panel	125 A bus
Electrical room new panel	60 A bus

5. **QUESTION:** What is the age and material of the domestic water, waste, and gas piping, and what is the condition of the water and sewer laterals? The Dossier does not address plumbing.

ANSWER: These systems have not been evaluated in detail. The facility has running water, waste lines, and laterals. Additional investigations may need to be performed by the proposers depending on the intended use of the site and/or intended use of the facility.



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- 6. QUESTION:** Would a change of occupancy classification trigger a full sprinkler retrofit under the adopted building and fire codes, and is that cost included in the deferred maintenance figure?

ANSWER: Proposers are encouraged to consult with independent legal counsel or consultants regarding change of occupancy triggers or requirements with regards to their proposals.

- 7. QUESTION:** Are there any open code violations, corrective orders, or outstanding inspection findings for the property?

ANSWER: The Facilities Management department is not aware of open violations, corrective orders, or outstanding inspection findings for the property.

- 8. QUESTION:** When will the asbestos survey and any lead documentation referenced as supporting property records be made available to proposers?

ANSWER: Asbestos records are attached to this response as The Asbestos Hazard Emergency Response Act (AHERA) Management Plan (Attachment B – 710 pages) and AHERA Inspection Checklist (Attachment C – 3 pages).

- 9. QUESTION:** Has any mold or indoor air quality assessment been performed at the site?

ANSWER: Mold and indoor air quality assessments have not been performed.

- 10. QUESTION:** Will the District commission a Phase I Environmental Site Assessment, or is that the proposer's cost and schedule risk? If the proposer's, does the shared-parcel condition constrain the scope or the reliance letter?

ANSWER: The District will not commission a Phase I ESA. The District will not provide legal opinions or interpretations on parcel conditions. Proposers are encouraged to consult with independent legal counsel.

- 11. QUESTION:** Notice §10 places ADA compliance on the proposer. Has the District completed an accessibility survey of the buildings, what barriers are known in path of travel, parking, entrances, and restrooms, and is remediation included in the \$7.57 million deferred maintenance figure?

ANSWER: The District has not completed an accessibility survey. The District encourages proposers to perform due diligence regarding ADA accessibility. Remediation is not included in the deferred maintenance figure.

- 12. QUESTION:** Was the Old Stead kitchen operated as a full production kitchen or as a satellite reheat-and-serve kitchen supplied from a central facility?

ANSWER: Stead was satellite kitchen supplied with daily deliveries.



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13. QUESTION: What kitchen equipment is present, who owns it, and will it convey with the property or be removed by Nutrition Services prior to disposition? Please confirm whether any equipment is subject to lease.

ANSWER: The equipment is owned by WCSD and it would be removed prior to disposition unless an agreement stating otherwise is reached. The existing equipment is provided for reference. None are subject to lease.

- 2 – ovens
- 2 – freezers
- 1 – milk cooler
- 2 - warmers

14. QUESTION: Is a grease interceptor present, and what is its location, size, and condition?

ANSWER: A grease interceptor is present and located under the three (3) -compartment sink. It's thirty-five (35) gallons and approximately fifteen (15) years old.

15. QUESTION: Is natural gas run to the kitchen, and what is the service and meter size and the available spare capacity?

ANSWER: The equipment in the kitchen is electric.

16. QUESTION: Has the kitchen ever been permitted by the Washoe County Health District as a commercial kitchen, and are plan review records or permit history available?

ANSWER: Stead is permitted as warming kitchen by Northern Nevada Public Health.

17. QUESTION: Are floor plans available for permanent buildings? Which classrooms have in-room or immediately adjacent restrooms and handwashing sinks?

ANSWER: Yes, please reference attached floor plan (Attachment D – 1 page).

18. QUESTION: Do the existing entrance and lobby configurations allow a separate, secured public entry that does not cross middle school ingress or egress? Please provide a site circulation diagram sufficient to establish this.

ANSWER: Please reference the attached floor plan (Attachment D – 1 page) for entrance and lobby configurations of the Old Stead Elementary School. The District encourages proposers to work with consultants to develop site circulation diagrams if desired.

19. QUESTION: Please provide actual billed utility costs broken out by utility for FY2024, FY2025, and FY2026, rather than the blended monthly estimate.

ANSWER: Attached is the utility breakout for FY 2024, FY 2025, and FY 2026 (Attachment E – 1 page).



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20. QUESTION: What is the current status of utility service to the building, and what would full reactivation require and cost?

ANSWER: The building is still being serviced by electricity, gas, water & sewer. The site is still being serviced by trash & recycle at a reduced rate of service. Trash went from five (5) days a week to two (2) and recycling is at one (1) day a week. The District will not speculate on future costs of utility services or reactivation.

21. QUESTION: What preventive maintenance was performed while the school was operational, and what scope does the current 0.5 FTE cover?

ANSWER: The typical preventative maintenance performed included changing of air filters; and maintaining fire alarm systems, HVAC systems, building controls system, electrical, plumbing, playground equipment, lighting, security systems, and other systems to meet safety requirements. The 1.5 FTE is what custodial staffing the District maintained to keep an elementary school functioning with cleaning and minor preventative maintenance.

22. QUESTION: Will the FCIS record and any capital improvement log be released to proposers?

ANSWER: Please refer to WCSD's data gallery for publicly available facility condition information:

https://datagallery.washoeschools.net/Reports.aspx?Report=Overview#P390af2c92b324d34848089678f20f4af_2_23iT0R0x0

23. QUESTION: Does a current survey or ALTA exist for the campus, and does the District have a preferred boundary line for the ±10 acres that proposals may rely on?

ANSWER: The District has recorded maps, current parcel legal description. WCSD is not aware of a current ALTA/NSPS Land Title Survey for the property. Prospective purchasers should conduct their own survey and title due diligence as needed.

24. QUESTION: What triggers initiation of the parcel configuration work that staff have been directed to prepare for but not begin? Does it occur before or after the January 26, 2027 Board meeting, who bears the survey and entitlement cost, and how much time does it add to a schedule?

ANSWER: A formal agreement and Board approval would need to occur before either party would initiate and incur costs associated with a parcel map process. A conceptual parcel map with general acreage could be used to formulate and execute an agreement but formal parcel creation is contingent upon required survey work, permitting, and recordation. The District does not provide advice or interpretations on scheduling impacts for surveying and entitlement. Proposers are encouraged to consult with independent legal counsel.



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- 25. QUESTION:** Please provide the recorded instrument creating the Sky Vista Homeowners Association reverter, including book and page. What conditions trigger reversion? Does the clause burden the entire ±33.8-acre parcel or only the Silver Lake Road access corridor? What conclusion has District counsel reached, and is a release or subordination being pursued?

ANSWER: The “triggers” are listed in the document itself. There is no book/page number listed in the document but prospective buyer should check with the County Recorder Office to verify. The District is not able to provide legal opinions or interpretations regarding title matters, deed restrictions, reversionary interests, or the legal effect of recorded instruments. Proposers are responsible for conducting their own due diligence and should consult with legal counsel, a title company, or other professional advisors regarding any legal or title-related questions concerning the property. Attached is Deed Doc #5155507 (Attachment F – 18 pages), Record of Survey Map 5146 dated April 6, 2009 (Attachment G – 1 page), and Record of Survey Map 6237 dated March 10, 2021 (Attachment H – 2 pages).

- 26. QUESTION:** Is a preliminary title report available, or will one be ordered, and will it be shared with proposers?

ANSWER: The District does not have a current preliminary title report. The latest title report the District has is from 2019 when the Sky Vista parcel was acquired by the District and O’Brien reconstruction started. We are not aware of any additional recordation or changes to the site since that time but new title reports should be ordered by prospective buyers upon an agreement containing parcel identification and the mapping process associated therewith. Attached is the 2019 title report (Attachment I – 19 pages).

- 27. QUESTION:** When will the determination on bond-financed asset restrictions be made, and could it constrain a lease or a below-market conveyance? The Dossier leaves this to be determined during the external reuse process.

ANSWER: The District has already engaged our bond counsel to review any requirements or restrictions associated with tax-exempt bonds we have issued for projects at this site. There are no anticipated requirements or restrictions associated with the potential sale of the site. In a lease scenario, the District would need to be mindful of private activity restrictions and tests required by the US Treasury, but as noted, this analysis and the structuring of any lease contract would need to be conducted with the selected entity once a more specific proposal is known and approved.

- 28. QUESTION:** Notice §6 requires proposers to identify anticipated building code requirements and necessary permits and entitlements. Has the District carried out any scoping of its own that it would share — in particular on the occupancy classification change implied by a childcare, assembly, or community use, and its consequences for the unsprinklered buildings?

ANSWER: The District has not carried out any scoping regarding occupancy classification changes.



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29. QUESTION: Notice §5 leaves the choice of transaction structure to the proposer. Does the District nonetheless have a working preference among sale, lease, exchange, and interlocal partnership, and does the Reuse and Disposition Framework weight any pathway in scoring?

ANSWER: The District's scoring criteria does not weigh any one option more than another. Each respondent's lease or purchase price will be scored separately and the exact score for this criterion for each proposal will be based on the specific financial benefit to the District. Thus, depending on the terms, a lease proposal could be scored either higher or lower than a purchase proposal based on the specific offering price or lease payments proposed under each proposal.

30. QUESTION: Under the NRS Chapter 277 interlocal pathway described at Notice §2, does the District consider a below-market or nominal conveyance for a public purpose available? What findings, appraisal steps, or noticing would be required, and does the District have precedent from prior transactions?

ANSWER: The District will evaluate each proposal based on the overall merits of the proposed transaction and the benefits it provides to the District and community, consistent with the terms of the solicitation and applicable law. As set forth in the solicitation, the District will consider Evaluation Criterion #2: Financial Value and Fiscal Stewardship, including the overall financial benefit to the District, proposed purchase price or lease revenue (if applicable), capital investment, long-term financial sustainability, lifecycle costs, and opportunity cost relative to open-market disposition. The District will evaluate the proposal as a whole in accordance with the published evaluation criteria.

Otherwise, the District is not able to provide legal opinions or interpretations regarding potential disposition structures or statutory requirements. Proposers are encouraged to consult with independent legal counsel.

31. QUESTION: What is the date and authorship of the appraisal underlying the Dossier value ranges, and will the full report be released?

ANSWER: There are two (2) formal appraisals that the District received for the site. One appraisal was conducted by Mojave Vista Consulting out of Las Vegas, was chosen by the State Superintendent (per NRS Chapter 393 requirements), and was authored April 16, 2026 (Attachment J – 121 pages). The other appraiser was chosen by the District and conducted by Carter-Ott Appraisal, authored March 15, 2026, with a follow up addendum authored April 23, 2026 (Attachment K – 94 pages). Attached are the two appraisals.



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32. QUESTION: Evaluation Criterion #2 scores opportunity cost relative to open-market disposition. Which value conclusion does the Executive Steering Panel treat as that benchmark — as-is with existing improvements at \$5.1 million to \$7.5 million, or redevelopment land at \$1.8 million to \$7.2 million? Has any reserve or minimum acceptable value been set?

ANSWER: We will base a sale alternative using an estimated sale price as-is with existing improvements at \$5.1 million to \$7.5 million.

33. QUESTION: What ongoing costs would transfer to a purchaser or lessee, would property taxes apply under a City-operated public use, and would the District retain any obligations arising from the shared campus?

ANSWER: There are three questions here. See the answers below to each question:

(a) The lessee or purchaser would be responsible for all operating costs of the site.

(b) If the City leased or purchased the site from the District and intended solely to use the site for governmental purposes, then no property taxes would likely be due since the City and District are both exempt from paying property taxes. However, if the City subleased any portion of the property for a private use, then property taxes may be due. This would be a determination of the County Assessor.

However, the District is not able to provide legal, tax, accounting, or financial advice, nor can it provide opinions or interpretations regarding title matters, deed restrictions, reversionary interests, the legal effect of recorded instruments, or the tax consequences of any proposed transaction. Proposers are responsible for conducting their own due diligence and should consult with legal counsel, title company, tax advisors, accountants, and other professional advisors regarding any legal, title, tax, financial, or regulatory questions concerning the property.

(c) It is anticipated that as part of any sale transaction, the shared property would have the parcel divided between O'Brien Middle School and the old Stead Elementary School sites. The exact boundaries would be determined based on the proposed uses of the repurposed Stead Elementary School site.

34. QUESTION: Notice §2 refers to a phased community outreach process accompanying the evaluation. Will additional community input be gathered during the solicitation window, and if so will the findings be issued as an addendum so that all proposers work from the same record?

ANSWER: There were two phases of community outreach. The first phase consisted of a community survey conducted after a notice that the school site is being considered for the evaluation of possible external sale or reuse. Survey results are included in the Site Information Dossier. The second phase was a community listening session. A summary of this meeting is also included in the Site Information Dossier. No additional community meetings are scheduled or anticipated at this time.



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35. **QUESTION:** I have a quick question regarding the boundaries of the Old Stead RFP site. It looks like there was recently a parking lot constructed just north of the elementary school. What is the current purpose of this parking lot, and is this area expected to be included in the solicitation? Please see below for context.



ANSWER: The parking lot noted was utilized by the elementary school and yes is included in this solicitation.



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36. QUESTION: Can WCSD provide more information on anticipated custodial and security service levels, including how the facility was maintained during school operations and the basis for the estimated half FTE custodial staffing?

ANSWER: The estimated 0.5 FTE custodial staffing is a projection for maintaining the facility going forward and not necessarily reflective of how it was staffed during school operations. While the school was operational, WCSD had a Site Facilities Coordinator (SFC) on-site during an 8-hour shift and a night custodial crew working from approximately 2:00 pm to 11:00 pm. Service levels for future use could vary depending on the type of occupancy and operations.

37. QUESTION: Is the estimated utility cost of approximately \$9,500 per month based on maintaining the building in an unoccupied state, or does it reflect utility usage while the school was operational?

ANSWER: The utility estimate reflects the building's operation as a school. The building operated on a school schedule, with systems generally running during occupied hours and reduced during nights, weekends, and holidays. Future utility costs could vary depending on how the facility is used and occupied.

38. QUESTION: How do the existing solar panels affect utility costs, and what role do they play in future development proposals?

ANSWER: The solar panels currently serve Stead Elementary School and help offset the utility costs reflected in the Dossier. O'Brien School has a separate solar system. Because the Stead solar panels are located across the driveway, their future treatment will depend on how the property is subdivided and on the specifics of submitted proposals.

39. QUESTION: Should proposers address the future use and ownership of the solar panel system in their proposals?

ANSWER: Yes. Proposers may include their proposed approach to the solar panels as part of their subdivision and site development plans. Whether the panels remain with the property or are handled differently should be addressed in the proposal.

40. QUESTION: Are the solar panels owned by WCSD or leased from a third party?

ANSWER: The solar panels are owned by WCSD and are part of the property. They are not leased through a third party.



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ACKNOWLEDGE RECEIPT OF ADDENDUM #2

AUTHORIZED SIGNATURE

PRINT NAME

TITLE

VENDOR/COMPANY NAME

DATE