



ADDENDUM #4

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

October 1, 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](#).

1. **QUESTION:** Who owns the approximately 125 kW ground-mounted solar array installed in 2016? If it is owned by a third party, leased, or financed, please provide the power purchase agreement, lease or other agreement, including its term, remaining payments, buyout provisions, and any obligations that would transfer to a lessee or purchaser of the Old Stead site.

ANSWER: WCSD owns & operates the solar array.

2. **QUESTION:** Which buildings and meters does the array serve, and under what NV Energy interconnection or net metering arrangement? Attachment E states the array feeds Stead ES; Carter-Ott states it supports electricity generation to the entire property. Please reconcile.

ANSWER: The original interconnection agreement is attached (Attachment A – 8 pages). The solar array serves the building located at 10580 Stead Blvd Reno, NV 89506. There are two NV Energy meters at that service location, a net meter (number AA018408075) and a meter that tracks the electricity generated from the solar array specifically (number AA015877820). The Interconnection Agreement was signed by WCSD on April 8, 2016. It is NV Energy's Interconnection Agreement for Net Metering of Renewable Energy Generating Facilities of not more than one



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thousand kilowatts (1,000 kW or 1 MW or less). It is consistent with the provisions of Nevada Revised Statutes, chapter 704 Net Metering Systems, section 766 through 775, as amended (NRS 704.766 through .775 inclusive) and the Utility's Electric Rate Schedule for Net Metering Rider.

3. **QUESTION:** Carter-Ott places the array on about 6.6 acres at the northeast corner of the parent parcel, outside the ±10-acre Old Stead site. Under a lease or interlocal agreement, would the District continue to supply solar generation to Old Stead? If so, how would the benefit be credited, and who would maintain and insure the array?

ANSWER: Under a lease agreement, where WCSD maintains ownership of the array and building, all the points raised in the question would need to be negotiated to ensure WCSD can keep the system operating under the existing NVE interconnection agreement.

4. **QUESTION:** Apart from the 2024 roof assessment, has any condition assessment been made of the plumbing, HVAC or electrical systems? If so, please provide it.

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

<https://datagallery.washoeschools.net/Reports.aspx?Report=Overview>

5. **QUESTION:** What equipment is in the room labelled "Boiler" in Building B on the as-built floor plan, and is it in service?

ANSWER: The boiler has been removed and replaced with a hot water heater and pump.

6. **QUESTION:** Have the sewer laterals, domestic water service lines or the kitchen grease interceptor been inspected for condition, including video inspection, pumping or City of Reno inspection? If so, please provide dates, results and records.

ANSWER: The District has not completed video or pumping inspections for any of the equipment listed.



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7. **QUESTION:** Please provide a key relating the BTA roof areas (A through L, SS1, SS2) to Buildings A, B, C, E and M, and confirm whether the replacement and repair work BTA recommended for 2025 and 2026 was carried out.

ANSWER: The key is on page 3 of the attached assessment (Attachment B – 34 pages). There is no section M at Stead Elementary School. The last repairs were completed in 2022 on roof areas A-F and in 2024 on roof area D.

8. **QUESTION:** Has the District assessed the condition of the parking lot, drive aisles, sidewalks and walkways? Has any accessibility survey been made of curb ramps, accessible parking stalls, and the accessible route from Stead Boulevard and the parking areas to building entrances? If so, please provide it.

ANSWER: The District has not completed an accessibility survey or condition assessment. The District encourages proposers to perform due diligence regarding ADA accessibility.

9. **QUESTION:** What were the actual grounds maintenance costs for the Old Stead Elementary site in FY2024, FY2025 and FY2026, stated as both annual and average monthly figures? Please break them out by District staff labor, contracted services, irrigation water, and materials (including playground surfacing, decomposed granite and tree work). Is any of this cost shared or allocated with William O'Brien Middle School under the single campus parcel, and if so, how is the Old Stead portion calculated? Please also confirm whether grounds costs are included in the Dossier's estimated \$9,500 monthly carrying cost or are additional to it, and state the current irrigated turf area.

ANSWER: Available records indicate estimated mobile grounds labor and materials costs of approximately \$4,500 in FY2024 and \$5,500 in FY2025, averaging approximately \$375 and \$458 per month, respectively. Available FY2026 information is limited to thirty-two (32) reported labor hours at an estimated cost of \$1,500, equivalent to \$125 per month when annualized over twelve months; materials costs were not separately identified. Reported irrigation water costs were approximately \$398 annually in FY2024 and \$387 in FY2025.

The Dossier identifies approximately \$9,500+ as an estimated total ongoing monthly carrying cost, based primarily on approximately \$5,500 in utilities and \$3,982 in District staffing. Irrigation water is reflected in the utility figures; grounds maintenance was not separately itemized in that estimate. These figures reflect District operations and staffing assumptions. A future operator's costs will depend on its proposed use, staffing, and maintenance practices.



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10.QUESTION: Schedule B items 13 and 14 of the 2019 title report except covenants, conditions and restrictions contained in Doc. 96438 (recorded September 7, 1967) and Doc. 161200 (recorded December 5, 1969). Record of Survey 5146 identifies both as quitclaim deeds from the United States of America to the District, and together they cover the whole campus. Please provide both deeds and state whether they contain use restrictions or reversionary interests, and whether any remain in effect.

ANSWER: Doc. 96438 (Attachment C – 12 pages) and Doc. 161200 (Attachment D – 11 pages) are attached. 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.

11.QUESTION: Regarding the Sky Vista HOA deed (Doc. 5155507): (a) Does the District agree that, because O'Brien continues to operate on APN 550-020-05, closure of Old Stead does not by itself trigger reversion under the deed? (b) Would vehicular or public access to the Old Stead site over the land conveyed by the HOA require HOA consent under §§1.1, 1.2, 1.5 and 1.8? (c) Has the District discussed reuse of Old Stead with the HOA? (d) Would the planned parcel configuration involve any of the land covered by the deed, given the subdivision and merger restriction in §1.11?

ANSWER: 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. Any discussions, evaluations, or decisions regarding the property will occur in accordance with applicable District processes and requirements, including any applicable notice requirements.

12.QUESTION: Mojave Vista reports FCIS capital needs of approximately \$7.25 million for the permanent buildings and site, excluding the portables. The Dossier cites approximately \$7.57 million. Please confirm what accounts for the difference.

ANSWER: The Dossier and appraisal were prepared at different times and for different purposes. Mojave Vista's approximately \$7.25 million estimate expressly excludes portable classroom components, while the Dossier reports approximately \$7.57 million for facility-condition planning. These are approximate planning



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figures, and differences in assessment timing, scope, and included deficiencies can affect the totals. Neither figure represents a project-specific estimate of the improvements required for a proposer's intended use.

13.QUESTION: What is the source of the Dossier's \$7.5 million upper sale value and its \$1.8 million to \$7.2 million redevelopment land range? Neither figure appears in the two appraisals released.

ANSWER: Section 11 of the Dossier presents estimated ranges for planning and evaluation purposes, informed by available market information and potential reuse and redevelopment scenarios. The ranges are not presented as the value conclusions of the two released appraisals or as an established asking price. As described in the Dossier, achievable value depends on the proposed use, entitlement requirements, property condition, demolition and environmental considerations, and market demand. Proposers should develop their proposals based on their intended use, financial feasibility, and independent due diligence.

14.QUESTION: Carter-Ott states the original buildings were constructed in 1950 and that the new Stead Elementary would open for the 2027–2028 school year. The as-built floor plan and Mojave Vista give 1958, 1961 and 1996, and the Dossier states the new school opened in Spring 2026. Will the District correct or annotate the Carter-Ott report, given that it forms part of the record?

ANSWER: The District acknowledges the differences in the background information cited. Proposers should refer to the District's as-built records for construction dates and District-issued information for the school's opening and transition schedule. The Carter-Ott appraisal is provided as prepared by the independent appraiser; the District does not intend to amend the report. The new school opened for the 2026-2027 school year. This response clarifies the applicable references for purposes of the reuse and repurposing process.

15.QUESTION: City of Reno sewer is billed jointly for Old Stead and O'Brien under the single APN. What share of the sewer charge is attributable to Old Stead, and how was it treated in the Dossier's estimated \$5,500 monthly utility figure?

ANSWER: The Dossier figure reflects the total amount WCSD pays for sewer service under the single APN. The City of Reno sewer invoices are not detailed enough to calculate a definitive estimate.



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ACKNOWLEDGE RECEIPT OF ADDENDUM #4

AUTHORIZED SIGNATURE

PRINT NAME

TITLE

VENDOR/COMPANY NAME

DATE