# Memorandum

**DATE:** November 13, 2026

**TO:** Mayor and City Council
Redevelopment Agency Chair and Board Members

**THROUGH:** Jackie Bryant, City Manager
Ashley Turney, Executive Director

**FROM:** Megan Berner, Arts & Culture Manager
Khalil Wilson, Director

**DEPT:** Public Works

**SUBJECT:** Update on Lear Property Request for Information (RFI) and Request for Proposal (RFP) Processes and Exterior Site Improvements (Revised Timeline for Exterior Site Improvements)

This memorandum updates the July 21, 2026 memorandum on implementation of the adaptive reuse solicitation process for the Lear Property at 501 Riverside Drive, as outlined in the May 5, 2026 memorandum. The Exterior Site Improvements section now includes the bid results and construction schedule, and the timeline reflects the current schedule.

The overall procurement approach remains unchanged. It continues to focus on identifying a qualified development partner through a competitive Request for Information (RFI) and Request for Proposals (RFP) process.

As staff has advanced implementation of Council's direction to issue an RFP, additional planning identified the benefit of completing a feasibility study before implementing the RFI and RFP process. The feasibility study, funded by the Redevelopment Agency in their FY 27 budget, is intended to inform the solicitation documents by evaluating market conditions, redevelopment opportunities, and community priorities. This additional planning effort will better position prospective development teams to prepare competitive proposals and provide the City with a stronger framework for evaluating submissions. This memorandum also provides an update on exterior site improvements funded by the Redevelopment Agency in their FY 27 CIP budget.

# IMPLEMENTATION OF THE RFI AND RFP PROCESSES

As previously presented to Council, staff intends to utilize a two-step procurement process consisting of an RFI followed by an RFP to identify a qualified development partner for the adaptive reuse of the Lear Property. To support implementation of that procurement process, staff proposes completing a feasibility study prior to issuing the RFP.

**Feasibility Study**

The feasibility study will provide information that benefits both the City and prospective development teams by evaluating realistic redevelopment opportunities and identifying the conditions necessary for a successful adaptive reuse project. The study will include:

- Community and stakeholder outreach, including focus groups and public meetings
- Evaluation of potential adaptive reuse scenarios
- Market analysis, including demographic, economic, and real estate conditions
- Financial and operational feasibility
- Preliminary implementation strategies and rehabilitation considerations

The study is intended to inform, rather than replace, the RFI/RFP process. By completing this work in advance, staff will be better positioned to develop solicitation documents that clearly communicate project opportunities, constraints, and community priorities. Likewise, interested development teams will have access to information that supports more informed, competitive, and implementable proposals.

**Request for Information**

Following the February 2027 update from the feasibility study, staff will issue the RFI as previously contemplated. The purpose of the RFI is to identify qualified development teams interested in pursuing the adaptive reuse of the Lear Property and to confirm market interest before requesting detailed redevelopment proposals.

Respondents will be asked to provide:

- An initial redevelopment concept
- General idea of the components of the project team
- Preliminary operational and financial approach

Staff will evaluate the responses and invite the most qualified teams to participate in the subsequent RFP process.

**Request for Proposals**

The RFP will be issued to the shortlisted teams and will request comprehensive redevelopment proposals that address financing, operations, design, implementation, long-term project viability, and incorporate community feedback and conditions presented in the feasibility study.

Required proposal elements will include:

- Detailed financial pro forma
- Financing strategy
- Operations and management plan
- Conceptual design and architectural approach
- Project implementation schedule

The phased procurement process remains intended to identify the development team best positioned to deliver a financially viable, implementable, and community-supported adaptive reuse project.

## EXTERIOR SITE IMPROVEMENTS

While the procurement process for the feasibility study and future redevelopment moves forward, staff also recommends advancing previously designed and approved exterior site improvements. These improvements will enhance the property's appearance, improve public safety and accessibility, protect the site, and address deferred maintenance while long-term planning continues.

The proposed work consists of replacement of deteriorated concrete at the south entrance steps and terrace landing, installation of American Disabilities Act (ADA)-compliant handrails, replacement of landscaping consistent with the historic landscape plan, installation of irrigation and architectural landscape lighting, and construction of a temporary wrought iron perimeter fence and gates. These improvements were previously designed using American Rescue Plan Act (ARPA) funding and have been reviewed and approved by the Nevada State Historic Preservation Office (SHPO) and the Commission for Cultural Centers and Historic Preservation.

The proposed work is limited to these exterior site improvements. Any future building stabilization or preservation work would be evaluated separately and, as appropriate, would require additional design, cost estimating, funding, and any necessary regulatory review and approvals.

Staff recommends proceeding with the previously approved exterior site improvements. This approach improves the site's appearance, accessibility, and security while allowing the City to continue evaluating long-term redevelopment opportunities. Based on current evaluations, the building is not considered to be in imminent danger.

The exterior site improvements went out for bid on July 23, 2026, and bids were opened on August 20, 2026. Powerhouse Construction, Inc. submitted the best bid of $915,654.50. Award of the contract will go to Council on November 18, 2026. Construction is anticipated to begin following award and be complete in May 2027.

## OVERALL TIMELINE

The updated schedule reflects the time needed to complete the feasibility study and incorporate its findings into the solicitation documents prior to issuance of the RFP. This additional planning effort is intended to strengthen implementation of the procurement process and improve the quality of redevelopment proposals received.

An interlocal agreement will be established for the exterior site improvements stating the RDA is funding the improvements and maintenance of the improvements will be the City's responsibility.

Below is a tentative timeline:

Feasibility Study: August 2026–May 2027

- August 3, 2026 – RAAB consideration of the feasibility study consultant agreement
- August 26, 2026 – RDA consideration and award of the feasibility study consultant agreement
- September 2026 – Begin feasibility study
- November 17, 2026 – Community update meeting at McKinley Arts and Culture Center
- February 2027 – Update summarizing market analysis and stakeholder engagement, with success criteria for multiple reuse scenarios
- May 2027 – Complete feasibility study

Exterior Site Improvements: July 2026–May 2027

- July 23, 2026 – Advertise for construction bids
- August 20, 2026 – Open construction bids
- November 18, 2026 – Council and RDA Board consideration of the interlocal agreement and Council award of the construction contract
- Following award – Anticipated start of construction
- May 2027 – Anticipated completion

RFI and RFP

- March – September 2027