



July 28, 2026

State Charter Governing Board
State Public Charter School Authority
500 E. Warm Springs Rd., Suite 116
Las Vegas, NV 89119-4344

Re: Good Cause Exemption for DANN's Request to Amend Charter School Contract

To the State Public Charter School Authority,

Doral Academy of Northern Nevada (DANN) respectfully requests a good cause exemption from the current amendment schedule to submit a Request for Amendment (RFA) of its Charter School Contract with the State Public Charter School Authority (SPCSA).

The purpose of this out-of-cycle amendment is to seek the Authority's approval of DANN's request to (a) construct and occupy a new, additional facility, (b) expand enrollment in existing grade levels K-8, (c) expand enrollment in new grade levels 9-12, (d) add dual credit educational programs; and (e) provide transportation upon securing transportation funding. This request is part of DANN's effort to meet the needs of underserved students in the Reno community with unique and innovative instructional programs in affiliation with the University of Nevada, Reno. The DANN Governing Board has approved submitting the proposed application and requesting a good cause exemption from the current amendment cycle.¹

The timing of this request is also driven by the interdependent negotiations required to formalize DANN's affiliation partnership with the University of Nevada, Reno (UNR) and secure the right to a ground lease with the Nevada System of Higher Education (NSHE) for the new Meadows campus. These agreements, once finalized in negotiations with UNR Leadership, required review and approval by DANN's Board, UNR leadership, and the Nevada System of Higher Education's Board of Regents. They were not fully approved until NSHE's June 11/12 Board of Regents Meeting.

¹ Please see **Attachment 1** with the pertinent Agenda and Minutes demonstrating that the proposed charter amendment application and good cause exemption request were submitted and approved by DANN's Governing Board at a public meeting held on July 28, 2026, pursuant to NRS Chapter 241.

Because both agreements are foundational to the feasibility, location, financing, and educational design of the proposed expansion, DANN could not responsibly submit the amendment until these material terms were approved. These negotiations involved multiple public entities and review processes outside DANN's control, making submission during the ordinary amendment cycle impracticable and supporting good cause for consideration outside the normal schedule.

DANN sincerely appreciates the support of the SPCSA staff as it respectfully seeks the approval of this good cause exemption and the granting of its underlying application to amend the charter agreement. We look forward to working with the SPCSA staff to address any questions or concerns.

Sincerely,

Robert Lucey

Robert Lucey
Board Chair, Doral Academy of Northern Nevada
robert.lucey@doralnnv.org



Nevada State Public Charter School Authority

Doral Academy of Northern Nevada's Request for Amendment to Charter Contract

For charter schools seeking to make changes for which a Request for Amendment is required, contact SPCSA staff regarding the amendment application and other required documentation.

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Amendment Process Overview and Timeline

ACTIVITY	RESPONSIBLE PARTY	TIME FRAME
Notice of Intent to submit Request for Amendment	Charter School	Spring Cycle: Due No Later than March 1 Fall Cycle: Due No Later than September 1
Request for Amendment (RFA)	Charter School	Spring Cycle: Due Between April 1 – 15 Fall Cycle: Due Between October 1 – 15
Tentative Board Meetings for Possible Action	SPCSA Staff and Authority Board	Spring Cycle: June Fall Cycle: December or January

* For charter schools submitting outside of the amendment cycle, the charter school will be required to submit a Good Cause Exemption Request that is approved by the charter school's board, along with the amendment application. Amendments may be submitted anytime throughout the school year if the Authority Board grants the good cause exemption request.

Introduction

Eligibility

To be eligible for consideration of a contract amendment, a school must submit a complete and accurate Request for Amendment following the requirements, directions, and deadlines stated herein. For SPCSA staff to recommend the approval of a Request for Amendment, the school should be in good standing in all three domains of the Authority's academic¹, financial, and organizational performance frameworks, and it must not be considered a low-performing school or otherwise ineligible according to any definition set forth in law or regulation.

For charter schools seeking to expand (i.e., adding a new campus, increasing grade levels, or raising their enrollment cap), strong applications typically include multiple years of meeting or exceeding state standards as defined by the Nevada Department of Education (NDE). Please note that charter school expansion requests must be submitted at least nine months before the proposed implementation date.

Ineligible schools may include, but are not limited to, schools that operate an elementary, middle, or high school with a 1- or 2- star Nevada School Performance Framework (NSPF) rating and/or receive a Does Not Meet Standard or Below Standard rating on the SPCSA Academic Performance Framework; schools that operate an elementary, middle, or high school program that is a priority or focus school; schools that operate high schools with graduation rates below 60%; schools with compliance issues, including participation warnings or penalties on the NSPF; and schools with financial or organizational framework deficiencies. A school that does not have at least one independent financial audit and one year of academic performance data is ineligible to apply for an expansion amendment.²

Types of Amendment

Requests for contract amendments that must be approved by the SPCSA board generally fall into one of the following categories, as outlined in [NRS 388A](#) and [NAC 388A](#).

- Enrollment adjustment:
 - Expand enrollment in existing grade levels
 - Expand enrollment in new grade levels
 - Reduce enrollment in existing grade levels
 - Eliminate a grade level or other educational service
- Add/adjust educational program components:
 - Distance education
 - Dual credit
- Management Organizations:
 - Entering into a new contract
 - Terminating the current contract

¹ A charter school that is rated in the lowest 5% of public schools, receives a 1- or 2-star rating, or has a graduation rate of less than 67% is eligible to apply for certain amendments identified in [NRS 388A.367](#).

² Except if the Authority approved the school as an EMO replication of a high performing charter school in another state, or the operator applied as a CMO applicant and has replicated a high performing charter school model from another state.

- Facilities:
 - Acquire/construct a new facility
 - Occupy a new or additional facility
 - Occupy a temporary facility
 - Consolidate existing locations
 - Closure of a campus within a charter network
- Other:
 - Change the mission statement, vision, or goals
 - Change the name of the school
 - Change conditions in the original or most recent contract
 - Transportation

If a charter school's governing body seeks to amend its contract in a manner not explicitly listed above, it must submit a written request to the sponsor for a determination of whether the proposed change constitutes a material or nonmaterial amendment.

Requirements When Submitting a Request for Amendment

Notice of Intent

Any school interested in an amendment to its current charter contract must submit a Notice of Intent as part of the Fall or Spring Cycle. If the amendment is submitted outside of those cycles, it must include a Good Cause Exemption Request.

Application Submission Requirements

- Amendment requests must be developed using the templates provided.
- Completeness Check: Amendment requests will be vetted for completeness, including the submission of required attachments and confirmation of eligibility for the request.

Evaluation Process

Evaluators

Requests for charter contract amendments are evaluated by SPCSA staff.

Evaluation Areas

Evaluators will only recommend approval of a requested amendment if the school:

- Meets the eligibility requirements listed above.
- Meets the requirements of the completeness check.
- Provides a plan to implement the proposed changes to the school that is both comprehensive and feasible.
- Clearly demonstrates the financial feasibility of the proposed amendment.
- Presents a sufficiently detailed timeline for the implementation of the proposed changes.

Application for Amendment

Application Coversheet

Name of Charter School	Doral Academy of Northern Nevada	
Application Contact Information		
Full Name	Angela Orr	
Role at School	Principal	
Phone	(775) 453-4239	
Email	angela.orr@doralnnv.org	
Amendment Sought (<i>select all that apply</i>)		
Enrollment adjustment		
☐ Expand enrollment in existing grade levels	☒	
☐ Expand enrollment in new grade levels	☒	
☐ Reduce enrollment in existing grade levels	☐	
☐ Eliminate a grade level or other educational service	☐	
Add/adjust educational program components		
☐ Distance education	☐	
☐ Dual credit	☒	
Management Organizations		
☐ Entering into a new contract	☐	
☐ Terminating the current contract	☐	
Facilities		
☐ Acquire/construct a new facility	☒	
☐ Occupy a new or additional facility	☒	
☐ Occupy a temporary facility	☐	
☐ Consolidate existing locations	☐	
☐ Closure of a campus within a charter network	☐	
Other		
☐ Change the mission statement, vision, or goals	☐	
☐ Change the name of the school	☐	
☐ Change conditions in the original or most recent contract	☐	
☐ Transportation	☒	
Acknowledgement		
☒	The board of the charter school has approved this request. Attach the agenda and minutes from the applicable board meeting. See <i>Attachment 1 – Board Agenda & Meeting Minutes.</i>	
Authorization		
School Leader Name	Angela Orr	
Signature	 Angela Orr (Jul 29, 2026 14:09:04 PDT)	
Board Chair Name	Robert Lucey	
Signature	 Robert Lucey (Jul 31, 2026 11:17:31 PDT)	

Executive Summary

This section must be completed by all applicants, regardless of the type of amendment requested. All attachments in this section are required.

Eligibility

1. Statement of Eligibility. Please include the past three years of academic (by campus, if applicable), financial, and organizational ratings, which demonstrate eligibility.

Doral Academy of Northern Nevada (DANN) has consistently demonstrated strong academic, financial, and organizational performance that meets the Nevada State Public Charter School Authority's (SPCSA) eligibility standards over the past three years. This sustained performance reflects the school's ability to deliver high-quality instruction, maintain sound financial practices, and comply with all governance and organizational requirements.

Detailed academic, financial, and organizational ratings for the past three years are provided in *Attachment 2 – Performance Framework Ratings*, submitted in support of this Request for Amendment. These data confirm that the school is in good standing and well-positioned to implement the proposed expansion responsibly.

2. If the school does NOT meet the eligibility criteria, please provide a detailed explanation justifying the request and include any supporting evidence that demonstrates the school's readiness or compelling need for the proposed amendment.

Not applicable.

Amendment Synopsis

1. Statement of Need. Clearly explain the circumstances prompting this amendment request. Include relevant data, facts, or events that support the need for the proposed change.

Doral Academy of Northern Nevada seeks this amendment to respond to a clear and sustained demand for high-quality public school options in the Reno area, including expanding into high school grade levels, and to expand access to students who are currently unable to enroll in its Butch Cassidy campus. The existing DANN campus continues to maintain a strong academic program, a positive school culture, and consistent enrollment demand, reflected in a growing waitlist of families seeking admission. In Nevada, public charter schools now serve more than 60,000 students statewide, with annual growth rates that have outpaced those of traditional public schools for several years. This trend reflects both parent demand and the role charter schools play in offering distinct, high-performing educational models. Within this context, DANN's recurring strong waitlist represents not a temporary fluctuation but a sustained gap between available seats and community need.

At the same time, families and local stakeholders are increasingly seeking educational models that better prepare students for college, careers, and participation in a rapidly changing economy. Northern Nevada has experienced significant economic and population growth, particularly in advanced manufacturing, technology, and research sectors. These shifts have created a need for schools that can provide strong

academic foundations alongside real-world learning experiences, early exposure to career pathways, and access to higher education opportunities. A traditional expansion of the existing campus would increase capacity but would not fully address the broader need for innovation in instruction, teacher development, and applied learning.

DANN will be Nevada's first university-affiliated charter lab school, located on land owned by UNR, where students may graduate with a high school diploma, substantial college credit, real-world internship experience, and a personalized pathway in fields such as medicine, veterinary science, education, engineering, robotics, environmental science, journalism, entrepreneurship, and emerging technologies. DANN will be a K-12 charter continuum, an early-college model, a teacher-preparation laboratory school, a research and innovation hub, and a regional workforce-development pipeline for Northern Nevada.

The proposed university-affiliated lab school campus addresses both access and innovation. University laboratory schools are widely recognized as a model for advancing educational practice. They serve as sites for teacher training, curriculum development, and applied research, while maintaining a strong focus on student outcomes. Lab schools function as model schools with high-quality instruction and provide practical experience for future educators, while also supporting the testing and refinement of effective teaching strategies. This structure enables the school to continuously improve its program while directly benefiting students in the classroom and allowing for innovative educational research.

DANN is uniquely positioned to implement this model through an existing and growing affiliation with the University of Nevada, Reno (UNR). The school has already collaborated with university faculty and staff on research initiatives at its existing campus and has recently received a UNR Community Partner Award. Formalizing this relationship through a dedicated lab school campus will expand opportunities for student learning, provide structured pathways for teacher preparation, and create a setting where research and practice are closely aligned. As the new campus will be more centrally located and serve a diverse population, it will allow UNR students and faculty to conduct on-site learning and research more easily. Importantly, the expanded research activities will span both DANN campuses and adhere to established ethical standards, including Institutional Review Board (IRB) oversight, parental consent, and strict data protections, ensuring that student well-being remains the highest priority.

The amendment is also supported by a viable and well-defined facility plan. Through a Nevada System of Higher Education (NSHE)-ratified ground lease with the University, DANN has secured a long-term site to develop a new campus designed specifically to support this model, including classroom space, collaborative learning environments, and areas for community and university partnership activities. This partnership allows the school to expand in a financially responsible manner while aligning the physical campus with its academic vision.

In sum, this amendment is driven by three aligned factors: sustained unmet enrollment demand, a clear need for more innovative and career-connected learning opportunities, and a unique affiliation with UNR that makes a high-quality lab school both feasible and impactful. Approving this request will allow DANN to

serve more students while also advancing instructional quality, strengthening the local educator pipeline, and creating a model that benefits both students and the broader community.

2. Statement of Request. List and describe each specific amendment the school is seeking and outline how the proposed changes modify the current charter contract.

Doral Academy of Northern Nevada respectfully requests approval of a charter amendment to expand its current charter contract in a targeted and strategic manner. The proposed changes are designed to increase student access, expand university affiliation, and establish a new instructional model, while maintaining alignment with the school's existing mission, governance structure, and academic program.

First, DANN seeks approval to add a new campus under its existing charter, to be affiliated with the University of Nevada, Reno. This request modifies the current charter contract, which authorizes a single campus, to include a second site operating under the same governing board, leadership structure, and accountability framework. The new campus will ultimately serve students in grades K-12 and will operate as a tuition-free public charter school open to all students in the community.

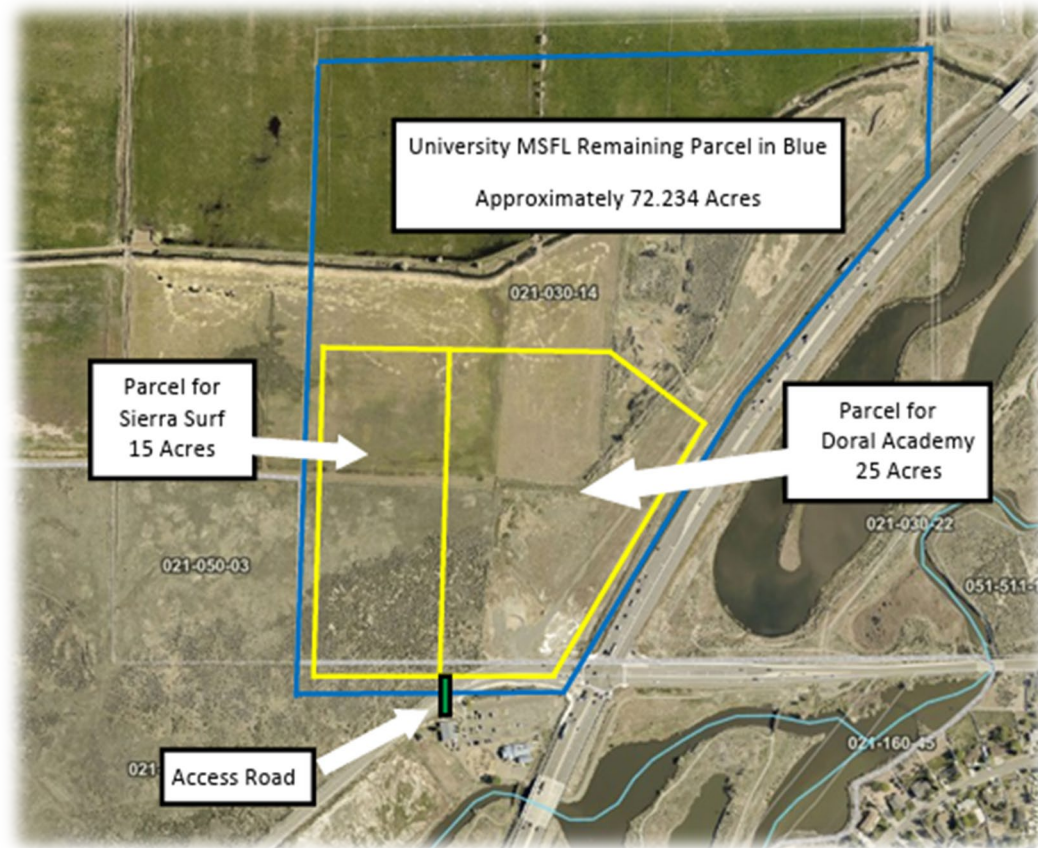


Figure 1. Map of Proposed DANN Meadows Campus

Second, the school is requesting authorization to implement a university-affiliated laboratory school model at the new campus. This represents a programmatic enhancement to the current charter, rather than a departure from it. The core academic program, standards alignment, and accountability requirements will remain unchanged. However, the lab school designation will formally incorporate structured partnerships with UNR to support teacher training, educational research, curriculum development, and innovative

instructional practices. University lab schools serve as model schools that combine high-quality instruction with applied research and educator preparation, allowing continuous improvement of teaching and learning practices. This amendment will codify those practices within the charter framework.

Third, DANN seeks approval to enter a long-term facility arrangement with UNR under a pre-negotiated, NSHE board-approved ground lease to develop and operate the new campus. This request will modify the facilities section of the charter contract to reflect the addition of a new site and the associated financing and development structure. DANN will lease a designated portion of university-owned land and construct a new school facility to support both institutions' educational programs. The lease structure establishes clear terms for due diligence, development, use, and long-term occupancy of the site (up to 50 years with lease extensions at the tenant's discretion), while allowing DANN to retain full autonomy over the financing and construction of its facility.

Fourth, the school is requesting approval to expand enrollment to accommodate students at both the existing and proposed new campuses. This amendment updates the enrollment cap and growth plan within the charter contract to reflect the addition of the new site. Enrollment growth will be phased and sustainably aligned with facility capacity and staffing, to ensure the school maintains its current level of instructional quality and student support.

Finally, DANN seeks to formalize its relationship with UNR through an affiliation agreement to support dual-credit opportunities, student mentorship, and cross-disciplinary collaboration. This amendment enhances the educational program described in the charter by adding structured opportunities for students to engage in real-world learning and to gain early exposure to college pathways. The charter's underlying governance, accountability, and compliance obligations will remain unchanged.

Taken together, these amendments expand the reach of the existing charter without altering its core commitments. The governing board, academic standards, accountability measures, and commitment to serving all students will remain consistent. The proposed changes allow DANN to serve more students, strengthen its instructional model, and leverage a unique university partnership that benefits both students and the broader community.

3. Rationale. Explain how the proposed amendment(s) directly address the identified needs or issues described in the Statement of Need. Support your explanation with evidence or anticipated benefits to students, staff, or the school community.

The proposed amendments are a direct response to the two core needs identified above: sustained unmet enrollment demand and the need for more innovative, career-connected learning opportunities in Northern Nevada. Each element of the request is designed to address these issues in a practical, measurable way while maintaining the strong academic foundation already established at DANN.

The addition of a second campus increases access for students who are currently unable to enroll. The existing waitlist reflects a clear imbalance between available seats and family demand. Expanding to a new campus allows the school to serve more students without overcrowding the current site or compromising program quality. Research on high-performing charter networks shows that replication of an established,

successful model is one of the most reliable ways to expand access while maintaining outcomes. By operating the new campus under the same governance, instructional framework, and accountability systems, DANN can extend its existing success to a larger student population in a controlled and sustainable manner.

The introduction of a university-affiliated lab school model addresses the second need by strengthening the quality and relevance of instruction. Lab schools are widely used as sites for developing and testing effective teaching practices and as training grounds for future educators. This structure creates a continuous feedback loop between research and classroom practice, which has been shown to improve instructional quality over time. Lab schools function as model schools that support educational research, teacher training, and curriculum development, while maintaining a strong focus on student outcomes. For students, this translates into more engaging instruction, exposure to innovative teaching methods, and access to learning experiences that are grounded in real-world application.

The proposed affiliation with UNR further strengthens this model by expanding opportunities for both students and staff. Students benefit from early exposure to college environments, mentorship from university faculty and students, and access to advanced coursework and career pathways. Evidence from dual-enrollment programs nationwide shows that students who participate in college-credit opportunities are significantly more likely to graduate from high school and to enroll in postsecondary education. For teachers, the partnership creates a built-in pipeline for professional development and recruitment. Schools that partner with universities for teacher preparation often report stronger retention rates, as new teachers enter the classroom with more practical experience and ongoing support.

The proposed facility arrangement supports these goals by creating a campus specifically designed for collaboration, research, and applied learning. The ground lease with the University provides long-term site stability while allowing DANN to develop a purpose-built facility aligned with its instructional model. A well-designed learning environment has a measurable impact on student engagement and achievement, particularly when it includes flexible spaces for group work, project-based learning, and community partnerships.

Finally, the amendment maintains a strong focus on student well-being and ethical practice. All research conducted in partnership with the University will follow established Institutional Review Board protocols, including obtaining informed parental consent and strict data protection measures. The purpose of research in lab schools is to improve teaching and learning, not to place burdens on students. This ensures that innovation is balanced with responsibility and transparency.

In combination, these amendments do more than increase enrollment capacity. They create a structure that improves instructional quality, strengthens the educator pipeline, and connects students to meaningful academic and career pathways. The result is a model that responds directly to community demand while providing clear, research-based benefits to students, staff, and the broader Reno community.

4. Timeline. Provide a detailed timeline for planning and implementing the proposed changes. You may include the timeline as a written narrative or attach a separate document (e.g., project plan, milestone chart, or Gantt chart).

Doral Academy of Northern Nevada has developed a phased timeline for the planning, design, financing, construction, and opening of the proposed university-affiliated laboratory school campus for the 2028-29 school year. The timeline reflects the requirements for developing a new public charter school facility, the site-specific conditions of the proposed UNR property, and the additional coordination required among DANN, the University, the SPCSA, local governmental agencies, utilities, financing partners, and the project development team.

Planning, authorization, and initial pre-development activities are underway in 2026. During this period, DANN is advancing the campus's legal and operational framework, including the proposed University affiliation and ground-lease arrangements, while submitting this charter amendment and participating in the SPCSA review process. DANN is also evaluating a developer-led project-delivery model under which a third-party developer and owner's representative would coordinate site due diligence, design, engineering, entitlements, permitting, utility planning, financing, construction administration, cost management, commissioning, and project closeout.

The current development proposal divides the pre-construction process into several coordinated phases. Initial project feasibility and concept validation are anticipated in summer to early fall 2026 and will include preliminary site analysis, program test-fitting, validation of the proposed building program, selection of design and engineering professionals, and preparation for geotechnical, environmental, survey, and utility investigations. Concept development, site due diligence, schematic design, stakeholder consultation, preliminary budgeting, and financial modeling are expected to continue through the remainder of 2026.

During 2027, the project is expected to advance through design development, construction-document preparation, permitting, procurement, and financial and commercial closing. The proposed schedule anticipates completion of design development in early 2027, followed by progressively detailed construction documents, subcontractor outreach, development of a Guaranteed Maximum Price, and submission of required permit applications. Current planning anticipates applications for site-disturbance, foundation, structural, and full-building permits during this period.

Site development will require coordination with multiple public agencies and utility providers. Anticipated areas of review include traffic access and circulation; flood mitigation and drainage design; water, sewer, electrical, communications, and other utility services; civil and building permits; zoning and jurisdictional coordination; and subdivision of the larger University property consistent with the proposed ground-lease structure. Relevant reviewing and coordinating entities are expected to include the Washoe County Planning Commission and its planning department, the City of Sparks and its planning department, the Washoe County Regional Transportation Commission, the Truckee Meadows Water Authority, NV Energy, communications providers, and applicable floodplain and emergency-management authorities.

The current proposal targets financial and commercial closing, execution of the development agreement, final approval of the Guaranteed Maximum Price, and commencement of on-site construction in or around August 2027. These milestones remain subject to charter amendment approval, completion of due diligence,

execution of final University and development agreements, confirmation of utility capacity, receipt of required governmental approvals and permits, and availability of acceptable financing.

Construction is presently anticipated to continue from approximately August 2027 through July 2028. The proposed project includes a K-12 campus with classrooms, administrative space, a gymnasium/cafeteria, a proposed STEAM wing, and applicable amenities for approximately 100,000 gross square feet. Final building size, configuration, phasing, and site improvements will be confirmed through programming, design, cost validation, permitting, and financing.

The construction phase is expected to include site preparation, grading, flood and drainage improvements, utility extensions, access improvements, building construction, inspections, commissioning, completion of punch-list items, and final occupancy approvals. Substantial completion, commissioning, staff move-in, and final project closeout are targeted for summer 2028, allowing the campus to open for students at the beginning of the 2028-29 school year.

DANN recognizes that a project of this complexity is subject to risks related to government review, infrastructure availability, site conditions, construction pricing, financing, and procurement. The proposed phased process is intended to identify and address these risks early, establish clear decision points, maintain ongoing stakeholder engagement, and preserve sufficient time to complete the campus before the planned Fall 2028 opening.

In parallel with construction, DANN will begin operational readiness planning in late 2027 and continue through 2028. The Governing Board anticipates retaining DANN’s current principal, Angela Orr, to serve as the founding principal of the new campus and system lead over both campuses, providing continuity of leadership and alignment with DANN’s established mission, culture, and instructional model. Principal Orr, in conjunction with DANN’s existing leadership team, will be responsible for hiring key leadership staff, followed by teachers and support staff aligned to projected enrollment. Recruitment will prioritize candidates interested in the lab school model and partnership with the university. Professional development will be coordinated with UNR to prepare staff for integrating research, teacher training, and innovative instructional practices.

Student recruitment and enrollment activities will begin approximately one year prior to opening, in Fall 2027. Outreach will focus on families in the areas surrounding the proposed campus, including families currently served by 1- and 2-star schools³, students on the existing DANN waitlist, and families seeking a unique university-affiliated educational experience. DANN currently serves students from five counties and

³ For instance, the [School Data Workbook](#) included with the SPCSA’s 2026 Demographic and Academic Needs Assessment documents that 5,998 students, representing 85.5% of students in the 89502 zip code where DANN’s newly proposed campus will be located, attend public schools that received 1- or 2-star ratings during both the 2023-24 and 2024-25 school years.

Zip Code	Enrollment	Total Schools	Schools Rated 1- or 2-Stars	Enrollment at Schools Rated 1- or 2-Stars	% Enrolled in Schools Rated 1- or 2-Stars	1- or 2-Star Elementary Schools	1- or 2-Star Middle Schools	1- or 2-Star High Schools
89502	7,014	18	15	5,998	85.5	11	2	2

26 zip codes in the area, and the school anticipates that this innovative new campus will continue to attract families from across the broader Northern Reno and regional communities.

Recruitment efforts will include broad community outreach, family information sessions, digital communications, school tours, and targeted engagement designed to ensure that families from diverse geographic, socioeconomic, and educational backgrounds are aware of the opportunity to apply.

Enrollment will continue to comply with Nevada charter school lottery requirements and will be phased to support a strong and stable school launch. DANN's lottery is progressive and includes a weighted lottery designed to support access for underserved student groups. In addition, DANN recently adopted a military enrollment priority to align with its recent designation as a Purple Star School and to better serve military-connected students and families.

Final readiness activities will take place in Summer 2028. During this period, the school will complete inspections, secure certificates of occupancy, finalize classroom setup, and conduct staff training. Systems for curriculum delivery, student services, transportation, and school operations will be fully implemented and tested.

The campus will open in Fall 2028 with an initial cohort of students, operating under the same governance and accountability framework as the existing DANN campus, with the added components of the university-affiliated lab school model. This phased and structured timeline ensures that the school opens prepared, staffed, and aligned with its academic vision, while also meeting all regulatory and facility requirements.

School Community

1. Stakeholder Notice. Identify the stakeholder groups (i.e., students, families, staff, partner organizations, etc.) impacted by the proposed amendment(s).

The proposed amendment will affect several stakeholder groups connected to Doral Academy of Northern Nevada, both directly and indirectly. The school has identified these groups and understands how each will be impacted by the addition of a new university-affiliated lab campus.

Current and prospective students are the most directly impacted. Students currently enrolled at the existing DANN campus will continue to receive the same academic program without disruption to their educational experience. At the same time, the new campus will create additional seats for students who are currently on the waitlist or otherwise unable to access a high-quality public charter option. Students who enroll at the new campus will also benefit from expanded learning opportunities, including exposure to university environments, mentorship, and innovative instructional practices aligned with the lab school model.

Families are similarly impacted. Current families will see the school's model extended to reinforce its long-term stability and reputation, while prospective families will gain access to additional enrollment opportunities. The lab school partnership will also provide families with enhanced academic options and clearer pathways to college and careers. The model is designed to integrate community partnerships and real-world learning experiences, which strengthen family engagement and student outcomes.

School staff, including teachers, administrators, and support personnel, will experience both continuity and opportunity. Staff at the existing campus will not be displaced or reassigned as a result of this amendment but will be offered the opportunity to transfer their knowledge and experience with the model to the new campus as leaders. The expansion creates new professional opportunities, including leadership roles at the new campus and access to ongoing professional development through collaboration with UNR. The lab school structure also supports a stronger teacher pipeline by providing practical training opportunities for future educators who may later join the school as full-time staff.

The University of Nevada, Reno is a key partner and stakeholder. Through the NSHE-approved affiliation agreement and ground lease, the University will collaborate with DANN on teacher preparation, educational research, and student learning opportunities. This partnership is intended to be mutually beneficial, supporting both K-12 students and university faculty and students engaged in education and related fields.

Community and industry partners will also be impacted. The lab school model is designed to incorporate partnerships with local organizations, nonprofits, businesses, and institutions to provide mentorship, project-based learning, and career exposure. The school has initiated meetings to discuss future collaborations with organizations such as the Reno-Tahoe Airport Authority, Tesla, Panasonic, Redwood Materials, and Liberty Dogs. These relationships strengthen connections between the school and the regional economy, particularly in growing sectors such as technology, advanced manufacturing, and the arts.

Finally, the SPCSA, the Washoe County School District, and the broader public education community are stakeholders in this amendment. The addition of a university-affiliated lab school campus introduces a model that can serve as a demonstration site for effective instructional practices, teacher development, research-informed professional learning, and university-school collaboration. Through its relationship with the University of Nevada, Reno, DANN intends to build collaborative partnerships that may benefit not only DANN students and educators, but also the broader educational ecosystem in Northern Nevada.

As the local traditional public school district, WCSD has an important interest in regional educational capacity, teacher preparation, student pathways, and the dissemination of effective practices. DANN's goal is to approach the lab school model in a manner that supports collaboration rather than competition, including opportunities for cross-collaboration with WCSD to share lessons learned, support educator preparation, and contribute to a stronger pipeline of well-prepared teachers for all schools across the region. To the extent successful instructional strategies, research partnerships, or teacher-training practices emerge from the lab school model, those practices may inform other public schools and contribute to the overall quality of education in Northern Nevada.

Each of these stakeholder groups is affected in ways that align with the amendment's purpose. The expansion increases access, strengthens instruction, and builds partnerships, while maintaining stability for current students, families, and staff.

2. Summarize the history of communications with these stakeholders regarding the proposed amendment(s).

Doral Academy of Northern Nevada has engaged in ongoing and deliberate communication with key stakeholder groups throughout the development of this proposed amendment. These efforts have unfolded over time and focus on transparency, feedback, and alignment with community needs.

Communication with families has occurred primarily through regular school channels, including newsletters, meetings, and informal discussions. As enrollment demand has grown, many families on the waitlist have expressed interest in additional capacity and expanded programming. Conversations with families have also reflected interest in opportunities that more directly connect K-8 education to college and career pathways. The concept of a university-affiliated lab school has been introduced in these discussions to expand access while enhancing the educational experience.

Staff engagement has been an important part of the process. School leadership has held internal discussions with teachers and support staff to share early concepts, gather input, and assess interest in the instructional model. These conversations have focused on professional opportunities associated with a lab school environment, including collaborating with university faculty, participating in research-informed practices, and mentoring future educators. Feedback from staff has supported the idea of expansion, particularly when it is implemented in a way that maintains the culture and expectations of the existing campus.

The affiliation with UNR has developed over several years and represents the most formalized aspect of stakeholder communication. DANN has already collaborated with university faculty on research initiatives and has received recognition as a community partner. More recent discussions have focused on defining a structured affiliation that includes teacher preparation, research collaboration, and student learning opportunities. These conversations have informed both the academic design of the lab school and the proposed facility arrangement. This relationship is a mutually beneficial effort to support educational research, innovative practice, and real-world learning opportunities for students.

Engagement with community and industry partners has occurred through existing relationships and outreach efforts. These stakeholders have expressed interest in supporting mentorship opportunities, project-based learning, and future workforce development. Their input has helped shape the emphasis on real-world application and career exposure within the proposed model. See *[Attachment 3 – Letters of Support](#)*.

At the governance level, the DANN Governing Board has been actively involved in reviewing the concept, assessing feasibility, and guiding the development of the amendment. Board discussions have included consideration of enrollment demand, financial sustainability, facility planning, alignment with the school's mission, and the proposed university-affiliated laboratory school model.

From early 2025 through the submission of this application, the DANN Governing Board has taken deliberate steps to evaluate, develop, and formalize the proposed lab school partnership with the University of Nevada, Reno. The process began with the formation of a fact-finding group to explore the feasibility of a new university-affiliated campus.

The fact-finding group engaged in preliminary discussions with UNR leadership, including representatives from the Provost's Office. Those discussions evolved into a more specific proposal to use a portion of the UNR Farms property for a research-focused lab school. Rather than approving a full partnership agreement in June 2025, the Board elected to submit a letter of intent expressing DANN's interest in pursuing a ground lease and research collaboration with UNR.

In July 2025, following Principal Angela Orr's presentation regarding lab school models in other states, the Board approved the substantial form and substance of a proposed partnership agreement and directed that it be provided to UNR leadership for further review. Discussions continued into early 2026 as the parties worked to refine the proposed legal and operational structure for the proposed campus.

On April 16, 2026, the DANN Board in a Special Board Meeting reviewed a draft Ground Lease and a re-titled Affiliation Agreement. The Board tabled approval at that time due to concerns regarding the proposed lease term and design-standards control, and requested the inclusion of a third extension option. At a subsequent Special Board Meeting on April 23, 2026, the DANN Board approved revised forms of the Ground Lease and Affiliation Agreement, including a total potential term of 50 years for the right to use a portion of the UNR Farms property.

Final approval of the UNR-related agreements remained subject to approval by the NSHE Board of Regents at its June 11-12, 2026 meeting. Following a recommendation from the Business, Finance, and Facilities Committee of NSHE on June 11, 2026, the NSHE Board of Regents on June 12, 2026, approved the Ground Lease and related Affiliation Agreement. See [*Attachment 4 – Affiliation Agreement*](#). Following that approval, the DANN Board has continued to discuss next steps, including due diligence activities permitted under the ground-lease contingency periods and preliminary review of preconstruction services, all contingent upon SPCSA approval of the proposed amendment.

DANN leadership has also directly engaged in preliminary communications with Washoe County School District leaders and educators regarding the lab school concept and potential opportunities for collaboration. In July 2025, Principal Angela Orr and UNR Provost Jeff Thompson met with WCSD Deputy Superintendent Tiffany McMaster (now WCSD Superintendent as of July 8, 2026) and Chief Academic Officer Troy Parks to discuss a potential collaboration on the proposed lab school model, including opportunities related to university-school partnerships, educator preparation, and the dissemination of effective instructional practices. No formal collaboration was agreed upon by WCSD at the time of this meeting, but DANN looks forward to further discussions.

Principal Orr also discussed additional details regarding the proposed school plan with WCSD Superintendent Joe Ernst in early June 2026. Throughout 2026, Principal Orr has continued to engage informally with several WCSD teachers and administrators to share information about the project, encourage collaboration, and build understanding of and enthusiasm for the potential benefits of the lab school model.

These communications reflect DANN's intent to approach the proposed amendment collaboratively. DANN recognizes WCSD as an important regional public education stakeholder and potential partner in

broader efforts to support teacher development, research-informed practice, and improved educational opportunities for students across Northern Nevada.

Throughout the UNR/NSHE negotiation process, DANN maintained early and ongoing communication with SPCSA staff regarding the school's intent to pursue a charter amendment if discussions of University affiliation and facilities proved feasible. DANN recognized the importance of keeping SPCSA staff apprised that the Governing Board was publicly discussing a potential expansion and exploring a new university-affiliated lab school model through open meetings.

This ongoing communication helped ensure that the amendment request would be clear, comprehensive, and supported by the full historical context of the Board's and the school leadership's efforts. The proposal reflects approximately a year and a half of sustained work to evaluate feasibility, engage stakeholders, refine the affiliation framework, and align the proposed expansion with state requirements and best practices for responsible charter school growth.

DANN has used stakeholder feedback to refine the proposal, clarify expectations, and strengthen the design of the proposed campus. Feedback from the Board, school leadership, families, University representatives, SPCSA staff, WCSO representatives, educators, and community stakeholders has informed key elements of the amendment, including access, facility planning, instructional quality, educator preparation, university collaboration, and long-term sustainability.

Overall, stakeholder communication has been consistent, multi-layered, and aligned with the development of the proposal. The DANN Governing Board has remained informed and actively engaged through its public meeting process, and school leadership has continued to incorporate feedback as the proposed lab school model with UNR has evolved. These communications have strengthened the amendment and helped ensure that the proposed expansion is both mission-aligned and responsive to the broader educational needs of Northern Nevada.

3. Stakeholder Impact. Explain how each stakeholder group is expected to be affected by the proposed amendment(s).

The proposed amendment expands access to DANN's educational program and introduces a university-affiliated lab school model that builds upon, rather than replaces, the school's existing mission, instructional philosophy, and academic program. Each stakeholder group will be affected in a distinct but intentional way, reflecting the amendment's focus on responsible growth, university collaboration, educator preparation, research-informed practice, and expanded opportunities for students and families.

Students will see the most direct impact. Students at the existing campus will not experience disruption, as the current program, staffing, and operations remain unchanged. Students who enroll at the new campus will benefit from the same academic model, with added opportunities tied to the university affiliation. These opportunities include exposure to college environments, mentorship, and learning experiences connected to real-world applications. Research on dual enrollment and early college exposure shows that students who participate in these programs are more likely to graduate from high school and enroll in postsecondary education, supporting the model's long-term value.

Families will benefit from increased access and expanded program options. Families currently on the waitlist will have a greater opportunity to enroll, while current families will see the school's model strengthened and extended. The lab school structure also provides families with clearer pathways to college and career readiness, as well as opportunities for greater engagement through partnerships and applied learning experiences. The proposed model emphasizes integration with community partners and real-world learning, both of which have been shown to increase student engagement and family satisfaction.

Staff will experience heightened continuity and professional growth. Current staff at the existing campus will not be displaced or required to transition. At the same time, the new campus creates leadership roles, additional teaching positions and support staff roles, and opportunities for collaboration with university faculty. Teachers in lab school environments often report higher levels of professional support and development due to ongoing exposure to research-based practices and mentorship opportunities. This type of environment can improve teacher retention, which is a persistent challenge in K-12 education, where national turnover rates often exceed 15 percent annually.

The University of Nevada, Reno will play an active and ongoing role as a partner. The University will gain a structured setting for teacher preparation, educational research, and community engagement. University students will have access to practical classroom-based experience with master teachers, widely recognized as one of the most effective components of teacher training. At the same time, faculty will have opportunities to collaborate on research that directly informs classroom practice. This relationship is designed to be mutually beneficial and is formalized through both the affiliation agreement and the facility partnership.

Community and industry partners will benefit from stronger connections to the school and its students. The model creates opportunities for mentorship, supervision of project-based learning, and early exposure to career pathways and internship experiences. In regions like Northern Nevada, where industries such as advanced manufacturing and technology continue to grow, these connections help build a local talent pipeline. Studies of career-connected learning programs show that students who participate in internships or mentorship experiences are more likely to secure employment and earn higher wages after graduation.

Finally, the SPCSA and the broader education community will benefit from developing a model to inform future practice. The lab school campus is designed to serve as a demonstration site for effective instruction, teacher development, and university collaboration. This creates an opportunity to share successful practices and contribute to overall system improvement, while maintaining full accountability under the existing charter framework.

Overall, the amendment is structured so that no stakeholder group experiences negative disruption. Instead, the changes expand access, strengthen instruction, and create new opportunities, with measurable benefits for students, families, staff, and the broader community.

Financial Impact

If the proposed amendment(s) will not impact the school's financials, please state "No anticipated financial impact" and proceed to the next section.

1. Describe the anticipated financial impact of the proposed amendment(s).

The proposed amendment has a clear, manageable financial impact aligned with standard charter school expansion practices. Adding a second campus will increase overall revenues and expenditures, but it is structured so the new campus operates as a financially self-sustaining program while preserving the stability of the existing DANN campus.

On the revenue side, the primary impact is an increase in per-pupil funding tied to enrollment growth. As the new campus opens and adds students in phases, state per-pupil funding will increase proportionally. This revenue model is predictable and well-established in Nevada, allowing the school to align staffing, programming, and services with actual enrollment. In addition, the affiliation with UNR is expected to provide indirect financial benefits, such as access to shared resources, student-teacher placements, and potential grant or research opportunities that support program implementation without adding significant costs to the school.

On the expenditure side, the most significant financial impact relates to facility development and ongoing operations for the new campus. The school plans to finance construction through a revenue bond structure tied to a long-term ground lease with the University. Under this model, DANN will lease a portion of the UNR Farms property and construct the school facility at its own cost, with annual payments and debt service incorporated into the school's operating budget.

The lease establishes a discounted base annual rent with a modest annual increase (2% escalation). The discounted rate reflects the valuable consideration exchanged through the Lab School Affiliation Agreement, including research collaboration, educator preparation, instructional affiliation, and other cross-collaborative benefits associated with the university-affiliated lab school model. This structure supports predictable long-term financial planning while recognizing the mutual benefits of the DANN-UNR affiliation.

Because the lease is structured as a triple-net arrangement, the school will be responsible for maintenance, utilities, insurance, repairs, and related facility costs. These obligations are incorporated into the school's financial projections and will be refined as the final agreement, financing documents, development budget, and operating assumptions are completed.

Startup and pre-opening costs will include design, permitting, development and construction-related expenses, staff recruitment, and initial furniture, fixtures, and equipment, technology, instructional materials, and other furnishings necessary to open the new campus. These costs are being planned conservatively and are expected to be funded through a combination of financing proceeds, existing reserves, grants or philanthropic support where available, and standard startup budgeting practices. Importantly, these one-time costs are separate from ongoing operating expenses and are planned well in advance of the school opening.

Operational expenses for the new campus will follow the same structure as the existing school, including staffing, instructional materials, student services, and administrative support. Because enrollment will be phased in over time, expenses will be scaled accordingly, which helps maintain a balanced budget during the early years of operation. The school's existing management systems and experience with financial oversight provide a strong foundation for managing this planned growth responsibly.

The amendment is not expected to create any negative financial impact on the current campus. Financial controls will ensure that revenues and expenses associated with the new campus are tracked and managed appropriately, with clear separation in budgeting and reporting. This approach protects the financial health of the existing program while allowing responsible expansion.

Over the long term, the addition of a second campus is expected to strengthen the organization's overall financial position. Increased enrollment provides economies of scale in areas such as purchasing, professional development, and administrative services. At the same time, the partnership with the University supports heightened program quality without requiring significant additional operating costs by leveraging highly qualified University professors in cross-collaborative projects.

In sum, the financial impact of the amendment is an increase in both revenues and expenditures associated with a new campus, implemented through a phased and sustainable model. The facility financing structure, predictable enrollment-based funding, and careful cost management ensure that the expansion is financially viable and does not place undue risk on the school's existing operations.

a. What are the anticipated costs associated with the proposed amendment(s)?

The anticipated costs associated with the proposed amendment fall into three primary categories: pre-development and startup costs, facility development costs, and ongoing operational expenses. Each category has been planned in advance and aligns with standard charter school expansion practices.

Pre-development and startup costs will occur before the new campus opens. These include architectural and engineering design, site studies, permitting, legal and financing fees, and early project management expenses. In typical school development projects, these costs often represent 5 to 10 percent of total project costs. The school will monitor pre-construction costs as real estate due diligence progresses to ensure responsible fiscal management. Additional startup expenses will include recruitment of a founding principal and initial staff, curriculum materials, technology, furniture, and equipment. Schools of similar size typically incur startup costs ranging from \$1,000 to \$2,500 per student for furnishings, instructional materials, and technology, depending on the level of initial buildout.

Facility development represents the largest cost category. The project will be financed through a revenue bond structure secured by a long-term ground lease with the University of Nevada, Reno. Under this model, DANN will construct a purpose-built school facility and repay the cost over time through annual debt service obligations. National data indicate that K-12 charter school construction costs commonly range from \$400 to \$500 per square foot, depending on site conditions, materials, and design complexity. Based on the anticipated number of students, total project costs are expected to range from approximately \$50 million to \$55 million, with the estimate to be refined through ongoing due diligence, design development,

and project scoping. Site-specific conditions identified in the due diligence report, including floodplain considerations, grading, and utility extensions, may increase costs due to required mitigation and infrastructure improvements.

Ongoing operational expenses will begin in the year prior to opening and scale with enrollment after the school opens. These include salaries and benefits for teachers, administrators, and support staff; instructional materials; student services; utilities; maintenance; and administrative support. Personnel costs are the largest driver and typically represent 65 to 75 percent of a school's operating budget, depending on staff tenure. Additional fixed costs include annual ground lease payments and debt service, which are structured to be predictable and increase modestly over the lease term.

There are also modest incremental costs associated with implementing the lab school model, such as coordination with university partners, professional development, and support for research activities. However, many of these costs are offset by the benefits of the affiliation, including access to student teachers, shared expertise, and potential grant opportunities. As a result, these programmatic costs are expected to be limited relative to the overall operating budget.

In total, the anticipated costs are high but well-defined and typical for a new charter school campus. They are structured to be financed and managed over time, with startup and capital costs addressed through financing and operational costs aligned with enrollment-based revenue. This approach ensures that the amendment can be implemented in a financially responsible and sustainable manner.

- b. What is the school's plan to fund these costs (e.g., grant funding, budget reallocation, increased revenue)?

Doral Academy of Northern Nevada has a clear and structured plan to fund the costs associated with the proposed amendment. The approach relies on a combination of long-term facility financing, enrollment-based public revenue, prudent use of existing reserves and startup resources, grant opportunities, private philanthropic support, and strategic partnership benefits. Together, these funding sources will allow DANN to support its capital and operating needs of the proposed expansion in a responsible and sustainable manner.

The most significant cost associated with the proposed amendment is the development and operation of the new university-affiliated campus. Facility development costs are expected to be funded through a long-term financing structure associated with the new campus. Facility-related obligations, including debt service or lease/use payments, maintenance, utilities, insurance, and related operating costs, will be incorporated into the school's multi-year financial projections. As the final development structure, financing documents, design, permitting, and construction budget are refined, DANN will update its projections to ensure continued financial sustainability.

Startup and pre-opening costs will be funded through a combination of financing proceeds, existing organizational reserves, grant opportunities, private philanthropic support, and careful budget planning. These costs may include curriculum materials, technology, furniture, fixtures and equipment, staff training, planning expenses, professional services, and other one-time implementation costs necessary to prepare the new campus for opening.

The School will utilize existing unrestricted capital reserves to support the construction of the campus expansion. These reserves were generated over time, in part through the school's internal management of its before- and after-school and enrichment programs during the past eight years. This reflects a willingness to reinvest resources earned through responsible school operations into a long-term facility and program expansion that advances DANN's mission and benefits future students.

Any use of reserves would be carefully planned and approved through the Board's regular budgeting and financial oversight process. DANN does not intend to deplete reserves in a manner that would compromise the financial framework metrics (such as days cash on hand) or the stability of the existing campus or ongoing operations. Instead, any reserve contribution would be used strategically to support construction down payment and/or pre-opening costs to reduce reliance on debt for operating revenue, strengthen the project's financial position, and help bridge timing gaps before enrollment-based revenue is fully realized at the new campus.

DANN will also pursue external funding opportunities to offset initial and one-time costs. Where available, the school will seek public charter school startup grants, private foundation grants, and other competitive funding opportunities. Many charter schools nationwide use federal Charter Schools Program (CSP) grants or similar state-level funding to support early-stage costs, and DANN will actively evaluate and pursue these opportunities as they are available.

In addition, DANN anticipates pursuing a supplemental capital campaign with a to-be-determined capital target to raise private donations and community support for the new campus. Philanthropic contributions may be used to help offset startup costs, furniture, fixtures and equipment, technology, specialized instructional spaces, student-support resources, enrichment opportunities, campus enhancements, or other one-time costs that support the school's mission and reduce pressure on the operating budget. The capital campaign will also provide an opportunity for families, community members, business partners, alumni, university stakeholders, and other supporters to invest directly in the success of the lab school model.

DANN does not intend to rely on speculative fundraising to support core recurring operations. Rather, private donations will be treated as supplemental resources that can strengthen the project, enhance program quality, and reduce the facility or startup costs that must be covered by public operating revenue.

The primary source of ongoing operational funding will be enrollment-based public revenue generated by the students served at the new campus. As enrollment phases in, DANN will align staffing, instructional materials, student services, technology, transportation, facility operations, and other recurring expenses to projected revenue and student need. Additionally, if charter school transportation funding is provided through legislation, those opportunities would be aggressively pursued. The school's financial model is designed to support responsible growth by matching expenditures to enrollment and avoiding premature expansion of recurring costs.

Overall, the funding plan combines predictable public revenue, long-term facility financing, prudent use of locally generated reserves, grant opportunities, private philanthropy, disciplined budgeting, and the benefits of strategic university partnerships. By aligning recurring costs with enrollment growth, using reserves

carefully, pursuing supplemental funding, and incorporating facility obligations into multi-year projections, DANN can support the proposed expansion while maintaining long-term financial sustainability.

c. How will the proposed amendment(s) impact the school's current and projected budget projections?

The proposed amendment will expand the school's overall budget while maintaining a balanced and sustainable financial position. The impact is best understood in two parts: protecting the current campus budget and adding a new, self-supporting budget for the new lab school campus.

The existing DANN campus budget is not expected to be affected. Current revenue and expenditures will remain aligned with existing enrollment and operations, and funds will not be redirected to support the new campus. Financial controls will maintain a clear separation between campuses, ensuring the current program continues to operate at the same staffing, service, and instructional quality levels.

The new campus will introduce a second budget that grows over time as enrollment increases. In the early planning and pre-opening phase, the budget will reflect one-time startup costs such as design, permitting, staffing recruitment, and initial equipment. These costs will be funded through financing proceeds and startup capital reserves, and they are accounted for separately from ongoing operations. Once the campus opens in Fall 2028, the budget will shift to a standard operating model driven primarily by per-pupil revenue.

Projected budgets for the new campus are designed to scale with enrollment. In the first year of operation, revenues will be lower due to partial enrollment, but expenses will also be intentionally limited through phased hiring and program rollout. As enrollment increases in subsequent years, revenue growth will support the addition of staff, programs, and services. This phased approach is widely used in charter school expansion and helps maintain balanced budgets during the early years of operation.

The most notable long-term budget impact is the addition of fixed facility costs, including annual bond payments as debt service for the new campus. DANN is currently investment grade for bond financing. Accordingly, we anticipate predictable bond terms, including a long-term, fixed, competitive interest rate, which will support strong financial projections from the outset. The ground lease structure establishes a defined annual rent with modest increases over time, which supports stable long-term planning. While these fixed costs increase overall expenditures, they are offset by enrollment-based revenue and are typical for charter school facilities.

Over time, the combined organization is expected to benefit from modest economies of scale. Shared services such as administrative support, professional development, purchasing, and operational systems can be leveraged across both campuses to improve efficiency.

In summary, the amendment increases the total size of the school's budget in a controlled, sustainable, and predictable manner. The current campus remains financially stable, while the new campus operates under a phased, enrollment-driven model with clearly defined facility costs. Financial projections indicate balanced budgets over time, with no structural deficits anticipated from the expansion.

2. Attach the school's board-approved budget for the current school year, including a cash flow statement.

See *Attachment 5 – Current System Budget*.

3. Attach the school's projected budget for the school years in which the proposed amendment(s) will be implemented.

See *Attachment 6 – Projected System Budget*.

Enrollment

Complete only the current enrollment table if the proposed amendment does not contemplate a change in the school's or campus' current enrollment cap.

Current Enrollment Cap

- a. Please complete the following table to show the school's current enrollment cap. Add rows for applicable grades. Add columns for the applicable charter term.

Table 1. DANN's Enrollment Cap for 2026-27 School Year

DANN's Current Enrollment Cap for 2026-27 School Year	
Grade	DANN
K	100
1	104
2	104
3	104
4	104
5	108
6	124
7	124
8	124
Total	996

Proposed Enrollment Cap

- b. Please complete the following table to show the planned changes to the school's enrollment cap. Add rows for applicable grades. Add columns for the applicable charter term.⁴

⁴ DANN anticipates implementing the newly expanded high school grades through a phased enrollment model that allows the school to grow deliberately while maintaining program quality, operational stability, and appropriate student supports. For example, under the proposed enrollment plan, grade 9 will open in Year 1 with 100 students and increase to 124 students in Year 2 before reaching 150 students in Year 3. Additional high school grades will experience similar enrollment increases in subsequent years. This phased approach supports the orderly expansion of DANN's high school program by adding one additional high school grade level each year while gradually increasing enrollment in the earlier high school cohorts. By Year 6, DANN anticipates enrollment of 150 students in each of grades 9-12, resulting in total projected school enrollment of 1,596 students.

If the proposed amendment(s) will not change the school's current enrollment cap, please state "No change to enrollment cap" and leave this table blank.

Table 2. DANN's Proposed Meadows Lab School Enrollment

Grade	DANN Meadows Lab School				
Year	1	2	3	4	5
K	100	100	100	100	100
1	104	104	104	104	104
2	104	104	104	104	104
3	104	104	104	104	104
4	-	104	104	104	104
5	-	-	108	108	108
6	124	124	124	124	124
7	124	124	124	124	124
8	124	124	124	124	124
9	100	124	150	150	150
10	-	100	124	150	150
11	-	-	100	124	150
12	-	-	-	100	124
Total	884	1,112	1,370	1,520	1,570

Facilities

1. Describe the current school facility, including:

a. The number of students and staff the facility can accommodate.

The current Doral Academy of Northern Nevada facility in Reno serves approximately 1,000 students in grades K-8 and is designed to support that enrollment level with a balanced, functional campus layout. The facility includes general education classrooms, specialized instructional spaces, and shared areas, enabling the school to deliver its full academic program while maintaining appropriate class sizes and student support services.

Staffing capacity is aligned with current enrollment and typical K-8 student-to-teacher ratios. A campus of this size generally supports approximately 55 to 70 classroom teachers, along with additional staff, including administrators, counselors, instructional aides, office personnel, and operational support staff. This staffing structure enables the school to meet academic, social-emotional, and operational needs while maintaining a stable, effective learning environment.

The facility is currently operating at its intended capacity, which limits the school's ability to accept additional students despite ongoing demand. This is reflected in the school's waitlist and reinforces the need for additional space through the proposed expansion. Overall, the existing campus is appropriately sized for its current enrollment but lacks the capacity to accommodate significant additional growth without adding a new facility.

- b. Whether the proposed amendment will impact the school's facility needs (e.g., expansion, relocation, renovation). If yes, explain the nature and scope of the impact.

The proposed amendment will significantly impact Doral Academy of Northern Nevada's overall facility needs by requiring the development of an additional K-12 campus. It does not, however, require expansion, relocation, or renovation of DANN's existing campus. The current facility is expected to continue operating in substantially its present form, serving approximately 1,000 students in grades K-8, with no planned change to its physical footprint or existing capacity as part of this amendment.

The facility impact is therefore additive rather than disruptive. DANN proposes to develop a separate, purpose-built campus on UNR property near Veterans Parkway and Pembroke Avenue through a long-term ground lease arrangement. The new campus is intended to accommodate enrollment growth, extend DANN's program through grade 12, and support the proposed university-affiliated laboratory school and Collegiate Academy model.

Current development planning contemplates a K-12 lab school facility of approximately 100,000 gross square feet. The final size, configuration, phasing, and instructional uses of the facility will be confirmed through program validation, architectural design, engineering, cost analysis, permitting, financing, and approval of final development agreements.

The scope of the facility impact extends beyond vertical building construction. The project will require site due diligence, parcel subdivision, grading, drainage and flood-mitigation design, access and traffic planning, utility coordination and extension, civil improvements, and construction of academic, administrative, student-support, and shared-use spaces. The project development team will also need to coordinate with applicable agencies and service providers regarding traffic access, water, sewer, electrical service, communications infrastructure, floodplain requirements, civil and building permits, and zoning or jurisdictional matters.

Anticipated coordinating entities include the City of Sparks, Washoe County planning, the Regional Transportation Commission, the Truckee Meadows Water Authority, NV Energy, communications providers, and applicable flood-control and emergency-management agencies. The proposed ground-lease structure also requires identification of approximately 25 acres for DANN's intended use and 15 acres for a nonprofit youth soccer league's recreational flat fields adjacent use, and the remainder of the parcel will remain in agricultural use by the University.

DANN is evaluating a developer-led delivery model under which a third-party developer and owner's representative would coordinate feasibility analysis, design and engineering procurement, entitlements, permitting, utility planning, budgeting, financing, construction administration, commissioning, and project closeout. Under the current proposal, major design, engineering, construction, and subcontracted services would be selected through a transparent process, with DANN Board approval of the initial engagement and continued DANN involvement in key decision-making throughout the development process. Construction pricing would be developed through an open-book Guaranteed Maximum Price (GMP) structure.

The facility is intended to support phased enrollment growth. DANN expects to open with an initial student cohort and expand enrollment and program offerings over time as staffing, instructional demand, facilities, and financing permit. The contemplated expansion area provides flexibility for future growth, but the timing and scope of any expansion will depend on enrollment, program needs, final design, funding, and applicable approvals.

This approach will allow DANN to meet growing demand without placing additional physical strain on the existing campus. By developing a second, independent facility, DANN can preserve the instructional integrity and operating capacity of its current K-8 campus while creating a purpose-built environment for the new K-12 laboratory school.

In summary, the amendment materially affects DANN's facility needs by requiring the planning, financing, development, and construction of a new campus. The amendment does not require modifications to the existing facility. The principal facility impact is the development of a new, separately located campus, including the associated site, infrastructure, permitting, utilities, financing, and phased expansion requirements.

2. Explain how the current facility aligns, or does not align, with the school's academic, operational, and enrollment needs in terms of physical space. Include considerations such as classroom space, specialized instructional areas, outdoor areas, and accessibility.

The current Doral Academy of Northern Nevada facility is well aligned with the school's academic and operational needs for its existing enrollment of approximately 1,000 students in grades K-8. The campus provides adequate classroom space to support the core instructional program, with grade-level classrooms organized to enable efficient scheduling, appropriate class sizes, and consistent curriculum delivery. Specialized instructional areas, including spaces for science, arts, and student support services, allow the school to deliver a well-rounded program that reflects its academic model.

Operationally, the facility effectively supports day-to-day functions. Administrative offices, common areas, and multipurpose spaces are sufficient to manage student services, staff collaboration, and school operations. Outdoor areas provide space for recess, physical education, and student activities, contributing to a balanced school experience. The campus also meets accessibility requirements, allowing students, staff, and visitors to safely access instructional and common areas.

However, while the facility is well-suited to current operations, it does not fully align with the school's broader enrollment and programmatic needs. As noted above, the campus is operating at its full capacity, which limits the school's ability to accept additional students despite strong demand. This constraint is reflected in the existing waitlist and indicates that the current facility cannot support further growth without impacting class sizes or program quality.

In addition, the existing facility was not designed to support the type of expanded programming envisioned under the proposed lab school model. While it effectively accommodates traditional instructional needs, it has limited space for integrated research activities, structured university partnerships, or flexible learning environments designed for project-based and collaborative work at a larger scale. These types of spaces,

which often include adaptable classrooms, dedicated collaboration areas, and environments designed for mentorship and applied learning, are more difficult to incorporate within the constraints of the current campus.

In summary, the current facility aligns well with the school's present academic and operational needs, but it does not provide sufficient capacity or specialized space to meet growing enrollment demands or fully support the enhanced instructional model proposed through this amendment. This gap supports the need for a new, purpose-built campus rather than modifications to the existing site.

Additional Questions by Amendment Type

If the proposed amendment(s) do not apply to a particular section, please indicate "Not applicable" and proceed to the next section.

Add new grade level offerings

1. Attach the curriculum and courses to be offered at the school for all additional grades included in the proposed amendment.

Doral Academy of Northern Nevada proposes to expand its educational program to include grades 9-12 at the new K-12 university-affiliated laboratory school located on the UNR-leased property. The high school program will extend DANN's existing mission of providing an enhanced and engaging whole-child educational experience through a vertically aligned, standards-based secondary program designed to prepare students for graduation, postsecondary education, careers, civic participation, and lifelong learning.

The high school curriculum will combine rigorous academics, personalized learning, research-informed instructional practices, and authentic college, career, and community-aligned experiences. All courses will align with the Nevada Academic Content Standards, applicable Nevada graduation requirements, and DANN's existing instructional philosophy and educational model. Instruction will emphasize analytical writing, research, scientific inquiry, mathematical reasoning, technology integration, project-based learning, interdisciplinary study, student leadership, arts integration, communication, critical thinking, collaboration, and college- and career-readiness.

Students in grades 9 and 10 will participate in a comprehensive college-preparatory curriculum that establishes the academic knowledge, habits, and skills necessary for success in advanced high school and college-level coursework. All students will engage in rigorous, honors-level instruction, with scaffolded supports, intervention, enrichment, or acceleration provided as appropriate. Coursework will emphasize inquiry, project-based learning, interdisciplinary experiences, and the development of foundational competencies in written and oral communication, critical thinking, collaboration, research, and independent learning.

Beginning in grade 11, eligible students will have access to an expanded dual-enrollment pathway through a formal partnership with the UNR Collegiate Academy. Through this partnership, DANN teachers will collaborate with UNR faculty to deliver university-approved coursework using UNR curricula, syllabi, learning outcomes, and assessments. Students who successfully complete approved courses will earn both

high school and university credit, allowing them to accelerate progress toward a postsecondary credential or degree while reducing potential barriers associated with college access and affordability.

DANN anticipates implementing a year-long instructional model for several Collegiate Academy courses. Unlike traditional dual-credit courses completed in a single college semester, the proposed model will enable high school faculty to provide additional instructional time, scaffolding, enrichment, and developmental support while remaining aligned with UNR faculty, curricula, learning outcomes, and assessment expectations. This structure is intended to provide students with meaningful access to college-level content while preserving the academic guidance and developmental responsiveness appropriate for high school learners.

The school will offer the coursework necessary for students to earn a Nevada Standard, Advanced, or College and Career Ready Diploma, as appropriate. Individual student schedules will be developed based on grade level, previously earned credits, academic readiness, graduation requirements, postsecondary goals, intervention or acceleration needs, student interests, Collegiate Academy eligibility, and course availability. The final course catalog will be reviewed annually and approved by the DANN Governing Board.

The proposed course sequence is summarized below. Specific course titles and sequencing may be adjusted based on student placement, changes in state graduation requirements, staffing, enrollment, facilities, UNR partnership opportunities, Collegiate Academy approvals, and the annual master schedule.

Table 3. Proposed High School Course Sequence

Grade	English Language Arts	Mathematics	Science	Social Studies	Required / College-Readiness Courses	Electives and Advanced Opportunities
9	English I or Honors English I	Algebra I, Geometry, or other placement-appropriate mathematics	Biology or other standards-aligned laboratory science	World Geography, World History, or other approved social studies course	Physical Education, Health, College and Career Readiness Seminar	World language, visual or performing arts, computer science, digital media, engineering, design, leadership, academic support, or other electives
10	English II or Honors English II	Geometry, Algebra II, or other placement-appropriate mathematics	Chemistry, Earth and Space Science, or other laboratory science	World History, U.S. History, or other approved social studies course	Physical Education or other graduation requirement, College and Career Readiness Seminar	World language, arts, technology, computer science, research, media production, leadership, service learning, or other electives

Grade	English Language Arts	Mathematics	Science	Social Studies	Required / College-Readiness Courses	Electives and Advanced Opportunities
11	English III, Honors English III, Advanced Placement, or approved dual-credit English	Algebra II, Precalculus, Statistics, Advanced Placement, or approved dual-credit mathematics	Physics, Environmental Science, Anatomy and Physiology, Advanced Placement, or other laboratory science	U.S. History, Government, Economics, Advanced Placement, or approved dual-credit social science	ACT preparation, college advising, financial literacy, or other graduation requirements	UNR concurrent-enrollment courses, Advanced Placement courses, STEM electives, research, internships, work-based learning, arts, leadership, or other electives
12	English IV, Advanced Placement English, or approved dual-credit English	Precalculus, Calculus, Statistics, Advanced Placement, or approved dual-credit mathematics	Advanced science, Advanced Placement science, or approved dual-credit science	Government, Economics, Advanced Placement, or approved dual-credit social science	Senior seminar, capstone, college and career transition planning, and completion of remaining graduation requirements	UNR concurrent enrollment, Advanced Placement, capstone research, internships, work-based learning, service learning, arts, technology, leadership, and other electives

The final course catalog will include detailed course descriptions, prerequisites, credit values, standards alignment, graduation requirement designations, and, where applicable, UNR course equivalencies and eligibility criteria. Students who enter DANN with previously earned high school credits will receive an individualized transcript review to ensure appropriate placement and a clear, timely pathway to graduation.

University of Nevada, Reno Collegiate Academy Partnership

DANN's affiliation with UNR will strengthen the school's college preparatory culture and expand student access to advanced coursework, university faculty, academic departments, research opportunities, facilities, advising, and campus life. Subject to final agreements, instructor qualifications, student eligibility, course availability, and UNR approval, students may participate in university-approved dual-enrollment or concurrent-enrollment coursework during the regular instructional day.

The Collegiate Academy partnership is anticipated to provide students with:

- Access to university-approved coursework, curricula, syllabi, learning outcomes, and assessments;
- Opportunities to earn transferable university credit while completing high school graduation requirements;
- Regular interaction with UNR faculty, academic departments, and university resources;
- Exposure to university facilities, research opportunities, and campus life;
- Structured academic advising and college-readiness support;

- Career exploration, mentorship, internship, and externship opportunities; and
- Learning experiences aligned with Northern Nevada workforce and community needs.

Courses may be taught at DANN by appropriately qualified high school faculty working in collaboration with UNR faculty, delivered through approved online or hybrid formats, or offered through campus-based experiences. Students participating in Collegiate Academy coursework must meet all applicable UNR prerequisites, admission criteria, placement requirements, academic expectations, and course completion standards.

DANN will introduce college awareness and preparation before high school and provide increasingly individualized advising as students progress through grades 9-12. Counselors, teachers, and school leaders will help students develop and periodically review graduation and postsecondary plans, assess Advanced Placement and Collegiate Academy options, understand the significance of earning permanent college grades, and select coursework aligned with their academic readiness, interests, career goals, and intended postsecondary pathways.

Business, Community, and Workforce Partnerships

In addition to its university partnership, DANN will develop relationships with businesses, public agencies, nonprofit organizations, and community partners throughout Northern Nevada. These partnerships will provide students with regular access to professional adults who can contribute authentic expertise to the educational program.

Community and industry partners may review and provide feedback on long-term projects, mentor students interested in specific career pathways, participate in classroom presentations and career exploration activities, and support internships, externships, job-shadowing, and other work-based learning experiences. These opportunities will help students connect academic content to practical applications, develop professional skills, and gain greater awareness of regional education, employment, and service opportunities.

Laboratory School and Educator-Preparation Functions

The DANN High School Lab School will also serve as a demonstration site for innovative instructional practices, educational research, and educator preparation. Through collaboration with UNR faculty and teacher candidates, the school may integrate research-informed instructional strategies, host field experiences and clinical practice opportunities, and contribute to the development and evaluation of effective teaching and learning approaches.

Participation in research, educator preparation, or demonstration activities will remain consistent with applicable law, student privacy protections, school policies, and DANN's governance and accountability responsibilities. These activities will supplement the school's responsibility to provide every student with a rigorous, standards-aligned educational program.

Electives and Program Development

Elective offerings will be introduced and expanded thoughtfully as enrollment, staffing, facilities, student demand, and partnership opportunities grow. Initial electives may include visual and performing arts, digital media, computer science, coding, engineering and design, world language, publications, research, student government, leadership, service learning, academic support, and college and career exploration.

As the high school program matures, DANN may expand Advanced Placement, Collegiate Academy, career and technical education, research, capstone, mentorship, internship, externship, and work-based learning opportunities. Faculty members may propose electives aligned with their qualifications, professional expertise, partnership resources, and student interests, subject to administrative review and Governing Board approval.

This phased approach will allow DANN to maintain academic quality and fiscal sustainability while developing a broad and coherent high school program that capitalizes on its UNR affiliation, responds to student interests and regional workforce needs, and creates a seamless K-12 pathway to college, careers, civic participation, and lifelong learning.

2. Please provide the following documents as attachments:

- a. Daily and/or weekly instructional schedule for students in the newly proposed or expanded grade levels.

The following schedule is illustrative and may be adjusted during the development of the final master schedule. The final schedule will meet all applicable instructional-time requirements and will provide sufficient time for core academics, electives, intervention, enrichment, student advising, and college and career preparation.

Table 4. Illustrative Daily Student Schedule: Grades 9-12

Time	Student Schedule
8:00 - 8:30 a.m.	Advisory
8:35 - 9:50 a.m.	Block 1
10:00 - 11:15 a.m.	Block 2
11:15 a.m. - 12:00 p.m.	Lunch
12:05 - 1:20 p.m.	Block 3
1:30 - 2:45 p.m.	Block 4
2:50 - 3:30 p.m.	Optional tutoring, clubs, athletics, enrichment, or academic support

Students will generally enroll in English language arts, mathematics, science, social studies, and additional courses selected to satisfy graduation requirements and individual academic plans. Remaining periods may include world language, physical education, health, fine arts, technology, Advanced Placement, dual-credit, intervention, enrichment, and elective coursework.

The advisory period will provide intentional structured time for progress monitoring, academic goal setting, social-emotional support, college and career planning, intervention, enrichment, and communication with

an assigned faculty advisor. As the school’s partnership with UNR develops, concurrent-enrollment courses may be incorporated within the regular school day.

The school may use an alternating block schedule, modified schedule, or extended instructional periods for laboratory science, university courses, project-based learning, internships, and capstone experiences if school leadership determines that such a structure better supports the educational program.

b. Daily and/or weekly schedule for teachers serving those grade levels.

Teachers serving grades 9-12 will have a schedule that supports high-quality instruction, individual planning, collaborative planning, student support, professional learning, and participation in the school’s data-driven instructional system.

Table 5. Illustrative Daily Teacher Schedule

Time	Teacher Responsibility
7:30 - 8:00 a.m.	Collaboration
8:00 - 8:30 a.m.	Advisory
8:35 - 9:50 a.m.	Teach Block 1 or Prep
10:00 - 11:15 a.m.	Teach Block 2 or Prep
11:15 a.m. - 12:00 p.m.	Lunch
12:05 - 1:20 p.m.	Teach Block 3 or Prep
1:30 - 2:45 p.m.	Teach Block 4 or Prep
2:50 -3:30 p.m.	PLC/UNR Collaboration, Office Hours, or Club Advisory

Each full-time teacher will ordinarily receive at least one planning period during the instructional day. Common planning time will be scheduled, where feasible, for teachers within the same department, grade band, interdisciplinary team, or University-affiliated course.

Teachers assigned to UNR Collegiate Academy courses will also participate in required University orientation, course coordination, professional learning communities, assessment calibration, and collaboration with designated University faculty. Teacher schedules may therefore include designated time for University-related planning and coordination.

School leadership may adjust teaching assignments based on enrollment, licensure, course demand, intervention needs, dual-credit offerings, and the final master schedule. Any such adjustments will preserve appropriate instructional planning and collaboration time.

- Please complete the following table to outline the school’s planned assessment schedule for new or expanded grades. Be sure to include both formative and summative assessments. Add rows as needed.

Doral Academy of Northern Nevada will implement a balanced high school assessment system that includes both formative and summative measures. The assessment system will be designed to monitor student progress, identify students in need of intervention or acceleration, evaluate mastery of Nevada Academic

Content Standards, support college and career readiness, and satisfy all applicable state and federal assessment requirements.

For grades 9-12, DANN will use school-selected diagnostic and interim assessments in reading/English Language Arts and mathematics, such as i-Ready Inform, MAP Growth, or a comparable standards-aligned assessment platform, to establish baseline performance and monitor academic growth. These assessments will generally be administered at the beginning, middle, and end of the school year, with additional progress monitoring for students receiving intervention, special education, English learner services, or targeted academic support.

Teachers will also administer course-based common formative assessments throughout the school year. These may include unit assessments, writing tasks, lab reports, projects, performance tasks, quizzes, and standards-aligned checks for understanding. Data from these assessments will be reviewed by teachers and school leaders to adjust instruction, provide timely supports, group students for intervention or enrichment, and monitor progress toward course and graduation expectations.

DANN will administer all required Nevada high school assessments in accordance with the Nevada Department of Education's annual assessment calendar. These assessments will include the Grade 11 ACT College and Career Readiness Assessment, the high school Science assessment, the Civics Assessment required for graduation, WIDA ACCESS for identified English Learners, and the Nevada Alternate Assessment for eligible students with significant cognitive disabilities. DANN will offer approved career and technical education programs, and eligible CTE program completers will participate in the required Workplace Readiness Skills Assessment and applicable End-of-Program Technical Skills Assessments.

In addition to required state assessments, DANN may offer college-readiness and advanced-course assessments such as the PSAT/NMSQT, PSAT 10, Advanced Placement exams, dual-enrollment course assessments, and locally developed capstone or senior seminar assessments. These measures will support academic advising, college and career planning, course placement, and evaluation of student readiness for postsecondary opportunities.

The assessment schedule below reflects the school's current planning assumptions for the newly expanded high school grades based on presently applicable state assessment requirements, anticipated grade-level programming, and the school's proposed instructional model. The school recognizes that assessment requirements, course offerings, student populations, accountability expectations, CTE programming, college-readiness measures, and operational needs may change over time. Accordingly, the school reserves the right to add, remove, modify, replace, or adjust the assessments identified in this schedule, including applicable grade levels and testing windows, as necessary to comply with federal and state law, Nevada Department of Education requirements, authorizer guidance, programmatic needs, student eligibility, and the continued development of the high school program.

Table 6. Preliminary High School Assessment Schedule

Assessment Name	Formative / Summative	Grades Tested	Testing Window
Daily checks for understanding, questioning, discussion, observation, exit tickets, brief quizzes, and student work	Formative	9-12	Daily and ongoing
Teacher-developed unit and course assessments	Formative and Summative	9-12	At the conclusion of instructional units
Common departmental assessments	Formative and Summative	9-12	Approximately every quarter or instructional unit
School-selected universal screener or diagnostic assessment in reading and mathematics	Formative / Diagnostic	9-10 and other identified students in grades 11-12	Beginning, middle, and end of year
Progress-monitoring assessments for students receiving intervention	Formative	9-12, as applicable	Biweekly, monthly, or as required by the intervention plan
Course-based common assessments in English, mathematics, science, social studies, and other core courses	Formative and Summative	9-12	Throughout each course
Semester benchmark or interim assessments aligned to course standards	Formative	9-12	End of semester
End-of-course or final course examinations or performance tasks	Summative	9-12	End of course
Writing Benchmark Assessments	Formative	9-12	Fall and Spring
Career Pathway Performance Tasks	Formative	9-12	Quarterly
Nevada High School Science Assessment	Summative	State-designated high school grade/cohort	State-established spring testing window
ACT College and Career Readiness Assessment	Summative	11	State-established spring testing window
Nevada Civics Assessment	Summative	High school students before graduation	School-designated window consistent with state requirements
Nevada Alternate Assessment	Summative	Eligible students in grades and subjects designated by the State	State-established testing window
WIDA English Language Proficiency Assessment	Summative	Identified English learners in grades 9-12	State-established annual testing window
Advanced Placement (AP) examinations	Summative	Students enrolled in applicable AP courses	College Board testing window, generally May

Assessment Name	Formative / Summative	Grades Tested	Testing Window
Dual Enrollment Course Assessments (UNR-aligned)	Formative and Summative	Eligible students enrolled in UNR courses	According to the University course syllabus and academic calendar
Dual Enrollment Final Exams	Summative	Eligible students enrolled in UNR courses	According to the University course syllabus and academic calendar
Career and Technical Education end-of-program or workplace-readiness assessments (e.g., Veterinary Science, Education Pathway, Robotics/Engineering, Computer Science / Blockchain Pathway, etc.)	Summative	Students completing applicable CTE programs	End of course or program, as applicable
PSAT/NMSQT, SAT, pre-ACT, or other college-readiness assessments, if selected	Formative/Diagnostic or Summative	Selected students in grades 9-12	School- or provider-established window
Work-based learning / internship evaluations	Summative	12	Spring
Senior Capstone Presentation and Defense	Summative	12	Spring
College and Career Readiness Portfolio Review	Summative	12	Spring

Teachers will receive time and training to analyze assessment results collaboratively. Data meetings will focus on standards mastery, student growth, subgroup performance, graduation progress, intervention effectiveness, and readiness for advanced coursework. Assessment data will be used as one component of instructional decision-making and will not replace professional judgment, classroom evidence, or consideration of individual student needs.

4. Please describe the required qualifications for teachers who will serve in each newly proposed or expanded grade band.

DANN will recruit teachers who possess the academic preparation, professional knowledge, content expertise, and instructional skills necessary to serve students in each newly proposed grade band. All teachers will satisfy applicable federal and Nevada requirements, including licensure, background checks, endorsements, and any specialized qualifications associated with their assignments.

Grades 9-12 Core Academic Teachers

Teachers assigned to English language arts, mathematics, science, social studies, world language, physical education, fine arts, technology, or other academic subjects in grades 9-12 will hold or be eligible to obtain an appropriate Nevada educator license and the endorsement required for the subject and grade level taught.

Secondary teachers will ordinarily possess:

- A bachelor's degree or higher from an accredited institution;

- A valid Nevada secondary teaching license, provisional license, alternative-route license, or other authorization permitted by law;
- An appropriate endorsement in each assigned subject area;
- Demonstrated knowledge of the Nevada Academic Content Standards;
- Competence in standards-based planning, assessment, differentiation, classroom management, and data-informed instruction; and
- The ability to support students with varied academic, linguistic, social-emotional, and disability-related needs.

Preference may be given to candidates with successful secondary teaching experience, advanced degrees, experience with Advanced Placement or honors instruction, project-based or multimodal learning, technology integration, college advising, intervention, or collaboration with postsecondary institutions.

Special Education Teachers and Related-Service Personnel

Special education teachers will hold the Nevada license and endorsement appropriate to their assignment. Related-service personnel, including school psychologists, speech-language pathologists, counselors, occupational therapists, physical therapists, nurses, and other specialists, will possess all licenses, certifications, and professional qualifications required for their respective roles.

Special education personnel will demonstrate the capacity to implement individualized education programs, provide specially designed instruction, monitor progress, support inclusive practices, collaborate with general education teachers, and comply with applicable federal and state requirements.

English Learner Personnel

Teachers providing English language development services will hold the appropriate Nevada license and endorsement or other qualifications required by the State. General education teachers serving English learners will receive professional development in language development, differentiation, scaffolding, culturally responsive instruction, and appropriate use of accommodations.

Advanced Placement Teachers

Teachers assigned to Advanced Placement courses will possess appropriate Nevada licensure and content-area endorsements and will complete applicable College Board course authorization and professional development requirements. They will implement an approved AP course syllabus and prepare students for the corresponding AP examination.

UNR Dual-Credit and Concurrent-Enrollment Teachers

Teachers assigned to UNR Collegiate Academy courses must satisfy both Nevada educator requirements and the qualifications established by the University and the applicable academic department. These qualifications may include a relevant master's degree, graduate-level coursework in the discipline,

demonstrated subject-matter expertise, University appointment, participation in onboarding, and ongoing collaboration with a UNR faculty course coordinator.

Dual-credit instructors will teach the approved University curriculum, follow University grading and academic-integrity requirements, participate in required professional learning communities, and ensure that the rigor and learning outcomes of the school-based course are equivalent to those of the corresponding University course.

Career and Technical Education Teachers

Teachers assigned to approved career and technical education programs will hold the applicable Nevada CTE license, endorsement, occupational credential, or other authorization required for the program. Candidates may be expected to demonstrate relevant industry experience, technical competence, and familiarity with current workplace standards and equipment.

Elective and Specialized Teachers

Teachers of fine arts, music, media, computer science, engineering, leadership, world language, physical education, or other specialized electives will hold the appropriate Nevada license and endorsement where required. When permitted by law, the school may also engage qualified professionals, adjunct instructors, teaching artists, University faculty, industry partners, or community experts to supplement instruction under the supervision of appropriately licensed school personnel.

Recruitment and Ongoing Development

The school will recruit through Nevada and national educator networks, university partnerships, professional associations, job fairs, educator preparation programs, and the broader Doral Academy network. The affiliation with the University of Nevada, Reno may also support identification of qualified instructors, mentoring, professional development, research partnerships, and pathways for future educators.

All teachers will participate in ongoing professional development addressing the Doral educational model, Nevada standards, curriculum implementation, assessment literacy, data analysis, multimodal instruction, intervention and enrichment, special populations, school culture, technology, and college and career readiness. Teachers assigned to University-affiliated courses will complete any additional training and collaboration required by UNR.

Eliminate grade level(s) or other educational services

Not applicable.

1. Provide a detailed explanation of the rationale for eliminating the specified instructional program, grade level, or educational service. Include relevant data, trends, or operational considerations (e.g., low enrollment, staffing challenges, strategic realignment) that support the decision.

Acquire/construct a new facility; occupy a new or additional facility; or, occupy a temporary facility

1. Explain how the proposed facility will meet the school's identified needs, including instructional space, enrollment growth, specialized programs, or operational requirements.

The proposed facility is designed to directly address the school's two primary needs: increased enrollment capacity and space to support an expanded instructional model. Rather than modifying the existing campus, the new facility creates a second site, allowing the school to grow in a controlled and purposeful way.

First, the facility will provide the additional classroom space needed to serve more students. The design will include grade-level classroom clusters, core academic spaces, and shared instructional areas, enabling the school to expand enrollment without increasing class sizes or reducing program quality. Because enrollment will be phased in over time, the facility will be built to support an initial cohort at opening and will expand as demand continues. This approach ensures that space, staffing, and resources remain aligned as the school grows.

Second, the facility will include specialized instructional areas that are not fully available on the current campus. These spaces will support science instruction, arts programming, and student services, as well as flexible learning environments designed for collaboration and project-based learning. Some rooms will be custom-designed for learning observations. The lab school model places a strong emphasis on real-world application, and the facility will reflect this by incorporating adaptable spaces to support group work, mentorship, and interdisciplinary projects. University-affiliated lab schools are intended to serve as sites for innovative instructional practices and curriculum development, which require space designed for flexibility and collaboration.

Third, the facility will support the affiliation with UNR. The campus will be located on university-affiliated land and developed through a long-term ground lease, providing both stability and proximity to university resources. This location facilitates regular interaction among K-12 students, university faculty, and teacher candidates. Space within the facility will support these activities, including areas for observation, collaboration, and professional learning. This structure strengthens the connection between research and classroom practice while creating a pipeline for future educators.

Fourth, the facility will meet operational requirements for a growing school. This includes administrative offices, student support areas, and shared spaces for meals, assemblies, and extracurricular activities. Outdoor areas will be designed to support recess, physical education, and student wellness. Site development will also address infrastructure needs, including access, utilities, and drainage. The due diligence analysis highlights the need for careful planning related to grading and flood mitigation, all of which will be incorporated into the final design to ensure the site is functional and compliant.

Finally, the facility will be designed with accessibility and safety in mind. All buildings and site features will meet applicable codes and standards, ensuring that students, staff, and visitors can safely access all areas of the campus. The layout will support efficient supervision, secure entry points, and clear circulation throughout the site.

In summary, the proposed facility meets the school's needs by expanding capacity, providing specialized and flexible instructional space, supporting the university partnership, and ensuring efficient operations. It allows the school to grow while maintaining quality and introduces a physical environment that aligns with the goals of the lab school model.

2. Describe the school's capacity and experience in acquiring, developing, or renovating school facilities. Include any relevant examples of managing build-outs, tenant improvements, or construction timelines.

Doral Academy of Northern Nevada benefits from both direct organizational experience and the broader capacity of the Doral Academy network and its management partners to acquire, develop, and operate school facilities. This combined experience reflects a consistent track record of delivering school campuses on time, within budget, and aligned to instructional needs.

At the local level, DANN has successfully occupied and operated its current Reno campus, managing the build-out, occupancy, and ongoing facility operations required to support approximately 1,000 students. This includes coordinating tenant improvements, furnishing and equipping instructional spaces, and maintaining the facility to meet operational and compliance requirements. School leadership has experience working with contractors, vendors, and regulatory agencies to ensure that facilities are ready for occupancy and aligned with program needs, including successful completion of Phase 2 to reach its full capacity with additional classrooms, field/recreational space, and parking added to the Butch Cassidy campus.

More broadly, the Doral Academy network, in partnership with its educational management organization, has extensive experience developing and expanding charter school campuses across multiple states. These projects have included new construction, phased campus expansions, and renovations of existing buildings. Typical projects involve site acquisition or lease negotiation, design and engineering coordination, permitting, financing through bond structures, and construction management. Across these projects, the network has demonstrated the ability to manage complex timelines, including opening new campuses aligned with the start of the academic year, a critical benchmark for charter school operations.

The proposed project follows a familiar and well-established model. DANN is adding a unique and innovative twist with the UNR lab school components. The school will utilize a long-term ground lease with the University of Nevada, Reno, and finance construction through a revenue bond structure, a common approach used by charter schools to deliver purpose-built facilities. This model has been used successfully in numerous prior projects within the Doral network and by similar high-performing charter organizations nationwide and in the SPCSA's portfolio.

In addition, the project team will include experienced third-party professionals, such as development managers, architects, engineers, general contractors, and financial advisors, who specialize in school development. This team-based approach ensures that technical aspects of site development, including grading, infrastructure, and compliance with local requirements, are managed by qualified experts. The due diligence work completed for the proposed site, including analysis of development constraints and infrastructure needs, reflects this level of professional planning and preparation.

Importantly, the organization has experience managing phased construction and enrollment growth. Schools within the network have opened with an initial cohort of students and expanded over time, aligning facility readiness with enrollment and funding. This approach reduces risk and ensures that each phase of development is fully operational before expansion occurs. Additionally, the DANN Board of Directors is a diverse group of executives and professionals who bring a breadth of experience in finance, legal, and real estate development that will ensure thoughtful oversight of the proposed DANN Meadows lab school project.

In summary, DANN and its affiliated partners bring a strong combination of local operational experience and broader network expertise in school facility development. This includes successful management of build-outs, tenant improvements, financing structures, and construction timelines, all of which position the school to effectively deliver the proposed new campus on schedule and in alignment with its educational program.

3. Identify the entity responsible for acquiring and maintaining the school facility. Describe the nature of that entity's relationship with the school and any affiliated management organization. If the school's management organization or affiliated entity, such as a foundation, will provide capital or financial support, please identify the extent of capital support the organization is prepared to offer the school.

The entity responsible for acquiring and maintaining the proposed facility will be Doral Academy of Northern Nevada, a Nevada nonprofit corporation that operates the school under its charter. DANN will enter into a long-term ground lease with the Board of Regents of the Nevada System of Higher Education, on behalf of the University of Nevada, Reno, which owns the underlying property. Under this long-term structure, the University serves as the landowner, while DANN, as tenant, is responsible for the design, construction, financing, operation, and maintenance of the school facility.

The relationship between the University and the school is formalized through both the ground lease and a separate affiliation agreement. The ground lease establishes DANN's right to develop and occupy a defined portion of the UNR Farms land for public charter school purposes, while also setting clear expectations for facility use, maintenance, and long-term occupancy. The lease is structured as a triple net arrangement, meaning that DANN is responsible for all costs associated with the facility, including maintenance, utilities, insurance, and capital improvements. This model is commonly used in charter school development and ensures that the school maintains full operational control of the facility, as well as control of development costs, while benefiting from a stable, long-term site.

DANN's Governing Board retains full authority and responsibility for the facility in its oversight of school operations. Day-to-day facility management, including maintenance, vendor coordination, and compliance with health and safety requirements, will be handled by school leadership via implementation of the board-approved budget, with support from its management organization Academica Nevada. The management organization provides operational expertise, including, but not limited to, compliance support, accounting, payroll, budgeting, procurement, and facilities support, and will not own any interest in the property. Instead, it supports the school in executing its responsibilities under the lease and financing agreements.

Facility acquisition and construction are anticipated to be financed through a revenue bond structure, in which a conduit issuer provides bond proceeds to the school to fund development costs. This financing is secured by the school's leasehold interest and revenue stream, rather than by the University or the State. The management organization and affiliated partners will support this process by coordinating with financial advisors, bond counsel, and development professionals to ensure financing is secured and appropriately structured.

With respect to capital support, the school does not rely on a direct capital contribution from the management organization or an EMO-affiliated foundation to fund construction. Instead, the project is primarily supported through bond financing and the school's projected revenue. However, the management organization provides indirect financial support by leveraging its experience, established vendor relationships, and financial systems to reduce costs, manage risk, and ensure efficient project delivery. In addition, the school may utilize organizational reserves or pursue grant opportunities to support startup and early-stage costs, but these are supplemental to the primary financing structure.

In summary, DANN is responsible for acquiring and maintaining the facility through a ground lease and a bond-financed development model. The University provides the land and affiliation framework, while the school retains operational control and full financial responsibility. The management organization supports implementation and oversight but does not serve as the direct capital provider, ensuring that the project is both independent and financially sustainable.

4. List any individuals or organizations that may have a financial interest in the current or proposed facility. Describe the nature of each relationship, including potential conflicts of interest or ownership stakes with the current and/or proposed facility.

The school has identified the primary individuals and organizations that may have a financial interest in the proposed facility. These interests are typical of charter school facility development and are structured to be transparent, arms-length, and compliant with all applicable laws and conflict-of-interest policies.

The Board of Regents of the Nevada System of Higher Education, on behalf of the University of Nevada, Reno, has a financial interest as the landowner. The University will lease the property to Doral Academy of Northern Nevada under the long-term ground lease and will receive annual lease payments over the term of the agreement. The University will not have an ownership interest in the school itself and does not participate in school governance. Its role is limited to that of landlord and educational partner under a separate affiliation agreement.

Doral Academy of Northern Nevada, as a nonprofit charter school, holds a long-term leasehold interest in the property and will finance, construct, and operate the facility. The school will have financial obligations for debt service and bond payments, but it does not generate profit from the facility. All financial activities are directed toward supporting school operations and maintaining the facility for educational use.

A conduit bond issuer and associated bondholders will have a financial interest through the issuance of revenue bonds used to finance construction. Bondholders receive repayment through scheduled debt service payments made by the school. This is a standard financing structure for charter school facilities, and the

bonds are secured by the school's leasehold interest and revenue stream rather than by any ownership stake in the school or the underlying land.

Third-party professionals, including development firms, architects, engineers, general contractors, and other vendors, will have contractual financial relationships related to the facility's design and construction. These entities are compensated for services rendered and would not hold any ownership interest in the property upon completion of construction.

The school's management organization provides operational and administrative support, including assistance with budgeting, procurement, and project coordination. The management organization is compensated through a management fee separate from facility financing and does not hold any ownership interest in the land or the facility.

At this time, no members of the DANN Governing Board or school leadership have a disclosed financial ownership interest in the proposed facility. The Board operates under established conflict-of-interest policies and Nevada open-meeting law requirements. Any potential or perceived conflicts will be disclosed and managed in accordance with these policies, including, where appropriate, recusal from decision-making.

In summary, the financial interests associated with the proposed facility are limited to the University as the landowner, the school as the tenant and operator, bondholders as the financing providers, and contracted vendors providing services. These relationships are standard, clearly defined, and structured as arm's-length transactions to avoid conflicts of interest, with appropriate governance and transparency.

5. The physical address of the proposed facility and supporting documentation verifying the location, including the Assessor's Parcel Number (APN) and a copy of the corresponding Assessor's Parcel Map.

The proposed facility will be located on property owned by the University of Nevada, Reno, commonly identified in project planning and due diligence materials as the "UNR Farms" site at the northwest corner of Pembroke Drive and Veterans Parkway in Washoe County, Nevada. The approximately 25-acre property is currently identified as a portion of Assessor's Parcel Number (APN) 021-030-14.

At this stage, the site is a large parent parcel of approximately 112 acres, of which 25 acres will be utilized for DANN's intended development, 15 acres will be utilized by Sierra Surf, a nonprofit soccer league in Washoe County, and the remainder will be retained by UNR for agricultural uses. As a result, a final assigned street address for the specific school portion of the property will be established following parcel identification and coordination with local planning authorities. The school will provide the finalized address to the SPCSA once it is formally assigned.

Supporting documentation verifying the location includes the due diligence report and associated exhibits, which include a vicinity map, an aerial map, and a preliminary site exhibit identifying the parcel boundaries and their location relative to surrounding roads and land uses. These materials confirm the APN and the general site location. A copy of the official Assessor's Parcel Map corresponding to APN 021-030-14, along

with any updated parcel maps reflecting identification of the school property, will be included as part of the application attachments or provided upon request.

In summary, the proposed facility will be located at the UNR Farms site (APN 021-030-14) near Pembroke Drive and Veterans Parkway in Washoe County, with final addressing and parcel mapping to be completed through the subdivision process prior to construction and occupancy.

The supporting documentation verifying the general location of the proposed facilities, including the applicable Assessor's Parcel Number, the corresponding Assessor's Parcel Map, and an aerial photograph, is included as *Attachment 7 – Washoe County Assessor Records*.

6. Attach a copy of the current deed on the property (if the school owns the facility) or the proposed lease or rental agreement, including any additional square footage to be leased.

Doral Academy of Northern Nevada does not own the proposed facility property. Instead, the school will occupy the site through a long-term ground lease with the Board of Regents of the Nevada System of Higher Education, on behalf of the University of Nevada, Reno.

A copy of the NSHE/UNR-approved Ground Lease is attached as part of this application. The agreement outlines the terms under which DANN will lease and develop the property for use as a public charter school. As described in the lease, the University owns a parent parcel of approximately 112 acres, 25 acres of which will be DANN's intended use and 15 acres of which will be Sierra Surf's intended use for recreational soccer fields (and the remaining approximately 72 acres as UNR agricultural use).

Under the terms of the lease, DANN will have the right to design, construct, and operate school facilities on the leased premises. The lease is structured as a long-term agreement with an initial term tied to project completion, along with extension options, providing stability for long-term school operations. The school will be responsible for all development, construction, maintenance, and operating costs associated with the facility, consistent with a triple-net lease structure.

The lease also anticipates the construction of new improvements, including academic buildings, administrative space, and related school facilities necessary to support the educational program. Final building square footage will be determined during the design phase, but the leased acreage provides sufficient capacity to accommodate initial construction and future expansion aligned with enrollment growth.

In summary, the school will not hold title to the property but secures long-term site use through the attached Ground Lease. This document serves as the primary agreement governing the use of the site, including the leased acreage, development rights, and operational responsibilities for the proposed facility.

7. Attach a copy of the proposed purchase and sale agreement or lease or rental agreement, if not included in Item 6.

A copy of the Ground Lease between Doral Academy of Northern Nevada and the Board of Regents of the Nevada System of Higher Education, on behalf of the University of Nevada, Reno, is included with this application. See *Attachment 8 – Ground Lease*.

Because the school will not be purchasing the property, there is no purchase and sale agreement associated with this project. The Ground Lease serves as the governing document for site control, development, and occupancy of the proposed facility.

Accordingly, no additional agreements are required to be attached for this item.

8. Attach a copy of the proposed facility's floor plan and all documentation required under [NAC 388A.315](#) (Request to occupy new or additional facility). Include a table or narrative describing the square footage of the proposed facility and an assurance that final versions of these documents will be submitted as required.

At this stage of development, final architectural floor plans have not yet been completed, as the project is currently in the pre-development phase and remains subject to final design, engineering, and local permitting approvals. Doral Academy of Northern Nevada will submit complete and final floor plans, along with all documentation required under [NAC 388A.315](#), prior to occupancy of the proposed facility and in accordance with the SPCSA's timeline and review process.

The proposed facility will be developed on an approximately 25-acre leased parcel and is expected to include a combination of academic, administrative, and shared-use spaces designed to support phased enrollment growth. While the final square footage will be determined during the design phase, the school anticipates a total building area of approximately 95,000 to 115,000 square feet at full build-out, consistent with similarly sized K-12 campuses.

The conceptual program includes general education classrooms, specialized instructional spaces, administrative offices, student support areas, and multipurpose facilities. A summary of anticipated space allocation is provided below:

- General classrooms: approximately 50,000 to 60,000 square feet
- Specialized instructional spaces (science, arts, intervention, and flexible learning areas): approximately 15,000 to 18,000 square feet
- Administrative and student support areas: approximately 8,000 to 10,000 square feet
- Multipurpose spaces (cafeteria, indoor assembly, and shared use areas): approximately 12,000 to 15,000 square feet
- Circulation, storage, and building support areas: approximately 10,000 to 12,000 square feet

Outdoor areas will include space for physical education, recess, and student activities, as well as parking, drop-off areas, and required site infrastructure. Site development will also address the access, utilities, and drainage requirements identified during due diligence, including grading and flood-mitigation considerations.

All final facility documents required under [NAC 388A.315](#), including detailed floor plans, site plans, certificates of occupancy, health and safety inspections, fire marshal approvals, and verification of code compliance, will be submitted to the SPCSA prior to the school occupying the facility. The school

acknowledges that occupancy is contingent upon receipt and approval of all required documentation and will ensure full compliance with state and local requirements.

In summary, while final floor plans are still in development, the proposed facility plans will continue to be refined as the school's due diligence phase progresses to ensure alignment with the school's academic and operational needs. Complete and compliant documentation will be provided in advance of occupancy, in accordance with all regulatory requirements.

9. Include conditioned space square footage and total campus acreage.

The proposed facility will be located on an approximately 25-acre parcel leased from the University of Nevada, Reno, as identified in the Ground Lease. This acreage provides sufficient space for the school buildings, outdoor learning areas, parking, circulation, drainage, and future expansion aligned with enrollment growth.

The total conditioned (enclosed and climate-controlled) building space is expected to be approximately 95,000 to 115,000 square feet at full build-out. This includes all instructional, administrative, and shared-use indoor spaces designed to support the academic program and school operations. The final conditioned square footage will be confirmed during the architectural design phase and provided to the SPCSA prior to occupancy, in accordance with [NAC 388A.315](#).

10. Full contact information for the current property owner of the proposed facility and any proposed landlord.

The current property owner and proposed landlord for the facility is the Board of Regents of the Nevada System of Higher Education, on behalf of the University of Nevada, Reno. The University owns the underlying parcel and will lease a portion of the property to Doral Academy of Northern Nevada under the Ground Lease.

Full contact information is as follows:

Board of Regents of the Nevada System of Higher Education
on behalf of the University of Nevada, Reno
Address: 1664 North Virginia Street
Reno, Nevada 89557

Primary Contact (Real Estate / Facilities):
University of Nevada, Reno – Real Estate Office
Email: realestate@unr.edu

Additional Administrative Contact:
Nevada System of Higher Education (NSHE)
Address: 2601 Enterprise Road
Reno, Nevada 89512

Final contact names, direct phone numbers, and executed contact designations will be confirmed and provided prior to occupancy, if required by the SPCSA.

11. Disclosure of any relationships between the current property owner or landlord and any school-affiliated individuals or entities, including, but not limited to, any relative of a board member or employee within the third degree of consanguinity or affinity; and any connection with an educational management organization, foundation, or other entity which does business with or is otherwise affiliated with the school.

Doral Academy of Northern Nevada affirms that there are no known familial or financial relationships between the current property owner or proposed landlord and any school-affiliated individuals that would create a conflict of interest.

The property owner and landlord is the Board of Regents of the Nevada System of Higher Education, on behalf of the University of Nevada, Reno. This is a public governing body, and its relationship with the school is limited to that of a landlord and educational partner through the ground lease and affiliation agreement. The University will not participate in the governance of the school, and no members of the DANN Governing Board or school leadership hold positions with, or have ownership interests in, the University or the Board of Regents.

The school is not aware of any relationships within the third degree of consanguinity or affinity between the property owner or landlord and any member of the Governing Board, any school employee, or any affiliated individuals. In addition, there are no known financial or ownership connections between the property owner and the school's management organization, any affiliated foundation, or any entity that conducts business with the school.

All agreements between DANN and the University, including the ground lease, have been developed as arm's-length transactions. The Governing Board has reviewed these agreements in accordance with its conflict-of-interest policies and Nevada open-meeting law requirements. Any potential or perceived conflicts must be disclosed and addressed through established governance procedures, including, where appropriate, recusal.

DANN remains committed to full transparency and compliance with all applicable laws and policies. If any relationships are identified in the future that fall within the scope of this disclosure requirement, the school will promptly disclose them to the SPCSA and take appropriate action to ensure compliance.

12. Attach a copy of the Certificate of Occupancy.

A Certificate of Occupancy is not available at this time because the proposed facility has not yet been constructed.

Doral Academy of Northern Nevada will obtain a Certificate of Occupancy from the appropriate local jurisdiction upon completion of construction and prior to opening the campus. The school understands that occupancy and operation of the facility are contingent upon receipt of all required approvals, including the Certificate of Occupancy, and will submit a copy to the SPCSA in accordance with [NAC 388A.315](#) and all applicable timelines.

The Certificate of Occupancy will be provided once construction is complete, all inspections and approvals have been secured, and the facility is ready for occupancy by students or staff.

13. Attach documentation demonstrating that the proposed facility complies with all applicable building, safety, health, sanitation, and fire prevention codes.

Documentation demonstrating full compliance with building, safety, health, sanitation, and fire prevention codes is not yet available because the proposed facility has not yet been constructed and remains in the due diligence, design, and pre-development phase.

Doral Academy of Northern Nevada will ensure that the facility is designed, constructed, and inspected in full compliance with all applicable local, state, and federal requirements. This includes adherence to building codes, fire and life safety standards, health and sanitation regulations, and accessibility requirements. Prior to occupancy, the school will obtain all required approvals and certifications from the appropriate agencies, including building department approvals, fire marshal inspections, and health department clearances.

In accordance with [NAC 388A.315](#), the school will submit complete documentation to the SPCSA prior to opening. This will include, at a minimum, the Certificate of Occupancy, fire marshal approval, documentation of compliance with building and safety codes, and any required health and sanitation certifications. The school acknowledges that occupancy of the facility is contingent upon receipt and approval of all required documentation.

During the design and construction process, DANN will work with developers, licensed architects, engineers, and contractors who are responsible for ensuring that plans meet all code requirements and that construction is completed in compliance with approved plans. Inspections will be conducted at each required stage of construction to verify compliance before final approval is granted.

In summary, while final compliance documentation is not yet available, the school is committed to meeting all applicable requirements and will provide complete and verified documentation prior to occupying the facility, consistent with all regulatory expectations.

14. Attach the most recent project schedule showing milestone dates, such as Certificates of Occupancy and any other government permits, waivers, modifications, or variations which may be required, with anticipated completion dates.

A detailed project schedule will guide the planning, authorization, design, financing, permitting, construction, commissioning, and occupancy of the proposed facility. Because the project remains in the pre-development phase, milestone dates are preliminary and will continue to be refined as due diligence, design, agency coordination, permitting, financing, and contracting progress. DANN will provide updated project schedules and supporting documentation to the SPCSA as the project advances. A summary of the current anticipated milestones is provided below.

Following NSHE/UNR approval on June 12, 2026, DANN's project feasibility, concept validation, and initial authorization activities are expected to occur during summer 2026. During this period, DANN will continue the charter amendment process, evaluate the proposed developer-led delivery model, undertake preliminary site analysis, obtain architectural and engineering proposals, and organize the project-delivery team.

From August through December 2026, the project is expected to advance through concept development and schematic design as the SPCSA charter amendment process runs in tandem. Activities during this period are anticipated to include validation of the building program and project requirements; stakeholder interviews and design feedback; geotechnical, environmental, and survey work; utility availability analysis; preparation of site due diligence reports; preliminary financial modeling; and development of the project-control budget and target price. The current proposal anticipates completion of schematic design and commencement of design development by December 2026.

From January through March 2027, the project is expected to proceed through design development, with ongoing stakeholder consultation, utility service applications, identification of long-lead materials, refinement of the Guaranteed Maximum Price strategy, and selection of financing service providers. Construction document preparation is anticipated to begin in March 2027 after completion of design development.

Construction documents, permitting, procurement, and financing activities are expected to continue from March through August 2027. During this period, the project team anticipates progressively completing construction documents, conducting subcontractor outreach, soliciting and finalizing the GMP, and submitting permit applications. The current schedule contemplates the following sequence:

- Site-disturbance, foundation, and structural permit applications in approximately June 2027;
- Continued review of those permit applications and finalization of the Guaranteed Maximum Price in July 2027;
- Receipt of the site-disturbance, foundation, and structural permits and submission of the full building permit application in early August 2027; and
- Receipt of the full building permit during the August-September 2027 period.

Financial and commercial closings are currently targeted for August 2027. Anticipated activities include finalizing financing documents, completing pre-closing requirements, obtaining approval of the Guaranteed Maximum Price, executing the development agreement, issuing the notice to proceed, and commencing on-site construction. These milestones remain contingent on the completion of due diligence, the required approvals, the execution of agreements, acceptable financing, and final project authorization.

Construction is presently anticipated to begin in August 2027. Early work may include site mobilization, grading, utility installation, drainage and flood-mitigation improvements, access improvements, and other site-development activities identified through due diligence and permitting. Building construction is expected to continue through approximately February 2028, with substantial completion targeted during the March-April 2028 period.

Commissioning, inspections, punch-list work, final completion, and move planning are expected to occur during spring and summer 2028. The current proposal targets final completion, completion of commissioning and punch-list activities, and faculty and staff move-in by July 2028, followed by a ribbon-cutting and opening for the 2028-29 school year.

All required governmental permits, approvals, inspections, utility authorizations, and occupancy clearances will be obtained before the facility opens to students. Any required zoning confirmations, modifications, waivers, variances, or jurisdictional approvals will be addressed through the applicable public process.

The current schedule is intended to support the Fall 2028 opening, but DANN recognizes that the project remains subject to risks involving agency review, utility availability, site conditions, financing, procurement, construction pricing, and weather. The school and project-development team will monitor these risks throughout the process and update the SPCSA if any material change affects the anticipated opening date, project scope, or occupancy plan.

In summary, the proposed schedule reflects a phased development process beginning with feasibility and concept validation in 2026, progressing through design, permitting, procurement, and financial close in 2027, and continuing through construction, commissioning, and occupancy in 2028. Final dates will be confirmed and refined as each project phase is completed.

See *[Attachment 9 – Proposed Project Schedule](#)*.

15. If the school is managing the tenant improvements, provide documentation that the governing body has communicated with the Division of Industrial Relations of the Department of Business and Industry regarding compliance with the federal Occupational Safety and Health Act (OSHA) in compliance with [NAC 388A.315](#). If the landlord or owner is under contract to deliver the facilities ready for occupancy, then indicate “N/A.”

Doral Academy of Northern Nevada will be responsible for managing the development and construction of the proposed facility under the ground lease structure. As such, the school acknowledges the requirement to coordinate with the Division of Industrial Relations of the Nevada Department of Business and Industry regarding compliance with the federal OSHA, in accordance with [NAC 388A.315](#).

At this time, formal documentation of communication with the Division of Industrial Relations is not yet available, as the project remains in the pre-development phase and construction activities have not commenced. Prior to the start of construction, DANN, in coordination with its general contractor and project team, will engage with the Division of Industrial Relations to ensure full compliance with all applicable OSHA requirements.

The school will require all contractors and subcontractors to adhere to OSHA standards and to maintain appropriate safety programs, training, and reporting protocols throughout the construction process. Compliance will be monitored through standard construction oversight practices, including safety plans, inspections, and contractor certifications.

Documentation demonstrating communication with the Division of Industrial Relations and compliance with OSHA requirements will be provided to the SPCSA prior to the commencement of construction and in accordance with [NAC 388A.315](#).

In summary, while documentation is not yet available, the school will fully comply with OSHA requirements and provide all required documentation prior to construction activities.

16. Attach a copy of the school's traffic flow plan, including diagrams or exhibits illustrating the planned traffic flows during the arrival and dismissal times and the designated drop-off and pick-up areas.

A finalized traffic flow plan is not yet available because the proposed facility is still in the design and pre-development phase. Traffic circulation, access points, and on-site queuing areas will be developed as part of the civil engineering and site planning process in coordination with local jurisdictions.

Doral Academy of Northern Nevada will develop a comprehensive traffic flow plan prior to occupancy that addresses student safety, efficient vehicle movement, and compliance with all local requirements. The plan will be informed by site-specific conditions identified in the due diligence analysis, including primary access from Pembroke Drive and limited access considerations along Veterans Parkway.

The final plan will include clearly defined parent drop-off and pick-up lanes, separate access for staff parking and buses (if applicable), designated pedestrian pathways, and on-site queuing designed to prevent spillover onto adjacent roadways. It will also incorporate traffic control measures such as signage, striping, and staff supervision during peak arrival and dismissal times.

A detailed traffic flow diagram, along with any required traffic studies or approvals from local agencies, will be submitted to the SPCSA prior to occupancy. The school acknowledges that safe and efficient traffic operations are a critical component of facility approval and will ensure full compliance with all applicable standards and expectations.

In summary, while the traffic flow plan is still in development, the school will provide a complete and approved plan, including diagrams and supporting documentation, prior to the facility opening.

Add distance education program components

Not applicable.

1. Describe your plans for obtaining the necessary approvals from the Nevada Department of Education (NDE) for the distance education program and associated courses. If any approvals have already been granted, attach the relevant documentation.
2. Describe the credit system the school will use for distance education courses, including how credit hours are awarded and tracked.
3. Explain how the school will monitor and verify student participation and course completion. Include strategies for tracking attendance and ensuring meaningful engagement in a virtual setting.
4. Explain how the school will ensure students complete and submit coursework and participate in all required assessments.
5. Explain how the school will conduct parent-teacher conferences in a virtual or blended setting, including the format, frequency, and expectations for participation.
6. Describe how the school will administer all mandated assessments, as well as any internal exams, in a secure and proctored environment.

7. Describe the academic and non-academic supports available to distance education students. Include how frequently students will interact with teachers and what supports are provided for social-emotional needs.
8. Describe how the school will ensure that students with disabilities, English learner students, gifted students, and homeless or migrant students receive appropriate services and accommodations in the distance learning environment.
9. Describe the criteria for student eligibility to enroll in the distance education program and describe the process for reviewing and accepting applicants.

Management Organizations

If the requested amendment(s) do not include a change to a management organization relationship, please indicate “Not applicable” and proceed to the next section.

Entering into a new contract

Not applicable.

If your proposed amendment involves entering into a new agreement with a Charter Management Organization (CMO) or Educational Management Organization (EMO), please respond to the items below and provide all required attachments.

1. Complete all worksheets in the CMO/EMO Data Request template for each of the schools affiliated with the CMO/EMO. Complete the Summary and Contact Information worksheet in the CMO/EMO Data Request template for each of the schools affiliated with the CMO/EMO. Provide any explanatory or contextual information in the Info tabs of the CMO/EMO Data Request template. Submit the completed Data Request workbook as an attachment.
2. Describe the academic, organizational, and financial performance of each school affiliated with the CMO/EMO.
3. List any charter school contracts that have been terminated by either the CMO/EMO or the school’s governing board. Include the reasons for termination and indicate whether the cause was for a “material breach.”
4. List any revocations, non-renewals, conditional renewals, or voluntary withdrawals/non-openings of affiliated schools. Explain the circumstances and contributing factors.
5. Describe any formal authorizer interventions in the past three years due to performance deficiencies or compliance violations. Summarize how the issues were addressed or resolved.
6. Provide the CMO/EMO’s five-year growth plan for developing new schools within the local community, the state, or across the country, as applicable. Include the following information regardless of school location: proposed years of opening, number and types of schools (models and grade levels served), any currently pending applications, all currently targeted markets and the criteria for selecting them, and projected enrollments.

7. Describe how the CMO/EMO supports affiliated schools in assessing readiness for expansion and provide evidence that the CMO/EMO has the organizational capacity and infrastructure to effectively support additional schools. If applicable, attach a copy of the organization's "greenlighting" tool or decision rubric.
8. Describe the specific resources the CMO/EMO will use to support new schools. Include specific timelines for deploying these resources to ensure high-quality implementation.
9. Attach organizational charts for the current network and the network with the proposed school. Charts should include all national operations and delineate the roles, reporting lines, and relationships among the governing board, staff, advisory bodies, and any external partners that will play a role in managing the schools. Indicate the CMO/EMO's role and how its personnel fit within the structure of the proposed school, including oversight by the governing board.
10. Identify key members of the CMO/EMO leadership team and describe their roles and responsibilities.
11. Explain how and why this CMO/EMO was selected to support the school.
12. Describe the relationship between the school's governing board and the CMO/EMO. Include the internal controls that will guide the relationship, and how the governing board will ensure fulfillment of performance expectations, and the board's plan to retain autonomy and oversight of school operations.
13. Describe the services the CMO/EMO will provide, including the associated costs and fees. Attach the proposed services agreement, and highlight any substantive revisions or changes from prior draft agreements, if applicable.
14. Describe how the governing board will evaluate the performance of the CMO/EMO. The evaluation plan should align with the contract's terms.
15. Disclose any existing or potential conflicts of interest between the school's governing board and the CMO/EMO, including, without limitation, past or current employment relationships, familial relationships within the third degree of consanguinity or affinity, or financial or contractual ties to any parent company, subsidiary, or related entity.
16. Provide documentation of the CMO/EMO's for-profit or non-profit status, and evidence that it is authorized to do business in Nevada.

Terminating the current contract

Not applicable.

1. Explain the board's rationale for terminating the existing contract with the CMO/EMO. Include relevant context, such as performance concerns, strategic realignment, or governance considerations. Attach the board agenda and meeting minutes where this matter was formally discussed and approved.
2. Attach a copy of the formal notice of termination issued to the CMO/EMO. This notice should reflect the terms required under the current agreement, including timelines, transition clauses, and any financial or legal provisions.

3. Attach a crosswalk identifying the current responsibilities held by the CMO/EMO and the individuals or positions within the school who will assume those responsibilities after the termination. Clearly indicate the staff member or role accountable for each area of responsibility to ensure continuity of operations.

Other Amendments

1. Mission, Vision, or Goals

Not applicable.

If you are proposing changes to the school's mission statement, vision, or goals, please complete the following table. Delete any rows that do not apply.

	Current	Proposed	Rationale
Mission			
Vision			
Goals			

2. Contract Conditions

Not applicable.

If you are requesting a change to a specific condition in the original or most recent charter contract:

- a. State the contract language of the condition to be amended.
- b. Clearly explain the requested change to the condition.
- c. Provide the rationale for the change and attach up to four pages of supporting evidence, if necessary.

3. Transportation

- a. Describe the school's current transportation plan, including services provided to students with IEPs/504 plans and any general education transportation offered.

Doral Academy of Northern Nevada's existing campus does not operate a general education transportation program. Students are transported to and from school by their families, and the school relies on parent drop-off and pick-up procedures, along with other family-arranged transportation methods for older students where applicable. The school has established on-site procedures to manage arrival and dismissal safely and efficiently, including designated drop-off areas and staff supervision during peak times.

Although the school does not provide general transportation, it meets all legal obligations related to transportation for students with disabilities. For students with Individualized Education Programs (IEPs) or Section 504 plans that require transportation as a related service, DANN coordinates transportation in accordance with each student's plan and applicable state and federal requirements. These services are arranged on an individualized basis and may include contracted transportation providers or coordination with the student's resident school district, depending on the specific needs outlined in the IEP or 504 plan.

In summary, while there is no active general education transportation program at the current campus, the school ensures that all required transportation services for students with IEPs or 504 plans are provided in compliance with applicable laws and individualized student needs.

- b. Detail the proposed changes to transportation services. Ensure that any financial implications of these changes are reflected in the Financial Impact section of the application.

The proposed amendment does not include implementing a full general education transportation program at the time of the new Meadows campus's opening. Like the current DANN campus, the school plans to rely primarily on family-provided transportation, supported by a structured and well-designed on-site traffic flow system to ensure safe and efficient arrival and dismissal.

However, the new campus will incorporate enhanced planning to support increased enrollment and site-specific traffic conditions. This includes a more formalized traffic management approach with designated drop-off and pick-up lanes, on-site vehicle queuing, separate access for staff and service vehicles, and clearly defined pedestrian pathways. The site design will also account for access constraints and traffic patterns identified in the due diligence review, including primary access from Pembroke Drive and limited direct access from Veterans Parkway. As the proposed campus expands to serve grades K-12, the school also anticipates that a portion of high school students will drive to campus. The site plan will therefore include designated student parking areas and circulation patterns that safely accommodate student drivers while minimizing conflicts with parent drop-off, buses (if applicable), and pedestrian traffic. These improvements are intended to increase safety and efficiency rather than change the underlying transportation model.

For students with Individualized Education Programs or Section 504 plans that require transportation as a related service, the school will continue to provide transportation in accordance with each student's plan and all applicable legal requirements. These services will be arranged on an individualized basis, consistent with current practice, and may involve contracted providers or coordination with the student's resident district.

While the school is not proposing universal transportation at this time, it will continue to evaluate transportation needs as enrollment grows. The school also recognizes that the availability of state funding for charter school transportation in Nevada has been subject to legislative consideration and may change over time. DANN will closely monitor legislative developments and funding decisions and incorporate these factors into its future evaluation of whether to implement a broader general education transportation program.

The financial impact of the proposed approach is minimal. Because the school is not implementing a general transportation program, there are no significant additional operating costs associated with buses, drivers, or fleet maintenance. Transportation costs for students with IEPs or 504 plans are already accounted for in the school's existing budget framework and will scale modestly with enrollment as needed.

In summary, the proposed amendment maintains the current transportation model while enhancing site-based traffic management to support a larger student population and preserving flexibility to adapt if future funding or policy changes support expanded transportation services.

Additional amendment-specific questions

Questions in this section pertain to any discussions between SPCSA staff and school representatives regarding the proposed amendment request. Questions may be added as applicable.

Not applicable.

List of Attachments

Provide a list of attachments included as part of the amendment application. List and label each required attachment.

1. Board Agenda & Meeting Minutes
2. Performance Framework Ratings
3. Letters of Support
4. Affiliation Agreement
5. Current System Budget
6. Projected System Budget
7. Washoe County Assessor Records
8. Ground Lease
9. Proposed Project Schedule



NOTICE OF PUBLIC MEETING of the Board of Directors Doral Academy of Northern Nevada

Notice is hereby given that the Board of Directors of Doral Academy of Northern Nevada, a public charter school, will conduct a public meeting on July 28, 2026, beginning at 6:00 p.m. at 3725 Butch Cassidy Dr. Reno, NV 89511. The public is invited to attend.

Attached hereto is an agenda of all items scheduled to be considered.

Please Note: The Board of Directors of Doral Academy of Northern Nevada may 1) take agenda items out of order; 2) combine two or more items for consideration; or 3) remove an item from the agenda or delay discussion related to an item at any time.

Reasonable efforts will be made to assist and accommodate people with physical disabilities desiring to attend or participate in the meeting. Any persons requiring assistance may contact Bella Anderson at (775) 360-6904 or bella.anderson@academicanv.com at least two business days in advance so that arrangements may be made.

The meeting agenda, support materials, and minutes are available at 10785 Double R. Blvd. Ste. 102, Reno, NV 89521, via email at bella.anderson@academicanv.com, or by visiting the school's website at <http://www.doralnorthernnevada.org/> For copies of the meeting audio, please email bella.anderson@academicanv.com.

Public comment may be limited to three minutes per person at the discretion of the Chairperson. **Please email** Bella Anderson at bella.anderson@academicanv.com to **sign up for public comment**. You may also participate in public comment during the meeting at the following number: +1 669 444 9171.

The vision of Doral Academy of Northern Nevada is as a beacon of educational practice, Doral Academy of Northern Nevada will foster efficacy in critical thinking, confident decision-making, creative problem-solving, purposeful collaboration, and leading with kindness and compassion.



Board of Directors

Robert Lucey - Board Chair

Rachel Tatro – Board Vice Chair

Jessica Cunningham – Board Secretary

Matt Digesti – Board Treasurer

Adam Kramer – Board Member

Alicia Lerud – Board Member

Marissa McClish – Board Member

Peter Rusin – Board Member

Indra Winqest – Board Member

Angela Orr – Principal

Meeting of the Board of Directors

July 28, 2026 – 6:00 p.m.

AGENDA

1. OPENING EXERCISES

a. Call Meeting to Order and Roll Call

2. PUBLIC COMMENT

(No action may be taken upon a matter raised under public comment period unless the matter itself has been specifically included on the agenda as an item. Comments will be limited to three minutes per person. Individuals making public comments will be asked to state their name and spell their last name for the record, as well as provide the secretary with written comments. Persons wanting to make comments during public comment period, now or in a later public comment period, can participate by telephone by calling +1 669 444 9171. Please note the number changes for each meeting. Your comments should be directed to the Board as a whole and not directed to individual Board members. Slanderous, profane, or personal remarks against any Board member, staff, or members of the audience shall not be permitted.)

Attachment 1 - Board Agenda & Meeting Minutes



3. ACTION & DISCUSSION ITEMS

- a. Review and Approval of Minutes of the June 30, 2026 Board Meeting (For Possible Action) **Pages 4-11**
- b. Discussion regarding the Annual Written Test Security Notice Certification (For Discussion) **Page 12**
- c. Discussion and Possible Action to Approve the Academica Nevada Educational Management Organization Evaluation (For Possible Action) **Pages 13-19**
- d. Follow up Discussion and Possible Action regarding Proposal for Owner's Representative Professional Services from Locus Development Group relating to Grading Support and Preconstruction Services, Design, and Development Support (For Possible Action) **Pages 20-32**
- e. Discussion and Possible Action to Approve Charter Amendment Application and Good Cause Exemption for Out-of-Cycle Charter Amendment Request for DANN K-12 Lab School Campus (For Possible Action) **Pages 33-190**

4. ANNOUNCEMENTS & NOTIFICATIONS **Pages 191-192**

(For Discussion Only) (An opportunity for designated individuals to share general updates, reminders, or informational items with the board and school leadership.)

- Board Long Range Calendar (Informational Only)
- Next Regularly Scheduled Board Meeting: **August 25, 2026**

5. MEMBER COMMENTS **Page 193**

(For Discussion Only) (An opportunity for Board Members to share closing remarks, express appreciation to school leaders, suggest future discussion topics, or request follow-up on school-related matters and events.)

6. PUBLIC COMMENT

(No action will be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken.)

7. ADJOURN MEETING

This notice and agenda have been posted on or before 9 a.m. on the third working day before the meeting at the following locations:

- 1) Doral Academy of Northern Nevada: 3725 Butch Cassidy Dr. Reno, NV 89511
- 2) www.doralnorthernnevada.org
- 3) notices.nv.gov

MINUTES
of the meeting of the
BOARD OF DIRECTORS of DORAL ACADEMY OF NORTHERN
NEVADA
July 28, 2026

The Board of Directors of Doral Academy of Northern Nevada held a public meeting on July 28, 2026, at 6:00 p.m. at 3725 Butch Cassidy Dr, Reno.

1. Call to Order and Roll Call

Member Winqest Chaired this meeting, as Chair Lucey appeared virtually. The meeting was called to order by Member Winqest at 6:04 p.m. A roll call was conducted, with the following members present: Indra Winqest and Jessica Cunningham. Members Robert Lucey, Rachel Tatro, Matt Digesti, Alicia Lerud, and Marissa McClish were in attendance via Zoom. Members Adam Kramer and Peter Rusin were not in attendance.

Principal Angela Orr was in attendance. Also present were Academica representatives Colton Loretz, Paul Ballou, Ryan Reeves, Trevor Goodsell, and Bella Anderson.

2. Public Comment

There was no public comment.

3. Action and Discussion Items

a. Review and Approval of Minutes of the June 30, 2026 Board Meeting

Board Members had no questions or comments regarding the draft minutes.

Member Lucey moved to approve the draft minutes for the June 30, 2026 board meeting as presented. Member Cunningham seconded the motion. The motion passed unanimously.

b. Discussion regarding the Annual Written Test Security Notice Certification

Mr. Colton Loretz introduced this item as a new state requirement. The Board was informed that an annual notice must be sent to stakeholders in connection with the school's test security plan. No action was required, as the item was presented for the Board's information only.

Attachment 1 - Board Agenda & Meeting Minutes

c. Discussion and Possible Action to Approve the Academica Nevada Educational Management Organization Evaluation

Mr. Loretz opened the item, noting that at the prior board meeting, action had been tabled pending 100% Board participation in the anonymous EMO evaluation survey. That threshold had since been met. The completed survey results and written comments were included in the support materials. Mr. Loretz clarified that the motion should include a delegation of authority to the Chair to draft and send a letter to the SPCSA synthesizing the survey results.

Members expressed appreciation for the full participation rate, which was noted as a first for the board. Chair Lucey thanked all members and praised Academica's responsiveness over the years, specifically citing improvements in accounting, HR support, and IT support. Member Lerud acknowledged that the board has historically been a demanding group and credited Academica with consistently rising to the occasion, noting the value of the management organization's services relative to the cost. Principal Orr recognized Ryan Reeves of Academica for his responsiveness and for authoring an op-ed in the Nevada Independent in support of charter schools and EMOs, crediting him for taking that initiative beyond his formal role.

Member Lerud moved to approve the Academica EMO Evaluation results as presented and to authorize the board chair to write a letter to that effect to the SPCSA. Member Tatro seconded the motion. The motion passed unanimously.

d. Follow up Discussion and Possible Action regarding Proposal for Owner's Representative Professional Services from Locus Development Group relating to Grading Support and Preconstruction Services, Design, and Development Support

Mr. Loretz opened the item and introduced David Lee, the Senior Vice President of Construction, and Brad Mamer, the Senior Vice President of Development, with Locus Development Group. Mr. Loretz noted that the proposal had been revised the previous week, and that blue-font text in the materials indicated updated business terms in response to questions raised at the prior meeting.

Mr. Lee provided background on Locus's involvement with the UNR farm site, which predates the school's lease. Locus had been in discussions with UNR for approximately a year regarding the transfer of stormwater detention and the mining of structural fill soil from areas on the farm property. Upon learning that Doral Academy and Sierra Surf had both signed leases on the adjacent land, Locus recognized a natural synergy. The mass grading work already planned for their adjacent warehouse development could simultaneously create a buildable, rough-graded pad for the school site at minimal additional cost.

Mr. Lee explained that soil testing in the borrow areas revealed that the upper 12–18 inches consisted of loose agricultural soil unsuitable for structural purposes, but that material below that layer is usable structural fill. The proposed plan would strip the top layer, mine the structural fill for Locus's detention needs, and return the site to a flat, compacted condition ready for vertical construction. He estimated the value of this grading work at \$2–3 million and

Attachment 1 - Board Agenda & Meeting Minutes

described it as an in-kind contribution to the school. Large rocks encountered during grading would be crushed on-site to create additional structural base material.

Mr. Mamer described Locus's broader development background, including the Parks at McCarran industrial complex built on the immediately adjacent site, providing them with direct, hands-on knowledge of the site's soil conditions, flood mitigation requirements, and agency relationships. He noted that the same challenges of raising pads above the floodplain that were encountered in building the adjacent warehouses would apply to the school project. Mr. Loretz clarified the school's leased acreage on a presented map.

Member Winquest asked about Locus's approach to selecting architects and contractors. Mr. Lee explained that for each design and construction trade, Locus typically identifies at least three qualified firms, solicits bids, and presents recommendations to the owner for a final decision. He specifically mentioned a firm with charter school and prevailing wage experience. Both Mr. Lee and Mr. Mamer emphasized that they have no predetermined preferred contractors and are open to community-connected firms and potential donors recommended by Board members or the school.

Principal Orr confirmed that she expected to be involved throughout the design and construction phases, and that relevant Board members would also be engaged. Chair Lucey expressed strong personal support for the proposal, citing his prior professional relationship with Mr. Mamer and his confidence in Locus's integrity and local commitment. He characterized the arrangement as a uniquely timed opportunity, noting that the mass grading work benefits both parties simultaneously. Member Winquest echoed those sentiments, noting the value of having an owner's representative with direct experience on the exact site.

Mr. Mamer confirmed that Locus is prepared to carry preliminary design costs, and that if the project does not move forward, those costs would effectively be donated to the school. The formal contract would be finalized within approximately 30 days, subject to further negotiation, with the proposal terms serving as the basis for that agreement.

Member Lucey moved to approve the contract with Locus Development Group as presented, with the rates set therein, to be moved forward in the next 30 days for further negotiation and completion of contracts. Member Tatro seconded the motion. The motion passed unanimously.

e. Discussion and Possible Action to Approve Charter Amendment Application and Good Cause Exemption for Out-of-Cycle Charter Amendment Request for DANN K-12 Lab School Campus

Mr. Loretz introduced the item and noted that the approximately 160-page charter amendment application and accompanying good cause exemption letter had been prepared by school staff, including Principal Angela Orr and Instructional Coach Janelle Mousel, who was in attendance, with significant support from Paul Ballou of Academica. The motion before the board was to approve submission of the application to the SPCSA and to request an out-of-cycle review via a good cause exemption.

Attachment 1 - Board Agenda & Meeting Minutes

Mr. Loretz explained that the SPCSA opens its charter amendment window on a limited schedule but does accept out-of-cycle requests when accompanied by a compelling justification. Well-drafted requests of this type have generally been accepted for review rather than deferred to the regular cycle.

Member Lerud raised a substantive point regarding the good cause exemption letter, noting it should more explicitly explain the reason for the out-of-cycle timing. She noted specifically mentioning that the Board had been waiting on UNR Board of Regents approval of the lease before it could proceed, and that the school is now operating within a six-month due diligence window under the lease that demands timely action on next steps. Principal Orr agreed this language should be added to the letter.

Principal Orr presented the enrollment model included in the application, which mirrors the current K–8 campus in its total student capacity. She explained that the high school component ramps up to a maximum of 150 students per grade level, which she explained as a size sufficient to support a robust array of higher-level electives, dual enrollment courses, and specialized academic programming, while remaining smaller than a traditional comprehensive high school. She noted that two comparable high schools in the Washoe County School District together carry a published waitlist of approximately 800 students, and that the new campus would serve a community with a high concentration of one- and two-star schools.

Chair Lucey asked whether the projected enrollment figures in the application are binding. Mr. Ballou explained that the SPCSA sets an approved enrollment cap, within which schools may operate between 90 and 110% without triggering a separate amendment. Falling below 90% or exceeding 110% requires a new amendment application, typically accompanied by a revised budget demonstrating financial viability at the adjusted enrollment level. The practical upper limit in any case is determined by the square footage of the facility.

Mr. Reeves provided context from Academica's experience expanding K–8 campuses to K–12 at other locations, noting that initial 9th-grade retention from prior 8th-grade classes typically runs 60–65% in the first year but grows substantially as extracurricular programs develop, reaching 85–95% retention at more established campuses.

Board members asked about lottery priorities at the new campus. Principal Orr confirmed they would mirror those at the existing campus. She noted that a future Board policy would need to address inter-campus transfer procedures to prevent students from moving back and forth in ways that could destabilize enrollment at either location. The Board also discussed the transportation funding landscape. Mr. Reeves noted that current state funding for charter school transportation is grant-based, limited to \$14 million over the biennium, and not sustainable as a long-term commitment. The Commission on School Funding has recommended moving to a reimbursement model aligned with district transportation funding, but this is contingent on the 2027 Legislature expanding the program. Principal Orr noted a preliminary understanding with the Boys and Girls Club to help transport students to the new campus from nearby club locations.

Mr. Ballou outlined next steps following board approval: Academica would finalize the application package, incorporating the revised good cause letter, letters of support, and draft minutes from tonight's meeting. He projected that the most likely SPCSA board meeting dates

Attachment 1 - Board Agenda & Meeting Minutes

for hearing the amendment would be October 9, 2026 or November 13, 2026, given the authority's meeting schedule and the notice period to Washoe County School District.

Principal Orr closed by acknowledging that Washoe County School District is aware of the project and has expressed some opposition. She urged the Board to welcome that opposition and engage in civil, reasoned discourse, emphasizing that the goal is to improve education for the broader community, not solely to expand Doral Academy.

The Board offered broad expressions of gratitude to Principal Orr, Janelle Mousel, Paul Ballou, and the Academica team for the quality and depth of the application. Multiple members characterized the submission as a historic milestone for the school.

Member Lerud moved to approve submission of the good cause exemption letter and charter amendment to the SPCSA, and to grant authority to the Chair to approve any needed minor or non-substantive amendments prior to submission — including specifying the reasons for the good cause exemption, incorporating any additional letters of support, and correcting the application date from 2025 to 2026. Member Tatro seconded the motion. The motion passed unanimously.

4. Announcements & Notifications

The board long range calendar was presented as an informational standing item. The next regularly scheduled board meeting was noted as scheduled for August 25, 2026.

5. Member Comments

Member Lerud requested that a future agenda item be added to provide the Board with education on purchasing policies and the RFP process as it relates to contractors, expressing a desire to ensure the Board follows proper procurement procedures as the construction project progresses.

Chair Lucey raised a separate request that the board begin discussions regarding a potential change in Principal Orr's title and responsibilities as the K–12 campus project advances. He suggested that Principal Orr would likely transition to a superintendent-level role overseeing both campuses, stepping back from day-to-day operations at the existing school. He acknowledged this would require sensitive communication with current school families and proposed it as a topic for a future board meeting.

6. Public Comment

There was no public comment.

7. Adjourn Meeting

Member Winquest adjourned the meeting at 7:23 p.m.

Attachment 1 - Board Agenda & Meeting Minutes

Approved on:

Secretary of the Board of Directors

Doral Academy of Northern Nevada

DRAFT

Attachment 2 - Performance Framework Ratings

Nevada State Public Charter School Authority - Academic Performance Framework

Nevada law requires charter school sponsors to use an Academic Framework. See the [Framework Technical Guide](#) for details.



2024-25

Doral North NV ES

2024-25 School Year

Doral Academy of Northern Nevada ES

3725 Butch Cassidy Dr, Reno, NV, 89511

624 students in grades K-5; 5-star NSPF rating.

EXCEEDS STANDARD
92.2

- Below: <20
- Does Not Meet: ≥20 to <50
- Meets: ≥50 to <80
- Exceeds: ≥80

NSPF SCORE

Half of score (91.1) earned in Nevada star ratings.

45.5/50

ZIP CODE COMPARISON

NSPF score difference of 7.3 (school 91.1, zip 83.7).
5-star NSPF rating earned 15 automatic points.

15/15

CHRONIC ABSENTEEISM REDUCTION

-200% increase (current 3.3%, prior 1.1%).
Absenteeism rate earned 5 automatic points.

5/5

STUDENT GROUP COMPARISON

Student group growth (MGP) vs. district and overall self.

* = population < 10; N/A = lack of population.

17.5/20

ELL ELA MGP (*) vs. District ELL ELA MGP (45)

N/A

FRL ELA MGP (66.5) vs. District FRL ELA MGP (49)

2.5/2.5

IEP ELA MGP (57) vs. District IEP ELA MGP (44)

2.5/2.5

ELL Math MGP (*) vs. District ELL Math MGP (47)

N/A

FRL Math MGP (69.5) vs. District FRL Math MGP (49)

2.5/2.5

IEP Math MGP (51) vs. District IEP Math MGP (48.5)

2.5/2.5

ELL ELA MGP (*) vs. Overall Self ELA MGP (57)

N/A

FRL ELA MGP (66.5) vs. Overall Self ELA MGP (57)

2.5/2.5

IEP ELA MGP (57) vs. Overall Self ELA MGP (57)

2.5/2.5

ELL Math MGP (*) vs. Overall Self Math MGP (59)

N/A

FRL Math MGP (69.5) vs. Overall Self Math MGP (59)

2.5/2.5

IEP Math MGP (51) vs. Overall Self Math MGP (59)

0/2.5

MISSION-SPECIFIC GOALS

Schools may provide a narrative that describes how they have met or are working toward their goals.

DANN's mission to provide a whole-child education that is academically rigorous and focused on problem-based learning, arts integration, social-emotional learning, and collaboration is central to our goal of delivering high-quality STEAM education for all students. We have shown success by becoming an Established Governor's STEM Designated School and through strong student and family engagement in our STEAM curriculum. A DANN student team competed in the Samsung Solve for Tomorrow Nationals with their empathetic prosthetic design. DANN also hosted a well-attended 2024-25 Family STEAM Night, receiving positive feedback. Our goal for the 2025-26 school year is to earn a Model Designation from the Governor's STEM Office by expanding PBL training for staff and increasing authentic learning and assessment for students. Every student will complete a civic action project to enhance STEAM education and further support our school's mission and vision.

Attachment 2 - Performance Framework Ratings

Nevada State Public Charter School Authority - Academic Performance Framework

Nevada law requires charter school sponsors to use an Academic Framework. See the [Framework Technical Guide](#) for details.



2024-25 ▼ Doral North NV MS ▼

2024-25 School Year

Doral Academy of Northern Nevada MS

3725 Butch Cassidy Dr, Reno, NV, 89511

372 students in grades 6-8; 5-star NSPF rating.

EXCEEDS STANDARD
86.4

- Below: <20
- Does Not Meet: ≥20 to <50
- Meets: ≥50 to <80
- Exceeds: ≥80

NSPF SCORE

Half of score (82.7) earned in Nevada star ratings.

41.3/50

ZIP CODE COMPARISON

NSPF score difference of 3.7 (school 82.7, zip 79).

5-star NSPF rating earned 15 automatic points.

15/15

CHRONIC ABSENTEEISM REDUCTION

-34.8% increase (current 5.8%, prior 4.3%).

Absenteeism rate earned 5 automatic points.

5/5

STUDENT GROUP COMPARISON

Student group growth (MGP) vs. district and overall self.

* = population < 10; N/A = lack of population.

16.5/20

ELL ELA MGP (*) vs. District ELL ELA MGP (43)

N/A

FRL ELA MGP (55) vs. District FRL ELA MGP (45)

2.5/2.5

IEP ELA MGP (46) vs. District IEP ELA MGP (41)

2.5/2.5

ELL Math MGP (*) vs. District ELL Math MGP (43)

N/A

FRL Math MGP (45.5) vs. District FRL Math MGP (43)

2.5/2.5

IEP Math MGP (49) vs. District IEP Math MGP (45)

2.5/2.5

ELL ELA MGP (*) vs. Overall Self ELA MGP (52.5)

N/A

FRL ELA MGP (55) vs. Overall Self ELA MGP (52.5)

2.5/2.5

IEP ELA MGP (46) vs. Overall Self ELA MGP (52.5)

0/2.5

ELL Math MGP (*) vs. Overall Self Math MGP (48)

N/A

FRL Math MGP (45.5) vs. Overall Self Math MGP (48)

1.5/2.5

IEP Math MGP (49) vs. Overall Self Math MGP (48)

2.5/2.5

MISSION-SPECIFIC GOALS

Schools may provide a narrative that describes how they have met or are working toward their goals.

DANN's mission to provide a whole-child education that is academically rigorous and focused on problem-based learning, arts integration, social-emotional learning, and collaboration is central to our goal of delivering high-quality STEAM education for all students. We have shown success by becoming an Established Governor's STEM Designated School and through strong student and family engagement in our STEAM curriculum. A DANN student team competed in the Samsung Solve for Tomorrow Nationals with their empathetic prosthetic design. DANN also hosted a well-attended 2024-25 Family STEAM Night, receiving positive feedback. Our goal for the 2025-26 school year is to earn a Model Designation from the Governor's STEM Office by expanding PBL training for staff and increasing authentic learning and assessment for students. Every student will complete a civic action project to enhance STEAM education and further support our school's mission and vision.

Attachment 2 - Performance Framework Ratings

2023-24 School Year: SPCSA Academic Performance Framework

Doral Academy of Northern Nevada ES

[How to Print](#)

SCHOOL INFORMATION

All information is for the 2023-24 school year.

Address: 3725 Butch Cassidy Dr, Reno, NV, 89511

Website: <https://www.doralnorthernnevada.org/>

Validation Day Enrollment: 623

Grades Served: K-5

NSPF Rating: 5

Comparison District: Washoe

Comparison School: Hunsberger ES

OVERALL FRAMEWORK SCORE/RATING (100 POINTS)

Rating calculated from total points earned across indicators/measures.

85.9

EXCEEDS STANDARD

PRIOR YEAR RATING

81.3

EXCEEDS STANDARD

NEVADA SCHOOL RATINGS INDICATOR (60 POINTS)

60% of SPCSA school score in Nevada school ratings (NSPF).

55.9/60

Sixty percent of the school's 2023-24 NSPF score (93.3) earned in indicator.

GEOGRAPHICAL COMPARISONS INDICATOR (25 POINTS)

SPCSA school NSPF performance vs. comparison district/school(s).

25/25

25 automatic points in indicator.
A 4- or 5-star equivalent NSPF score earns 15 or 25 automatic points.

NSPF SCORE VS. COMPARISON DISTRICT (10 POINTS)

10/10

NSPF score difference of 48.9 between school (93.3 points) and comparison district (44.4 points).

NSPF SCORE VS. COMPARISON SCHOOL (15 POINTS)

4/15

NSPF score difference of 3.3 between school (93.3 points) and comparison school (90 points).

SCHOOL PROGRESS INDICATOR (NO POINTS)

SPCSA school changes in Math/ELA non-proficiency.

- ✓ ELA non-proficiency decreased from 26.7% (prior year) to 21.6% (current year).
- ✓ Math non-proficiency decreased from 27.6% (prior year) to 24.2% (current year).

ENROLLMENT DIVERSITY INDICATOR (15 POINTS)

SPCSA school FRL, IEP, and EL enrollment rates vs. comparison district.

5/15

Indicator bonus points for: EL.
One bonus point per group with 25%+ increase over prior year.

ENROLLMENT RATES VS. COMPARISON DISTRICT (5 POINTS EACH)

0/5

School FRL rate of ≥ 5 to $<10\%$ compared to district GrK-5 FRL rate of 58.4%.

3/5

School IEP rate of ≥ 10 to $<15\%$ compared to district GrK-5 IEP rate of 15.5%.

1/5

School EL rate of $<5\%$ compared to district GrK-5 EL rate of 17.5%.

ABOUT

Nevada law requires charter school sponsors to use an Academic Performance Framework. In this Framework, schools earn points for performance, which are totaled to a final score and rating. See the [Framework Technical Guide](#) for details.

OVERALL SCORE/RATING TABLE

<20 BELOW STANDARD	≥ 20 and <50 DOES NOT MEET STANDARD	≥ 50 and <80 MEETS STANDARD	≥ 80 EXCEEDS STANDARD
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INDICATOR/MEASURE POINTS EARNED LEGEND

<20% OF PTS EARNED	$\geq 20\%$ to <50% OF PTS EARNED	$\geq 50\%$ to <80% OF PTS EARNED	$\geq 80\%$ OF PTS EARNED
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Attachment 2 - Performance Framework Ratings

2023-24 School Year: SPCSA Academic Performance Framework

Doral Academy of Northern Nevada MS

[How to Print](#)

SCHOOL INFORMATION

All information is for the 2023-24 school year.

Address: 3725 Butch Cassidy Dr, Reno, NV, 89511

Website: <https://www.doralnorthernnevada.org/>

Validation Day Enrollment: 373

Grades Served: 6-8

NSPF Rating: 5

Comparison District: Washoe

Comparison School: Herz MS

OVERALL FRAMEWORK SCORE/RATING (100 POINTS)

Rating calculated from total points earned across indicators/measures.

85

EXCEEDS STANDARD

PRIOR YEAR RATING

84.6

EXCEEDS STANDARD

NEVADA SCHOOL RATINGS INDICATOR (60 POINTS)

60% of SPCSA school score in Nevada school ratings (NSPF).

54/60

Sixty percent of the school's 2023-24 NSPF score (90) earned in indicator.

GEOGRAPHICAL COMPARISONS INDICATOR (25 POINTS)

SPCSA school NSPF performance vs. comparison district/school(s).

25/25

25 automatic points in indicator.
A 4- or 5-star equivalent NSPF score earns 15 or 25 automatic points.

NSPF SCORE VS. COMPARISON DISTRICT (10 POINTS)

10/10

NSPF score difference of 49.4 between school (90 points) and comparison district (40.6 points).

NSPF SCORE VS. COMPARISON SCHOOL (15 POINTS)

14/15

NSPF score difference of 24 between school (90 points) and comparison school (66 points).

SCHOOL PROGRESS INDICATOR (NO POINTS)

SPCSA school changes in Math/ELA non-proficiency.



ELA non-proficiency decreased from 30% (prior year) to 29.7% (current year).



Math non-proficiency increased from 40.5% (prior year) to 41.5% (current year).

ENROLLMENT DIVERSITY INDICATOR (15 POINTS)

SPCSA school FRL, IEP, and EL enrollment rates vs. comparison district.

6/15

0 bonus points in indicator.

One bonus point per group with 25%+ increase over prior year.

ENROLLMENT RATES VS. COMPARISON DISTRICT (5 POINTS EACH)

1/5

School FRL rate of ≥ 5 to $< 10\%$ compared to district Gr6-8 FRL rate of 55.5%.

3/5

School IEP rate of ≥ 10 to $< 15\%$ compared to district Gr6-8 IEP rate of 14.4%.

2/5

School EL rate of $< 5\%$ compared to district Gr6-8 EL rate of 12%.

ABOUT

Nevada law requires charter school sponsors to use an Academic Performance Framework. In this Framework, schools earn points for performance, which are totaled to a final score and rating. See the [Framework Technical Guide](#) for details.

OVERALL SCORE/RATING TABLE

<20 BELOW STANDARD	≥ 20 and <50 DOES NOT MEET STANDARD	≥ 50 and <80 MEETS STANDARD	≥ 80 EXCEEDS STANDARD
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INDICATOR/MEASURE POINTS EARNED LEGEND

<20% OF PTS EARNED	$\geq 20\%$ to <50% OF PTS EARNED	$\geq 50\%$ to <80% OF PTS EARNED	$\geq 80\%$ OF PTS EARNED
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Attachment 2 - Performance Framework Ratings

2022-23 School Year: SPCSA Academic Performance Framework

Doral Academy of Northern Nevada ES

[How to Print](#)

SCHOOL INFORMATION

All information is for the 2022-23 school year.

Address: 3725 Butch Cassidy Dr, Reno, NV, 89511

Website: <https://www.doralnorthernnevada.org/>

Validation Day Enrollment: 622

Grades Served: K-5

NSPF Rating: 5

Comparison District: Washoe

Comparison School: Hunsberger ES

OVERALL FRAMEWORK SCORE/RATING (100 POINTS)

Rating calculated from total points earned across indicators/measures.

81.3

EXCEEDS STANDARD

PRIOR YEAR RATING

82.6

EXCEEDS STANDARD

NEVADA SCHOOL RATINGS INDICATOR (60 POINTS)

60% of SPCSA school score in Nevada school ratings (NSPF).

52.3/60

Sixty percent of the school's 2022-23 NSPF score (87.2) earned in indicator.

GEOGRAPHICAL COMPARISONS INDICATOR (25 POINTS)

SPCSA school NSPF performance vs. comparison district/school(s).

25/25

25 automatic points in indicator.
A 4- or 5-star equivalent NSPF score earns 15 or 25 automatic points.

NSPF SCORE VS. COMPARISON DISTRICT (10 POINTS)

10/10

NSPF score difference of 45.3 between school (87.2 points) and comparison district (41.9 points).

NSPF SCORE VS. COMPARISON SCHOOL (15 POINTS)

10/15

NSPF score difference of 16.1 between school (87.2 points) and comparison school (71.1 points).

SCHOOL PROGRESS INDICATOR (NO POINTS)

SPCSA school changes in Math/ELA non-proficiency.



ELA non-proficiency increased from 24.4% (prior year) to 26.7% (current year).



Math non-proficiency decreased from 31.5% (prior year) to 27.6% (current year).

ENROLLMENT DIVERSITY INDICATOR (15 POINTS)

SPCSA school FRL, IEP, and EL enrollment rates vs. comparison district.

4/15

0 bonus points in indicator.
One bonus point per group with 25%+ increase over prior year.

ENROLLMENT RATES VS. COMPARISON DISTRICT (5 POINTS EACH)

0/5

School FRL rate of <5% compared to district GrK-5 FRL rate of 59.6%.

3/5

School IEP rate of ≥10 to <15% compared to district GrK-5 IEP rate of 14.4%.

1/5

School EL rate of <5% compared to district GrK-5 EL rate of 17.6%.

ABOUT

Nevada law requires charter school sponsors to use an Academic Performance Framework. In this Framework, schools earn points for performance, which are totaled to a final score and rating. See the [Framework Technical Guide](#) for details.

OVERALL SCORE/RATING TABLE

<20 BELOW STANDARD	≥20 and <50 DOES NOT MEET STANDARD	≥50 and <80 MEETS STANDARD	≥80 EXCEEDS STANDARD
--------------------------	--	----------------------------------	----------------------------

INDICATOR/MEASURE POINTS EARNED LEGEND

<20% OF PTS EARNED	≥20% to <50% OF PTS EARNED	≥50% to <80% OF PTS EARNED	≥80% OF PTS EARNED
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Attachment 2 - Performance Framework Ratings

2022-23 School Year: SPCSA Academic Performance Framework

Doral Academy of Northern Nevada MS

[How to Print](#)

SCHOOL INFORMATION

All information is for the 2022-23 school year.

Address: 3725 Butch Cassidy Dr, Reno, NV, 89511

Website: <https://www.doralnorthernnevada.org/>

Validation Day Enrollment: 334

Grades Served: 6-8

NSPF Rating: 5

Comparison District: Washoe

Comparison School: Herz MS

OVERALL FRAMEWORK SCORE/RATING (100 POINTS)

Rating calculated from total points earned across indicators/measures.

84.6

EXCEEDS STANDARD

PRIOR YEAR RATING

88.9

EXCEEDS STANDARD

NEVADA SCHOOL RATINGS INDICATOR (60 POINTS)

60% of SPCSA school score in Nevada school ratings (NSPF).

52.6/60

Sixty percent of the school's 2022-23 NSPF score (87.7) earned in indicator.

GEOGRAPHICAL COMPARISONS INDICATOR (25 POINTS)

SPCSA school NSPF performance vs. comparison district/school(s).

25/25

25 automatic points in indicator.

A 4- or 5-star equivalent NSPF score earns 15 or 25 automatic points.

NSPF SCORE VS. COMPARISON DISTRICT (10 POINTS)

10/10

NSPF score difference of 47.6 between school (87.7 points) and comparison district (40.1 points).

NSPF SCORE VS. COMPARISON SCHOOL (15 POINTS)

14/15

NSPF score difference of 23.9 between school (87.7 points) and comparison school (63.8 points).

SCHOOL PROGRESS INDICATOR (NO POINTS)

SPCSA school changes in Math/ELA non-proficiency.



ELA non-proficiency increased from 28.5% (prior year) to 30% (current year).



Math non-proficiency decreased from 43.2% (prior year) to 40.5% (current year).

ENROLLMENT DIVERSITY INDICATOR (15 POINTS)

SPCSA school FRL, IEP, and EL enrollment rates vs. comparison district.

7/15

0 bonus points in indicator.

One bonus point per group with 25%+ increase over prior year.

ENROLLMENT RATES VS. COMPARISON DISTRICT (5 POINTS EACH)

1/5

School FRL rate of ≥ 5 to $<10\%$ compared to district Gr6-8 FRL rate of 57.3%.

4/5

School IEP rate of ≥ 10 to $<15\%$ compared to district Gr6-8 IEP rate of 14.1%.

2/5

School EL rate of $<5\%$ compared to district Gr6-8 EL rate of 11.3%.

ABOUT

Nevada law requires charter school sponsors to use an Academic Performance Framework. In this Framework, schools earn points for performance, which are totaled to a final score and rating. See the [Framework Technical Guide](#) for details.

OVERALL SCORE/RATING TABLE

<20 BELOW STANDARD	≥ 20 and <50 DOES NOT MEET STANDARD	≥ 50 and <80 MEETS STANDARD	≥ 80 EXCEEDS STANDARD
--------------------------	--	--	----------------------------------

INDICATOR/MEASURE POINTS EARNED LEGEND

<20% OF PTS EARNED	$\geq 20\%$ to <50% OF PTS EARNED	$\geq 50\%$ to <80% OF PTS EARNED	$\geq 80\%$ OF PTS EARNED
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Attachment 2 - Performance Framework Ratings



Nevada State Public
Charter School
Authority

2024-25 Fiscal Year: Financial Performance Framework

The Financial Performance Framework for charter schools provides a framework within which a charter school authorizer may carry out its oversight roles. See the [Technical Guide](#) for details.

School Name

Doral Academy of Northern Nevada

3725 Butch Cassidy Dr, Reno, NV 89511

996 students in grade(s) KG - 08

Current Rating

Meets the Standard

Prior Rating

Meets the Standard

NEAR-TERM MEASURES

CURRENT RATIO

Does the school have a current ratio at least 1.1?

MS

UNRESTRICTED DAYS CASH ON HAND

Does the school have at least 60 days worth of unrestricted cash on hand?

MS

ENROLLMENT VARIANCE

Does the school have an enrollment variance of at least 95%?

MS

DEBT OR LEASE DEFAULT

Did the school default on any debt or lease?

MS

SUSTAINABILITY MEASURES

TOTAL MARGIN

Did the school maintain a positive total margin?

MS

DEBT TO ASSET RATIO

Did the school maintain a debt to asset ratio less than 90%?

MS

CASH FLOW

Did the school maintain a possible one year and three year cash flow?

MS

DEBT OR LEASE SERVICE COVERAGE RATIO

Did the school maintain a Debt or Lease Service Coverage Ratio o...

MS

FINANCIAL MANAGEMENT & OVERSIGHT

ANNUAL INDEPENDENT AUDIT

Did the school receive a clean audit?

DNMS

FINANCIAL REPORTING & COMPLIANCE

Did the school comply with all financial reporting requirements?

MS

FINANCIAL OVERSIGHT

Did the school have effective financial oversight?

MS

CHART OF ACCOUNTS

Did the school use the Nevada Department of Education approved Chart of Accounts?

MS

GRANT SUBRECIPIENT COMPLIANCE

Did the school comply with all grant requirement?

MS

Attachment 2 - Performance Framework Ratings

 Nevada State Public Charter School Authority		2023-24 Fiscal Year: Financial Performance Framework The Financial Performance Framework for charter schools provides a framework within which a charter school authorizer may carry out its oversight roles. See the Technical Guide for details.	
Doral Academy of Northern Nevada Address: 3725 Butch Cassidy Dr., Reno, NV 89511 Website: https://www.doralnorthernnevada.org/ Enrollment: 996 Grades Served: KG - 08		2023-24 Meets the Standard	2022-23 Meets the Standard
1. CURRENT RATIO Meets Standard Is the school's Current Ratio at least 1.1?	2. UNRESTRICTED DAYS CASH ON HAND Meets Standard Is the school's UDCOH at least 60 days or 30 days with a positive trend?	3. ENROLLMENT FORECAST ACCURACY Meets Standard Is the school's Enrollment Variance 95% or greater?	4. DEBT DEFAULT Meets Standard Is the school in default of loan covenants or delinquent with debt service payments?
5. TOTAL MARGIN AND AGGREGATE THREE YEAR TOTAL MARGIN Meets Standard Is the school's current year and three year aggregate Total Margin positive?	6. DEBT TO ASSET RATIO Meets Standard Is the school's Debt to Asset Ratio less than 0.90?	7. CASH FLOW Meets Standard Is the school's most recent year and three year aggregate cash flow positive?	8. DEBT OR LEASE SERVICE COVERAGE RATIO Meets Standard Is the school's Debt/Lease Service Coverage Ratio at least 1.10?

Attachment 2 - Performance Framework Ratings

 Nevada State Public Charter School Authority		2022-23 Fiscal Year: Financial Performance Framework The Financial Performance Framework for charter schools provides a framework within which a charter school authorizer may carry out its oversight roles. See the Technical Guide for details.	
Doral Academy of Northern Nevada Address: 3725 Butch Cassidy Dr, Reno, NV 89511 Website: https://www.doralnorthernnevada.org/ Enrollment: 996 Grades Served: K-8		2022-23 Meets the Standard	2021-22 Meets the Standard
1. CURRENT RATIO Meets Standard Is the school's Current Ratio at least 1.1?	2. UNRESTRICTED DAYS CASH ON HAND Meets Standard Is the school's UDCOH at least 60 days or 30 days with a positive trend?	3. ENROLLMENT FORECAST ACCURACY Meets Standard Is the school's Enrollment Variance 95% or greater?	4. DEBT DEFAULT Meets Standard Is the school in default of loan covenants or delinquent with debt service payments?
5. TOTAL MARGIN AND AGGREGATE THREE YEAR TOTAL MARGIN Meets Standard Is the school's current year and three year aggregate Total Margin positive?	6. DEBT TO ASSET RATIO Meets Standard Is the school's Debt to Asset Ratio less than 0.90?	7. CASH FLOW Does Not Meet Standard Is the school's most recent year and three year aggregate cash flow positive?	8. DEBT OR LEASE SERVICE COVERAGE RATIO Meets Standard Is the school's Debt/Lease Service Coverage Ratio at least 1.10?

Attachment 2 - Performance Framework Ratings



Nevada State Public Charter School Authority - Organizational Performance Framework

The Organizational Performance Framework for charter schools provides a framework within which a charter school authorizer may carry out its oversight roles. See the [Technical Guide](#) for details.

2024-25

Doral Academy of Northern Nevada

Doral Academy of Northern Nevada

Address: 3725 Butch Cassidy Dr Reno, NV 89511
Website: <https://www.doralnorthernnevada.org/>
Enrollment: 996
Grades Served: KG-08

2024-25 Overall Rating

2023-24

In Compliance

99

Charter Contract	Governance	Federal and State Statute, Administrative Code, & Regulation	Operations
Compliance with charter contract	Compliance with six (6) Governance Standards	Educational Personnel: Meets Standards Language and Culture: Meets Standards Special Education: Meets Standards Health and Safety: Meets Standards Education Requirements: Meets Standards CMO/CAO: Meets Standard by Assurances	Timely Epicenter submissions Meets Standards

Attachment 2 - Performance Framework Ratings

2023-24 School Year: Organizational Performance Framework

The Organization Performance Framework for charter schools provides a framework within which a charter school authorizer may carry out its oversight roles. See the [Technical Guide](#) for details.

Doral Academy of Northern Nevada

Address: 3725 Butch Cassidy Dr, Reno, NV 89511
 Website: <https://www.doralnorthernnevada.org/>
 Enrollment: 996
 Grades Served: K-8

2023-24

Meets Standard

99.00

2022-23

Meets Standards

SCORING TABLE

≥80
MEETS
STANDARD

<80
BELOW
STANDARD

EDUCATION PROGRAM

20 out of 20

This section addresses the school's adherence to the material terms of its proposed education program.

FINANCIAL MANAGEMENT

19 out of 20

This section addresses the expectations set for the school's management and oversight of its finances, without regard to the school's financial performance as measured by the Financial Performance Framework.

GOVERNANCE & REPORTING

20 out of 20

This section addresses the charter board's compliance with governance-related laws as well as the board's own bylaws and policies.

STUDENTS & EMPLOYEES

20 out of 20

This section addresses the school's compliance with a variety of laws related to students and employees.

SCHOOL ENVIRONMENT

20 out of 20

This section addresses, but is not limited to: the school's facilities, transportation, food service, and health services.

Attachment 2 - Performance Framework Ratings

2022-23 School Year: Organizational Performance Framework

The Organization Performance Framework for charter schools provides a framework within which a charter school authorizer may carry out its oversight roles. See the [Technical Guide](#) for details.

Doral Academy of Northern Nevada

Address: 3725 Butch Cassidy Dr, Reno, NV 89511

Website: <https://www.doralnorthernnevada.org/>

Enrollment: 996

Grades Served: K-8

2022-23

2021-22

Meets Standards

**Meets
Standard**

95.00

SCORING TABLE

≥80
**MEETS
STANDARD**

<80
**BELOW
STANDARD**

EDUCATION PROGRAM

20 out of 20

This section addresses the school's adherence to the material terms of its proposed education program.

FINANCIAL MANAGEMENT

15 out of 20

This section addresses the expectations set for the school's management and oversight of its finances, without regard to the school's financial performance as measured by the Financial Performance Framework.

GOVERNANCE & REPORTING

20 out of 20

This section addresses the charter board's compliance with governance-related laws as well as the board's own bylaws and policies.

STUDENTS & EMPLOYEES

20 out of 20

This section addresses the school's compliance with a variety of laws related to students and employees.

SCHOOL ENVIRONMENT

20 out of 20

This section addresses, but is not limited to: the school's facilities, transportation, food service, and health services.



600 Mill Street
Reno, NV 89502
775-352-3202
www.bbbsnn.org

Board of Directors

Rotem Azulay
Danny Britson
Sue Foltz
Mike Givens
Rick Greenthal
Maureen Hazard
Angela Heinemann
Cristal Herrera-Woodley
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Bekah Keesler
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Gayle Scheffel
Danny Schenker
Matt Thornton
Courtney Workman
Rachel Yelley
Laura Zander

Chief Executive Officer

Derek Beauvais

Nevada State Public Charter School Authority

Attention: Director Melissa Mackedon,
SPCSA Staff and Board of Directors

RE: Letter of Support – Doral Academy of Northern Nevada

Dear Director Mackedon and SPCSA Leadership,

On behalf of Big Brothers Big Sisters of Northern Nevada ("BBBSNN"), it is my pleasure to offer our enthusiastic support for Doral Academy of Northern Nevada ("DANN") and its vision to expand educational opportunities for students and families through the development of a second campus.

As the CEO of Big Brothers Big Sisters of Northern Nevada, I have the privilege of working alongside many outstanding educators, community leaders, and organizations committed to improving outcomes for young people. Doral Academy stands apart as an exceptional example of what public education can be when academic excellence is paired with visionary leadership, meaningful community engagement, and an unwavering commitment to students and families.

Under the leadership of Principal Angela Orr, Doral Academy has established itself as a model for educational excellence in Northern Nevada. Angela's passion for students, collaborative leadership style, and deep commitment to serving families have created a school culture that inspires confidence and optimism. I have tremendous respect for her leadership and firmly believe she is helping set the standard for how schools should engage with their communities, build meaningful partnerships, and prepare students for lifelong success.

As Doral Academy continues to grow, so too does its ability to expand access to high-quality educational opportunities for families throughout our region. Northern Nevada continues to experience significant population growth, and innovative public charter schools like Doral play an essential role in ensuring that families have access to exceptional educational choices. Expanding Doral's reach will not only benefit its students, but will strengthen our entire community by investing in the next generation of leaders.

Big Brothers Big Sisters of Northern Nevada is excited about the opportunity to deepen our partnership with Doral Academy. We enthusiastically support collaborating with both the existing campus and the proposed second campus to connect students with caring adult mentors who can provide encouragement, guidance, and life-changing relationships outside the classroom.

For more than 25 years, BBBSNN has been creating and supporting one-to-one mentoring relationships that ignite the power and promise of youth. Today, we serve hundreds of young people annually across Northern Nevada while more than 150 additional youth remain on our

Big Brothers Big Sisters of Northern Nevada, Inc. is a tax exempt 501(c)(3), whose mission is to provide children facing adversity with strong and enduring, professionally supported, one-to-one relationships that change their lives for the better, forever. Your donation may be tax deductible pursuant to provisions of section 170 (c) of the Internal Revenue Code. Unless stated donor received no goods or services for contribution. Tax ID # 32-0147198."



600 Mill Street
Reno, NV 89502
775-352-3202
www.bbbsnn.org

waiting list—most of whom are hoping for a positive male role model. Research consistently demonstrates that young people matched with a Big Brother or Big Sister are more likely to graduate high school, enroll in college, avoid risky behaviors, and develop stronger confidence, resilience, and aspirations for the future.

We believe schools and mentoring organizations are natural partners in helping young people thrive. Together, we can provide students not only with an outstanding education, but also with the supportive relationships, resources, and opportunities that empower them to realize their full potential.

We are excited to continue exploring creative opportunities to collaborate with Doral Academy and look forward to building a partnership that positively impacts students and families both inside and outside the classroom for years to come.

Thank you for your thoughtful consideration of Doral Academy's proposal and for your continued commitment to expanding educational opportunities for Nevada's students.

Sincerely,

A handwritten signature in blue ink that reads 'Derek Beauvais'.

Derek Beauvais
Chief Executive Officer
Big Brothers Big Sisters of Northern Nevada
DBeauvais@bbbsnn.org

Big Brothers Big Sisters of Northern Nevada, Inc. is a tax exempt 501(c)(3), whose mission is to provide children facing adversity with strong and enduring, professionally supported, one-to-one relationships that change their lives for the better, forever. Your donation may be tax deductible pursuant to provisions of section 170 (c) of the Internal Revenue Code. Unless stated donor received no goods or services for contribution. Tax ID # 32-0147198."



Attachment 3 - Letters of Support

BOYS & GIRLS CLUB OF TRUCKEE MEADOWS

Donald W. Reynolds Facility
2680 East Ninth Street
Reno, NV 89512
Admin: (775) 331-KIDS

Mike Wurm
President/CEO

Board Officers:

Board Chair

Colin Smith

1st Vice Chair

Kevin Monaghan

2nd Vice Chair

Tony Marini

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Chelsea Latino

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Samantha Reviglio

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Jason Champagne

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Virginia Crowe

Dick Gammick*

Kerri Garcia*

Ray Gonzalez

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Mat Neben

Ken O'Brien

Dan Roberts*

Nick Rossi*

Scott Schellin*

Steve Schiller*

Steve Smith*

Rich Stoltz*

Charlotte Sullivan

Kevin Tappan*

Ty Windfeldt*

Emeritus:

Chris Aramini*

Dan Gaddis

Craig Holt*

Greg Martinelli*

Community Board:

Stephanie Lepori

Rob Medeiros*

Rick Reviglio

Lance Semenko*

Lifetime Members:

Bob Capurro*

Fred Taeubel

Nick Webber*

*Past Chairs

www.bgctm.org
www.facebook.com/positiveplace
www.twitter.com/positiveplace
www.youtube.com/thepositiveplace
www.instagram.com/thepositiveplace

Nevada State Public Charter School Authority

Attn: Director Melissa Mackedon; SPCSA Staff and Board

RE: Letter of Support: Proposed Expanded Partnership- Doral Academy of Northern Nevada

Dear Director Mackedon and SPCSA Staff and Board:

The Boys and Girls Club of Truckee Meadows ("Club") is pleased to submit this letter of support expressing our interest in pursuing an expanded long-term partnership with Doral Academy of Northern Nevada ("DANN"), including the opportunity to collaborate with the school on a proposed second campus for possible vended meals, transportation, and Life and Workforce Development programs.

Our organization is open to discussions with DANN regarding projects that align with our shared commitment to serving youth and families in the Northern Nevada community.

In particular, we are exploring a partnership framework built around three major components of cross-services and expanded services:

1. Expanded Vended Meals– Currently, the Club serves DANN's Butch Cassidy campus with lunch vended meals. We would hope to bid on expanded vended meal contract if a second campus came to fruition. The goal would be to provide students with increased access to nutritious meals through a vended meal program that supports both the school day and potentially before and after school programming.

2. Possible Transportation to/from Club Sites– Currently we do not offer transportation to DANN's Butch Cassidy campus. We are open to exploring whether transportation to a proposed 2nd campus could be beneficial to help coordinate transportation between school and Club locations to increase student access to enrichment opportunities and high quality education.

3. Life and Workforce Development Programmatic Opportunities – The Club is also open to offering programs focused on life skills, workforce readiness, and career exploration to prepare students for future success.

We believe these collaborative components would create a mutually beneficial partnership that leverages the strengths of both organizations to enhance student support, learning opportunities, and overall well-being. We understand that any expanded partnership elements would be subject to further discussion, Boys and Girls Club of Truckee Meadows Board approval, and DANN's governing board approval.

We look forward to continuing these discussions and identifying ways we can work together to positively impact the lives of students and their families.

Sincerely,

Mike Wurm

Chief Executive Officer / President

Boys and Girls Club of Truckee Meadows MWurm@bgctm.org

Attachment 3 - Letters of Support



1215 Damonte Ranch Pkwy
Reno, NV 89521

T (775) 499-0000
info@libertydogs.org

July 17, 2026

Nevada State Public Charter School Authority
Attn: Director Melissa Mackedon;
SPCSA Staff and Board

RE: Letter of Support — Doral Academy of Northern Nevada

Dear Director Mackedon and Members of the Authority Board:

Liberty Dogs writes in support of Doral Academy of Northern Nevada and its proposed second campus.

Liberty Dogs is a Northern Nevada nonprofit that breeds, raises, and trains service dogs for veterans. Our work depends entirely on the community around us — volunteer puppy raisers, partner employers, and young people willing to learn what it takes to prepare a dog for a life of service. DANN's lab school model fits naturally with how we operate, and we are glad to support its expansion.

We are prepared to work with DANN in the following areas:

Career exposure and workforce pathways. Our field spans animal husbandry, veterinary care, professional dog training, nonprofit administration, and development. Students can see that work firsthand and try parts of it.

Project-based learning. Our operations generate genuine problems students could take on — facility design, data tracking, community outreach, volunteer recruitment.

Mentorship and volunteer opportunities. Students can serve as puppy socializers and program volunteers, and our staff are available to mentor.

Military service awareness. Liberty Dogs is led by a retired United States Air Force Major General and exists to serve veterans. We can bring veterans and service members into DANN classrooms so students understand both what military service asks of people and what comes after it.

Facility use and joint outreach. Our campus can host student visits, and we would welcome the chance to tell this story alongside DANN.

We recognize that specific program elements will be developed collaboratively over time, and that financial commitments on either side would require approval from the respective leadership



Attachment 3 - Letters of Support



1215 Damonte Ranch Pkwy
Reno, NV 89521

T (775) 499-0000
info@libertydogs.org

and governing boards. Our support for this application, however, is not conditional. We want to see this campus open, and we intend to be a partner to it.

We look forward to the work ahead and to what it can mean for students and families across Northern Nevada.

Sincerely,

A handwritten signature in black ink, appearing to read "Ondra Berry".

Ondra Berry, Major General, USAF (Retired)
CEO Liberty Dogs, Chief Executive Officer, Liberty Dogs
Ondra.Berry@libertydogs.org.



July 15, 2026

Angela Orr, Principal
Robert Lucey, Chair of the Board of Directors
Doral Academy of Northern Nevada
3725 Butch Cassidy Dr.
Reno, NV 89511

RE: Letter of Support for Industry/Education Partnership

Dear Ms. Orr and Mr. Lucey,

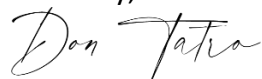
Redwood Materials is an advanced battery recycler that recovers and processes lithium-ion batteries in Nevada to help establish a domestic closed-loop battery supply chain. Our business encompasses the collection, recycling, and re-manufacturing of batteries into high-value components like cathode materials. We are supporting the nation's transition to sustainable energy by achieving recovery rates above 95% and substantially reducing both the carbon footprint and cost of producing new batteries. Over 70% of lithium-ion batteries collected today are sent to our recycling facility in northern Nevada, making us the largest lithium-ion battery recycler in North America. Today, Redwood receives more than 20 GWh of lithium-ion batteries annually, which equates to more than 250,000 electric vehicles, 1.57 billion cell phones, or 60,000 metric tons/year. We have also innovated a platform to repurpose these vehicle battery packs into low-cost, large-scale energy storage systems that fill a critical gap in today's power landscape, while maximizing their value between recovery and recycling.

Redwood Materials is also dedicated to local engagement and community benefits. We have developed hands-on learning activities to help students learn about battery materials, safe handling, recycling, and the engineering design process. We work with local schools and non-profits to engage students and community members to be active participants in closing the lithium loop.

Redwood Materials wishes to work with Doral Academy of Northern Nevada (DANN) to help develop meaningful education initiatives for students, which will directly help support Redwood Material's mission in the area and directly benefit the greater Reno-Sparks area. Redwood Materials agrees to support DANN's initiatives through participation in school-hosted events (including classroom program and collection drives), panels, and guest-lectures to share industry knowledge and real-world application of classroom learning. Furthermore, Redwood Materials can support DANN students for guidance on leadership, career pathways, and industry insight.

Redwood Materials commends DANN's academic mission, proposed expansion to a new campus, and collaborations with the University of Nevada, Reno (UNR). Such collaboration and opportunities for students will also help their community partners enrich the greater Northern Nevada community.

Sincerely,



Don Tatro
Director, State and Local Policy

Attachment 3 - Letters of Support



500 E Moana Lane, Reno, NV 89502

July 13, 2026

Nevada State Public Charter School Authority

Attn: Director Melissa Mackedon;

SPCSA Staff and Board

RE: Letter of Support – Doral Academy of Northern Nevada

Dear Director Mackedon and SPCSA Staff and Board of Directors:

The Sierra School of Performing Arts (“SSPA”) is pleased to submit this letter of support expressing our interest in partnership with Doral Academy of Northern Nevada (“DANN”), including the opportunity to collaborate with the school on its proposed second campus and integration of career exposure & workforce pipeline and project-based learning via cross-collaboration.

Our organization is open to discussions with DANN regarding projects that align with the school’s lab school model and our shared commitment to strengthening connections between DANN students and the regional economy and community, particularly in growing sectors such as Performing Arts through community education and outreach.

We at SSPA are open to exploring a partnership framework that may include the following areas of cross-collaboration and programmatic support:

- 1. Mentorship/Internship Opportunities** – SSPA provides resources and educational outreach and opportunities in the field of Performing Arts, and Musical Production for all ages and demographics.
- 2. Project-Based Learning & Curriculum Collaboration** – SSPA provides musical theater productions and educational programs for both youth and adults to enhance awareness and knowledge surrounding the arts as well as skill training and development. SSPA looks forward to strengthening this partnership with DANN to enhance the overall growth and experience of the student body.
- 3. Career Exposure & Workforce Pipeline** – SSPA’s mission and objective is to nurture the communities interest and passion in the field of Performing Arts, and SSPA staff has the professional experience to assist in providing education and guidance for students looking to explore the field of Performing Arts as both a career path as well as personal wellness.
- 4. Additional Program/Service Area** – SSPA is excited for the opportunity to develop a potential partnership with DANN to explore potential funding and resource support to integrate

Attachment 3 - Letters of Support

state of the art performing arts facilities to support programming and curriculums around the field of Performing Arts.

We believe these collaborative components would create a mutually beneficial partnership that leverages the strengths of both organizations to enhance student support, learning opportunities, and overall well-being. We understand that any expanded partnership elements could be subject to further discussion and each organization's leadership and/or governing board approval for any financial commitments.

We look forward to continuing these discussions and identifying ways we can work together to positively impact the lives of students and their families in Northern Nevada.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Indra Winquest', with a long horizontal line extending to the right.

Indra Winquest – On behalf of the Board of Directors

Board President

Sierra School of Performing Arts

Indra@SSPA.org

sierraschoolofperformingarts.org



University of Nevada, Reno

Aerospace & Defense Academy

Ozmen Center for Entrepreneurship | **The College of Business**

To Whom It May Concern,

As the Program Coordinator for The Aerospace & Defense Academy at the University of Nevada, Reno (UNR), I am writing to express my strongest professional support for Doral Academy's proposed K-12 public laboratory school campus.

Throughout my career working in K-12 education and developing pre-college programming, I have seen firsthand how early, structured exposure to technical fields completely shifts a student's academic and career trajectory. My experience building pre-college initiatives has consistently reinforced that under-resourced students face systemic barriers—such as a lack of personal transportation or rigid admissions criteria—that lock them out of premium STEM pipelines. Doral's open-access lottery model eliminates these obstacles. By establishing an anchor in the Donner Springs region, this project democratizes advanced technical preparation for students who need this access most.

Recent findings, including a Consumer Affairs report that places Nevada 49th in education, underscore an urgent reality: to elevate our state's economy, we must radically expand high-quality educational opportunities and options for our future workforce. This laboratory school model directly addresses this challenge through its unique partnership with local colleges, bringing university-level coursework and advanced training straight to a community lacking these resources.

Furthermore, the impact of a laboratory school extends far beyond the students it directly serves. By utilizing master teachers to provide rigorous, hands-on field experience to teachers-in-training, this campus will actively elevate the workforce quality of the entire northern Nevada educator pipeline, lifting the standard of neighboring educational programs.

While we celebrate the exceptional work of regional institutions like the Academy of Arts, Careers, and Technology (AACT) and Debbie Smith High School, their waitlists prove that the desire for career-connected education far exceeds our community's current capacity. Doral Academy has a proven track record of academic excellence that consistently outpaces state averages, highlighted by a high-performance Cognia certification and a national victory in the Samsung Solve for Tomorrow competition. They achieve these elite outcomes with remarkable fiscal efficiency, spending just \$7,530 per pupil.

Through a formal partnership and lease agreement with the University of Nevada, Reno, this program is bound for success. The Aerospace & Defense Academy has



University of Nevada, Reno

Aerospace & Defense Academy

Ozmen Center for Entrepreneurship | The College of Business

committed to supporting extracurricular activities for its students interested in Aerospace and early partnership that is sure to spur other departments to do the same. Additionally, this laboratory school will allow high schoolers to graduate with up to two years of university credit, increasing a talent pipeline to the university that is measurable. Financial support toward the construction of this campus will leverage a \$55 million total project, maximize the impact of philanthropic dollars and secure a sustainable, state-of-the-art home for the next generation of Nevada's professional leaders.

I strongly urge your support for the creation and construction of this transformative laboratory school. It is a vital step forward for our students, our workforce, and the future of Northern Nevada.

Sincerely,

Jennifer Munro

Program Coordinator

The Aerospace & Defense Academy

University of Nevada, Reno

AFFILIATION AGREEMENT

This Affiliation Agreement ("Agreement") is made as of the last date of signature below ("Effective Date"), by and between the BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION, ON BEHALF OF THE UNIVERSITY OF NEVADA, RENO ("UNR") and DORAL ACADEMY OF NORTHERN NEVADA, a Nevada Non-Profit and Public Charter School ("DANN"). UNR and DANN are hereafter collectively referred to as the "Parties" and individually as a "Party."

WHEREAS, DANN operates a public charter school under the Nevada State Public Charter School Authority, currently serving students in grades K–8;

WHEREAS, UNR is a Nevada public university committed to advancing education, research, and community engagement in the State of Nevada and is a top research institute according to Carnegie Classification;

WHEREAS, the UNR College of Education and Human Development and DANN currently collaborate in the area of public education and wish to expand research opportunities and best practices in public education;

WHEREAS, the Parties desire to engage in research, dual enrollment, and interdisciplinary collaboration, including, but not limited to, the College of Education and Human Development, College of Agriculture, Biotechnology, and Natural Resources, College of Business, College of Engineering, College of Science, and College of Liberal Arts under the coordination of the Office of the Provost; and

WHEREAS, the Parties are further interested in studying the impact of community partnerships and innovative educational practices, exploring strategic learning opportunities, and cross-functional facilities use for the benefit of UNR, DANN, and the greater Reno-Sparks community.

NOW, THEREFORE, the Parties agree as follows:

1. Purpose and Intent.

The purpose of this Agreement is to focus the collaborative relationship between UNR and DANN to advance educational research, support innovative K–12 practices, and create pathways for dual enrollment and community-integrated learning.

2. Scope of Collaboration.

The collaboration shall include, but not be limited to: (a) expanding formal research opportunities with the College of Education and Human Development; (b) studying best practices in educational models and community partnerships; (c) engaging faculty from various UNR Colleges to support learning initiatives and student opportunities for real-

Attachment 4 - Affiliation Agreement

world experiences; (d) supporting DANN students through strategic dual enrollment college credit programming; and (e) cross-functional facility uses of DANN and UNR campuses to achieve these collaborative goals in an environment that fosters the highest student outcomes possible through innovation and incorporation of new technologies and cutting-edge methodologies. The parties acknowledge and agree that the benefits that will flow to both parties from this collaboration constitute valuable consideration.

3. Roles and Responsibilities.

- a. All DANN school campus sites will serve as possible sites for UNR-facilitated research and innovation, with UNR and DANN staff working collaboratively to support anonymized data collection, project implementation, and student access for innovative study and review of best practices in K-12 public education.
- b. Both Parties agree to coordinate participation of faculty, staff, and students through its various departments and ensure proper oversight of collaborative projects through the direction and supervision of the DANN administration and coordination under the UNR Office of the Provost and the leadership of the respective participating UNR Colleges.

4. Institutional Review Board (IRB) Compliance.

The Parties agree that any collaborative research project conducted under this Agreement that involves students, faculty, or staff of DANN shall be subject to review and approval by the Institutional Review Board (IRB) of the University of Nevada, Reno or another appropriate IRB with jurisdiction. All such collaborative research shall be conducted in accordance with applicable federal and state laws and any relevant policies of the Parties. DANN shall retain ownership and control of all data collected in connection with any research involving its students, faculty, or staff, and any access to or use of such data shall be subject to DANN's prior written approval.

5. Policy on the Protection of Children.

The parties agree that they are aware of, have read, and will comply with UNR's Administrative Manual Policy 7,002: Policy on the Protection of Children. As of the Effective Date (defined below), a copy of this policy is available at, <https://www.unr.edu/administrative-manual/7000-7999-miscellaneous/7002-policy-on-the-protection-of-children>.

6. Term and Termination.

This Agreement shall become effective as of the date of execution by the last signing Party (the "Effective Date") and remain in effect in perpetuity until such time as either Party elects to terminate in writing. Either Party may terminate this Agreement for cause with

Attachment 4 - Affiliation Agreement

sixty (60) days' written notice, provided the terminating Party identifies the specific breach or failure to perform and allows the other Party opportunity to cure within ten (10) business days, if the item is curable. For purposes of this Agreement, "cause" shall include, but is not limited to, a material breach of any term of this Agreement, failure to comply with applicable laws or regulations, actions or omissions that cause material reputational harm to the other Party, or conduct that materially impairs the ability of the Parties to fulfill the purpose of this Agreement. Either Party may also terminate this Agreement without cause with six (6) months' written notice.

7. General Provisions.

- a. Non-Exclusivity: Nothing in this Agreement shall be construed as creating an exclusive relationship for research purposes. Each Party reserves the right to engage in similar partnerships with other entities.
- b. Notices: All notices or other communications required under this Agreement shall be in writing and delivered personally or by certified mail to the designated representatives of each Party at the following notice addresses:

To UNR:

University of Nevada Reno
Office of the Provost
1664 N. Virginia Street
Reno, NV 89557
Clark Administration, Rm. 110
Attn: Provost and
Vice President/CFO

To DANN:

Doral Academy of Northern Nevada
3725 Butch Cassidy Dr.
Reno, NV 89511
Attn: Lead Principal and
Board Chair

- c. Costs and Fees. Each Party shall bear its own costs and attorney's fees relating to this Agreement, unless otherwise agreed in writing.
- d. Amendment. Any amendment to this Agreement must be in writing and signed by both Parties.
- e. Choice of Law; Conflict Resolution. This Agreement shall be governed by the laws of the State of Nevada. In the event of any dispute arising under or in connection with this Agreement, the Parties agree to first attempt resolution through good-faith negotiation between DANN leadership and the UNR Office of the Provost. If unresolved following thirty (30) calendar days of good-faith negotiation on any dispute, the matter shall be submitted to mediation with the parties splitting the cost of a jointly agreed upon business mediator before pursuing any other legal remedy. In the case of litigation, any and all disputes arising out of or in connection with this agreement shall be litigated only in the Judicial District Court in and for the County of Washoe, State of Nevada, and DANN hereby expressly consents to the jurisdiction of said court.

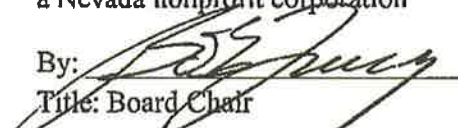
Attachment 4 - Affiliation Agreement

- f. Severability. If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.
- g. Privacy Laws. The parties agree to comply with the Family Educational Rights and Privacy Act of 1974 (“FERPA”), and all requirements imposed by or pursuant to regulation of the Department of Education and UNR to the end that the rights and privacy of the students enrolled in UNR are not violated or invaded. No access to individual student data shall be granted by the parties to any other person, agency or organization without the written consent of the student, except for sharing with other persons within UNR or DANN, so long as those persons have a legitimate interest in the information.

Attachment 4 - Affiliation Agreement

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the Effective Date.

DORAL ACADEMY OF NORTHERN NEVADA,
a Nevada nonprofit corporation

By: 
Title: Board Chair
Name: Robert Lucey
Date: 4-23-26

As approved by the Board of Directors of Doral Academy of Northern Nevada at its
4/23/2026 *Board Meeting.*

BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER
EDUCATION, ON BEHALF OF THE UNIVERSITY OF NEVADA, RENO

Recommended by:


Brian Sandoval, President

Dated: 4.30.26

Approved by:


Matt McNair, Chancellor

Dated: 07.07.26



University of Nevada, Reno

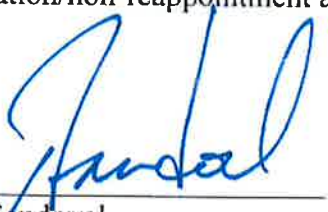
Brian Sandoval
President

MEMORANDUM

TO: Matt McNair, Chancellor
FROM: Brian Sandoval, President
DATE: June 23, 2026
RE: Signature Authority for June 26 – July 9, 2026

I will be traveling June 26 – July 9, 2026.

During my absence, I have designated signature authority to Vice President of Student Affairs Heather Speed. He has been given authority to sign on University of Nevada, Reno business and financial transactions as well as personnel documents, including but not limited to notices of termination/non-reappointment and Code Chapter 6 matters during these specified dates.



Brian Sandoval
President
University of Nevada, Reno



Date

Attachment 5 - Current System Budget

DANN K-8	26-27	27-28	28-29	29-30	30-31
Statewide Base (w/ District Adj)	\$ 9,486	\$ 9,723	\$ 9,966	\$ 10,215	\$ 10,471
Total Students (FTEs)	990	990	990	990	990
Kinder	100	100	100	100	100
1st Grade	104	104	104	104	104
2nd Grade	104	104	104	104	104
3rd Grade	104	104	104	104	104
4th Grade	104	104	104	104	104
5th Grade	108	108	108	108	108
6th Grade	123	123	123	123	123
7th Grade	123	123	123	123	123
8th Grade	120	120	120	120	120
9th Grade	-	-	-	-	-
10th Grade	-	-	-	-	-
11th Grade	-	-	-	-	-
12th Grade	-	-	-	-	-
Total Students (FTEs)	990	990	990	990	990

Funding Based off of Prior Year Numbers	26-27	27-28	28-29	29-30	30-31
SPED Count	100	100	100	100	100
EL Count	11	11	11	11	11
GATE Count	86	86	86	86	86
At-Risk	-	-	-	-	-
FRL %	8%	8%	8%	8%	8%
Teaching Staff	26-27	27-28	28-29	29-30	30-31
Classroom Teachers	36.00	36.00	36.00	36.00	36.00
SPED Teachers	3.50	3.50	3.50	3.50	3.50
Art Teacher					
Music					
PE Teacher					
Technology (STEM)					
Spanish / Language					
Additional Elective Teachers	8.00	8.00	8.00	8.00	8.00
Gate Teacher					
Total Teaching Staff	47.50	47.50	47.50	47.50	47.50
Admin & Support Staff	26-27	27-28	28-29	29-30	30-31
Principal	1.00	1.00	1.00	1.00	1.00
Assistant Principal	2.00	2.00	2.00	2.00	2.00
Community Involvement/ELL Coordinator	-	-	-	-	-
Dean	1.00	1.00	1.00	1.00	1.00
Curriculum Coach	1.00	1.00	1.00	1.00	1.00
School Counselor	1.50	1.50	1.50	1.50	1.50
Social Worker/ Mental Health	1.00	1.00	1.00	1.00	1.00
Office Manager/Banker	2.00	2.00	2.00	2.00	2.00
Registrar	1.00	1.00	1.00	1.00	1.00
Clinic Aide/ FASA	1.00	1.00	1.00	1.00	1.00
Receptionist	2.00	2.00	2.00	2.00	2.00
Teacher Assistants	10.33	10.33	10.33	10.33	10.33
Custodial / Security	1.25	1.25	1.25	1.25	1.25
Reading Interventionist	-	-	-	-	-
Cafeteria Manager	2.00	2.00	2.00	2.00	2.00
Parent Engagement Coordinator	-	-	-	-	-
SPED Facilitator	1.00	1.00	1.00	1.00	1.00
Speech Pathologist	-	-	-	-	-
School Psychologist	-	-	-	-	-
OT / PT	-	-	-	-	-
School Nurse	1.00	1.00	1.00	1.00	1.00
On Campus Sub	2.00	2.00	2.00	2.00	2.00
Other: IT	-	-	-	-	-
Total Admin & Support Staff	31.08	31.08	31.08	31.08	31.08
Total # Teachers and instruction	58.83	58.83	58.83	58.83	58.83
Total # Admin & Support	19.75	19.75	19.75	19.75	19.75
Total Staff	78.58	78.58	78.58	78.58	78.58

Attachment 5 - Current System Budget

Revenues	26-27	27-28	28-29	29-30	30-31
Per Pupil (PCFP Funding)	9,391,140	9,625,770	9,866,414	10,113,075	10,365,901
ELL	46,948	48,107	49,310	50,543	51,806
GATE	97,868	100,174	102,678	105,245	107,877
At-Risk	-	-	-	-	-
Auxiliary	231,164	231,164	231,164	231,164	231,164
Local SPED	85,050	85,050	85,050	85,050	85,050
State SPED	373,600	391,400	401,700	412,000	422,300
Federal SPED	126,295	126,295	126,295	126,295	126,295
Interest Income	230,000	230,000	230,000	230,000	230,000
Grants	7,522	7,305	7,305	7,305	7,305
In-Kind / Donations	-	-	-	-	-
Student Generated (SGF) / PRE-K	350,000	350,000	350,000	350,000	350,000
NSLP - Breakfast	-	-	-	-	-
NSLP - Lunch	125,118	126,378	127,638	128,898	130,158
Total Revenues	11,064,705	11,321,644	11,577,555	11,839,575	12,107,857

Use of other funds	26-27	27-28	28-29	29-30	30-31
Use of beginning Funds	125,000	-	-	-	-
Borrowings (FFE Cap Lease)	-	-	-	-	-
Project Funds	-	-	-	-	-
Total Use of Other Funds	125,000	-	-	-	-

Personnel Expenditures	26-27	27-28	28-29	29-30	30-31
Personnel - Support					
Principal	171,700	140,000	142,100	143,805	145,531
Asst. Principal	217,150	219,756	223,052	225,729	228,438
School Counselor	124,924	126,697	128,755	130,557	132,372
Social Worker/Mental Health	60,600	61,327	62,247	62,994	63,750
Student Support / Dean	58,580	59,283	60,172	60,894	61,625
Office Mgr. & Registrar / Banker	175,801	176,827	179,479	181,633	183,813
Office Asst / Receptionist	92,959	93,969	96,061	98,152	100,243
Parent Engagement Corr.	-	-	-	-	-
Custodial/Security	53,572	54,648	55,468	56,133	56,807
NSLP Personnel	57,859	59,246	60,634	62,021	63,409
SPED OT / PT	46,000	55,000	55,825	56,495	57,173
SPED Facilitator	-	-	-	-	-
Speech Path	63,000	63,756	64,712	65,489	66,275
School Psych	-	-	-	-	-
School Nurse	-	-	-	-	-
IT	-	-	-	-	-
Total Wages - Support	1,122,145	1,110,509	1,128,505	1,143,902	1,159,434
PERS - 36.75%	411,730	413,665	420,368	431,823	437,686
Ins/ Taxes / Other Benefits	181,343	193,450	210,079	226,610	243,368
Retention	36,500	36,500	36,500	36,500	36,500
Holiday	3,663	3,663	3,663	3,663	3,663
Stipends	-	-	-	-	-
Tuition Reimbursements	1,500	1,500	1,500	1,500	1,500
Total Benefits - Support	634,736	648,778	672,110	700,095	722,717

Personnel - Instruction	26-27	27-28	28-29	29-30	30-31
Instructional Coach	77,146	81,770	82,996	83,992	85,000
ELL Coordinator	-	-	-	-	-
Teachers	2,629,958	2,640,250	2,679,850	2,715,050	2,748,050
SPED Teachers	204,578	215,932	219,322	222,215	225,133
Instructional Asst.	281,963	302,957	310,124	317,290	324,456
On Campus Sub	63,000	64,800	66,600	68,400	70,200
Total Wages - Instruction	3,256,645	3,305,708	3,358,892	3,406,947	3,452,839
PERS	1,192,527	1,231,376	1,251,187	1,286,122	1,303,447
Ins/ Taxes / Other Benefits	530,335	578,499	629,792	681,389	733,728
Retention	66,540	66,790	66,790	66,790	66,790
Holiday	10,200	8,604	8,604	8,604	8,604
PTO Buyouts/Stipends	52,524	53,305	54,305	55,805	55,805
Tuition Reimbursements	8,500	8,500	8,500	8,500	8,500
Total Benefits - Instruction	1,860,626	1,947,074	2,019,178	2,107,210	2,176,874

Attachment 5 - Current System Budget

Material & Supplies - Instruction	26-27	27-28	28-29	29-30	30-31
Consumables	200,000	205,000	210,000	215,000	220,000
Dual Enrollment - Student Fees/Textbooks	-	-	-	-	-
Cash instead of Zion Lease - Curriculum/Tech/Furniture	-	-	-	-	-
Classroom Supplies	34,650	35,145	35,640	36,135	36,630
Copier Supplies	51,780	52,275	52,770	53,265	53,760
SPED Supplies	18,000	19,055	19,570	20,085	20,600
Total	304,430	311,475	317,980	324,485	330,990

Material & Supplies - Support	26-27	27-28	28-29	29-30	30-31
Office Supplies	29,700	30,195	30,690	31,185	31,680
Copier Supplies	2,970	3,465	3,960	4,455	4,950
Nursing Supplies	7,920	8,415	8,910	9,405	9,900
Athletics/Extra Curricular	-	-	-	-	-
Custodial Supplies	35,640	36,630	37,125	37,620	38,115
Total	76,230	78,705	80,685	82,665	84,645

Purchased Services - Instruction	26-27	27-28	28-29	29-30	30-31
Contracted Services: Other Professional Services	13,260	13,525	13,796	14,072	14,353
Contracted Services: SPED	297,000	306,900	316,800	321,750	326,700
Contracted Services: Substitute Services	51,000	52,050	53,100	54,150	55,200
Contracted Services: Transportation	-	-	-	-	-
Affiliation Fee - Inc.	46,956	47,896	48,857	49,832	50,827
Affiliation Fee - Professional Development	46,956	47,896	48,857	49,832	50,827
Professional Development	-	-	-	-	-
Total	455,171	468,268	481,409	489,635	497,906

Purchased Services - Support	26-27	27-28	28-29	29-30	30-31
Contracted Services: Other Professional Services	58,500	4,000	4,500	5,000	5,500
Contracted Services: Security	-	-	-	-	-
Management Fee (Academica Nevada)	493,614	501,514	523,670	539,382	555,568
Payroll Services	28,800	29,664	30,554	31,471	32,415
Audit/Tax	90,125	92,829	65,000	66,950	68,959
Legal Fees	35,000	38,000	40,500	43,000	45,500
IT Services	49,290	50,340	51,330	52,320	53,310
IT Set-up Fees	10,500	11,500	12,500	13,500	14,500
State Administrative Fee	117,389	120,322	123,330	126,413	129,574
Total	883,218	848,169	851,384	878,036	905,325

General Operations - Support	26-27	27-28	28-29	29-30	30-31
Communications (phone & Internet)	15,500	15,655	15,812	15,970	16,129
Postage	1,000	1,100	1,200	1,300	1,400
Website	7,000	7,000	7,000	7,000	7,000
Copier / Printing	35,000	35,700	36,771	37,874	39,010
Infinite Campus	10,427	10,635	10,955	11,283	11,622
Insurances	110,000	121,000	133,100	146,410	161,051
NSLP - Breakfast	-	-	-	-	-
NSLP - Lunch	95,004	96,264	97,524	98,784	100,044
Advertising/Marketing	4,000	4,250	4,500	4,750	5,000
Travel	1,500	1,750	2,000	2,250	2,500
Background and Fingerprinting	1,000	1,100	1,200	1,300	1,400
Dues and Fees	19,200	20,200	21,200	22,200	23,200
Contracted Services: Graduation	-	-	-	-	-
Loan Repayments	-	-	-	-	-
SGF / PreK Expenditures	350,000	350,000	350,000	350,000	350,000
Misc. Purchases	5,000	5,000	5,000	5,000	5,000
Contingencies/Other Purchases	164,345	168,451	172,662	176,979	181,403
Total	818,976	838,105	858,923	881,100	904,760

Facilities - Support	26-27	27-28	28-29	29-30	30-31
Electricity	67,000	68,474	69,159	70,542	71,953
Natural Gas	10,000	10,100	10,252	10,457	10,666
Water / Sewer	7,000	7,140	7,211	7,356	7,503
Garbage/Disposal	30,000	30,600	31,212	31,836	32,473
Fire and Security alarms	7,500	7,650	7,803	7,959	8,118
Contracted Janitorial Services	116,475	119,969	123,568	127,275	131,094
Facility Maintenance/ Repairs/ Capital Outlay	225,000	160,000	165,000	170,000	175,000
Snow removal	35,000	35,000	35,000	35,000	35,000

Attachment 5 - Current System Budget

Lawn Care	22,148	22,590	23,042	23,503	23,973
AC Maintenance & Repair	25,825	26,342	26,868	27,406	27,954
Total	545,948	487,865	499,116	511,334	523,733
Total Expenditures Before Building Payments	9,958,124	10,044,656	10,268,182	10,525,409	10,759,223
Building Payments					
Lease Payment	1,196,534	1,196,784	1,196,434	1,195,484	1,193,934
Scheduled Bond Payment	-	-	-	-	-
Total	1,196,534	1,196,784	1,196,434	1,195,484	1,193,934
Net Surplus (Loss)	35,047	80,203	112,939	118,682	154,700

Attachment 6 - Projected System Budget

DANN - Systemwide	26-27	27-28	28-29	29-30	30-31
Statewide Base (w/ District Adj)	\$ 9,486	\$ 9,723	\$ 9,966	\$ 10,215	\$ 10,471
Total Students (FTEs)	990	990	1,874	2,102	2,360
Kinder	100	100	200	200	200
1st Grade	104	104	208	208	208
2nd Grade	104	104	208	208	208
3rd Grade	104	104	208	208	208
4th Grade	104	104	104	208	208
5th Grade	108	108	108	108	216
6th Grade	123	123	247	247	247
7th Grade	123	123	247	247	247
8th Grade	120	120	244	244	244
9th Grade	-	-	100	124	150
10th Grade	-	-	-	100	124
11th Grade	-	-	-	-	100
12th Grade	-	-	-	-	-
Total Students (FTEs)	990	990	1,874	2,102	2,360

Funding Based off of Prior Year Numbers	26-27	27-28	28-29	29-30	30-31
SPED Count	100	100	100	233	267
EL Count	11	11	11	82	100
GATE Count	86	86	86	157	175
At-Risk	-	-	-	-	-
FRL %	8%	8%	9%	9%	9%
Teaching Staff	26-27	27-28	28-29	29-30	30-31
Classroom Teachers	36.00	36.00	68.00	77.00	87.00
SPED Teachers	3.50	3.50	7.50	8.50	9.50
Art Teacher	-	-	-	-	-
Music	-	-	-	-	-
PE Teacher	-	-	-	-	-
Technology (STEM)	-	-	-	-	-
Spanish / Language	-	-	-	-	-
Additional Elective Teachers	8.00	8.00	15.00	16.00	17.00
Gate Teacher	-	-	-	-	-
Total Teaching Staff	47.50	47.50	90.50	101.50	113.50
Admin & Support Staff	26-27	27-28	28-29	29-30	30-31
Principal	1.00	1.00	2.00	2.00	2.00
Assistant Principal	2.00	2.00	4.00	4.00	4.00
Community Involvement/ELL Coordinator	-	-	1.00	1.00	1.00
Dean	1.00	1.00	1.00	1.00	1.00
Curriculum Coach	1.00	1.00	2.00	2.00	3.00
School Counselor	1.50	1.50	2.50	3.50	4.50
Social Worker/ Mental Health	1.00	1.00	1.00	1.00	1.00
Office Manager/Banker	2.00	2.00	3.00	4.00	4.00
Registrar	1.00	1.00	2.00	2.00	2.00
Clinic Aide/ FASA	1.00	1.00	2.00	2.00	2.00
Receptionist	2.00	2.00	3.00	3.00	3.00
Teacher Assistants	10.33	10.33	17.33	17.33	19.33
Custodial / Security	1.25	1.25	2.25	2.25	3.25
Reading Interventionist	-	-	1.00	1.00	1.00
Cafeteria Manager	2.00	2.00	3.00	3.00	3.00
Parent Engagement Coordinator	-	-	-	-	-
SPED Facilitator	1.00	1.00	1.50	1.50	1.50
Speech Pathologist	-	-	-	-	-
School Psychologist	-	-	-	-	-
OT / PT	-	-	-	-	-
School Nurse	1.00	1.00	1.00	1.00	1.00
On Campus Sub	2.00	2.00	3.00	3.00	3.00
Other: IT	-	-	-	-	-
Total Admin & Support Staff	31.08	31.08	52.58	54.58	59.58
Total # Teachers and instruction	58.83	58.83	110.83	121.83	136.83
Total # Admin & Support	19.75	19.75	32.25	34.25	36.25
Total Staff	78.58	78.58	143.08	156.08	173.08

Attachment 6 - Projected System Budget

Revenues	26-27	27-28	28-29	29-30	30-31
Per Pupil (PCFP Funding)	9,391,140	9,625,770	18,676,560	21,472,582	24,710,855
ELL	46,948	48,107	49,310	375,637	470,972
GATE	97,868	100,174	102,678	191,937	219,654
At-Risk	-	-	-	-	-
Auxiliary	231,164	231,164	231,164	231,164	231,164
Local SPED	85,050	85,050	85,050	85,050	85,050
State SPED	373,600	391,400	401,700	915,880	1,056,140
Federal SPED	126,295	126,295	126,295	253,834	286,729
Interest Income	230,000	230,000	689,602	989,602	989,602
Grants	7,522	7,305	1,013,493	815,089	16,895
In-Kind / Donations	-	-	-	-	-
Student Generated (SGF) / PRE-K	350,000	350,000	1,717,200	1,744,544	2,350,800
NSLP - Breakfast	-	-	-	-	-
NSLP - Lunch	125,118	126,378	191,286	208,962	228,798
Total Revenues	11,064,705	11,321,644	23,284,339	27,284,282	30,646,659

Use of other funds	26-27	27-28	28-29	29-30	30-31
Use of beginning Funds	125,000	-	-	-	-
Borrowings (FFE Cap Lease)	-	-	-	-	-
Project Funds	-	-	-	-	-
Total Use of Other Funds	125,000	-	-	-	-

Personnel Expenditures	26-27	27-28	28-29	29-30	30-31
Personnel - Support					
Principal	171,700	140,000	264,500	268,653	272,876
Asst. Principal	217,150	219,756	406,652	413,001	419,455
School Counselor	124,924	126,697	210,355	297,021	387,062
Social Worker/Mental Health	60,600	61,327	62,247	62,994	63,750
Student Support / Dean	58,580	59,283	60,172	60,894	61,625
Office Mgr. & Registrar / Banker	175,801	176,827	373,279	478,147	486,257
Office Asst / Receptionist	92,959	93,969	159,901	163,269	166,662
Parent Engagement Corr.	-	-	-	-	-
Custodial/Security	53,572	54,648	87,388	88,692	123,226
NSLP Personnel	57,859	59,246	91,034	93,029	95,037
SPED OT / PT	46,000	55,000	55,825	56,495	57,173
SPED Facilitator	-	-	40,800	41,616	42,448
Speech Path	63,000	63,756	64,712	65,489	66,275
School Psych	-	-	-	-	-
School Nurse	-	-	-	-	-
IT	-	-	-	-	-
Total Wages - Support	1,122,145	1,110,509	1,876,865	2,089,299	2,241,846
PERS - 36.75%	411,730	413,665	702,874	793,438	857,121
Ins/ Taxes / Other Benefits	181,343	193,450	329,816	382,600	427,378
Retention	36,500	36,500	51,250	54,750	57,000
Holiday	3,663	3,663	6,063	6,363	6,663
Stipends	-	-	-	-	-
Tuition Reimbursements	1,500	1,500	1,500	1,500	1,500
Total Benefits - Support	634,736	648,778	1,091,503	1,238,650	1,349,661

Personnel - Instruction	26-27	27-28	28-29	29-30	30-31
Instructional Coach	77,146	81,770	159,496	162,022	244,181
ELL Coordinator	-	-	71,400	72,828	74,285
Teachers	2,629,958	2,640,250	5,136,850	5,863,790	6,680,762
SPED Teachers	204,578	215,932	471,322	543,515	618,404
Instructional Asst.	281,963	302,957	559,404	566,570	634,536
On Campus Sub	63,000	64,800	98,100	100,530	102,973
Total Wages - Instruction	3,256,645	3,305,708	6,496,572	7,309,255	8,355,141
PERS	1,192,527	1,231,376	2,435,661	2,778,755	3,203,089
Ins/ Taxes / Other Benefits	530,335	578,499	1,084,756	1,315,822	1,522,406
Retention	66,540	66,790	127,790	141,540	159,290
Holiday	10,200	8,604	16,929	18,579	20,829
PTO Buyouts/Stipends	52,524	53,305	54,305	55,805	55,805
Tuition Reimbursements	8,500	8,500	13,500	13,500	13,500
Total Benefits - Instruction	1,860,626	1,947,074	3,732,941	4,324,001	4,974,918

Attachment 6 - Projected System Budget

Material & Supplies - Instruction	26-27	27-28	28-29	29-30	30-31
Consumables	200,000	205,000	232,100	242,800	528,250
Dual Enrollment - Student Fees/Textbooks	-	-	-	-	-
Cash instead of Zion Lease - Curriculum/Tech/Furniture	-	-	-	-	-
Classroom Supplies	34,650	35,145	72,768	82,839	94,170
Copier Supplies	51,780	52,275	59,842	62,161	64,720
SPED Supplies	18,000	19,055	21,070	26,715	28,940
Total	304,430	311,475	385,780	414,515	716,080

Material & Supplies - Support	26-27	27-28	28-29	29-30	30-31
Office Supplies	29,700	30,195	59,862	67,881	76,890
Copier Supplies	2,970	3,465	7,496	8,903	10,430
Nursing Supplies	7,920	8,415	16,866	19,413	22,230
Athletics/Extra Curricular	-	-	22,500	50,400	84,150
Custodial Supplies	35,640	36,630	81,325	93,220	106,615
Total	76,230	78,705	188,049	239,817	300,315

Purchased Services - Instruction	26-27	27-28	28-29	29-30	30-31
Contracted Services: Other Professional Services	13,260	13,525	33,296	33,962	34,641
Contracted Services: SPED	297,000	306,900	539,568	601,974	671,940
Contracted Services: Substitute Services	51,000	52,050	116,200	140,820	167,627
Contracted Services: Transportation	-	-	-	-	-
Affiliation Fee - Inc.	46,956	47,896	92,907	106,629	122,551
Affiliation Fee - Professional Development	46,956	47,896	92,907	106,629	122,551
Professional Development	-	-	6,188	7,784	9,590
Total	455,171	468,268	881,066	997,798	1,128,901

Purchased Services - Support	26-27	27-28	28-29	29-30	30-31
Contracted Services: Other Professional Services	58,500	4,000	4,500	5,000	5,500
Contracted Services: Security	-	-	-	-	-
Management Fee (Academica Nevada)	493,614	501,514	964,504	1,095,054	1,241,568
Payroll Services	28,800	29,664	61,514	68,671	77,775
Audit/Tax	90,125	92,829	65,000	111,950	116,209
Legal Fees	35,000	38,000	45,500	50,500	56,750
IT Services	49,290	50,340	95,426	107,588	121,220
IT Set-up Fees	10,500	11,500	37,500	36,000	34,500
State Administrative Fee	117,389	120,322	233,457	268,407	308,886
Total	883,218	848,169	1,507,400	1,743,169	1,962,407

General Operations - Support	26-27	27-28	28-29	29-30	30-31
Communications (phone & Internet)	15,500	15,655	42,332	43,816	45,368
Postage	1,000	1,100	2,700	2,800	2,900
Website	7,000	7,000	12,000	12,150	12,305
Copier / Printing	35,000	35,700	72,131	104,594	121,210
Infinite Campus	10,427	10,635	20,886	21,841	22,889
Insurances	110,000	121,000	243,100	283,910	312,301
NSLP - Breakfast	-	-	-	-	-
NSLP - Lunch	95,004	96,264	161,172	178,848	198,684
Advertising/Marketing	4,000	4,250	9,500	9,750	10,000
Travel	1,500	1,750	4,500	4,750	5,000
Background and Fingerprinting	1,000	1,100	5,715	2,210	2,590
Dues and Fees	19,200	20,200	34,656	37,708	41,030
Contracted Services: Graduation	-	-	-	-	-
Loan Repayments	-	-	-	-	-
SGF / PreK Expenditures	350,000	350,000	1,416,416	1,437,744	1,910,624
Misc. Purchases	5,000	5,000	10,000	10,000	10,000
Contingencies/Other Purchases	164,345	168,451	348,865	404,169	468,302
Total	818,976	838,105	2,383,972	2,554,290	3,163,203

Facilities - Support	26-27	27-28	28-29	29-30	30-31
Electricity	67,000	68,474	172,899	176,357	196,926
Natural Gas	10,000	10,100	23,356	23,823	24,299
Water / Sewer	7,000	7,140	29,051	29,632	30,225
Garbage/Disposal	30,000	30,600	42,132	42,975	43,834
Fire and Security alarms	7,500	7,650	13,263	13,528	13,799
Contracted Janitorial Services	116,475	119,969	320,128	327,767	335,595
Facility Maintenance/ Repairs/ Capital Outlay	225,000	160,000	245,000	260,000	295,000
Snow removal	35,000	35,000	55,000	56,000	57,050

Attachment 6 - Projected System Budget

Lawn Care	22,148	22,590	68,042	69,403	70,791
AC Maintenance & Repair	25,825	26,342	79,913	81,512	83,142
Total	545,948	487,865	1,048,785	1,080,996	1,150,660
Total Expenditures Before Building Payments	9,958,124	10,044,656	19,592,934	21,991,791	25,343,132
Building Payments					
Lease Payment	1,196,534	1,196,784	1,271,434	1,271,984	1,271,964
Scheduled Bond Payment	-	-	2,298,010	3,798,010	3,798,010
Total	1,196,534	1,196,784	3,569,444	5,069,994	5,069,974
Net Surplus (Loss)	35,047	80,203	121,962	222,496	233,553

Attachment 7 - Washoe County Assessor Records

WASHOE COUNTY ASSESSOR PROPERTY DATA

4/29/2026

Owner Information

APN	021-030-14	Card 1 of 1
Situs 1	0 MILL ST WASHOE COUNTY NV 89502	Bld #
Owner 1	UNIVERSITY OF NEVADA RENO	
Mail Address	1664 N VIRGINIA ST MS 0243 RENO NV 89557-0243	

Building Information

XFOB		
SUBAREA		
Bld #1 Situs	0 MILL ST	Property Name
Quality		Building Type
Stories		2nd Occupancy
Year Built	0	WAY 0
Bedrooms	0	Square Feet
Full Baths	0	Finished Bsmt 0
Half Baths	0	Unfin Bsmt 0
Fixtures		Basement Type
Fireplaces	0	Gar Conv Sq Feet 0
Heat Type		Total Garage Area 0
2nd Heat Type		Garage Type
Exterior Walls		Detached Garage 0
2nd Ext Walls		Basement Gar Door 0
Roof Cover		Sub Floor
% Complete	0.0	Frame
Obso/Bldg Adj	0.0	Units/Bldg 0
Construction Modifier	0.0	Units/Parcel 0

Parcel Information

Keyline Desc	FR SEC 22 T19N R20E
Subdivision	_UNSPECIFIED
Section 22 Township 19 Range 20	
Record of Survey Map 625 : Parcel Map# 0 : Sub Map#	
Special Property Code	037
2026 Tax District 4000	Prior APN 021-030-02
2025 Tax District 4000	Tax Cap Status Use does not qualify for Low Cap, High Cap Applied
PERMITS	

Land Information

LAND DETAILS

Land Use	120	DOR Code	120	Sewer	None	Neighborhood	NFBJ NF Neighborhood Map
Size (Sq Ft)	4,888,913.04 SqFt	Size (Acres)	112.234 Acres	Street	Paved	Zoning Code	GR
CAGC	-	Water	None				

Sales and Transfer Records

RECORDER SEARCH

Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note
UNIVERSITY OF NEVADA SYSTEM,	UNIVERSITY OF NEVADA SYSTEM	4200141	STCT	01-30-2013	120	0	3NTT	

Valuation Information ⚠ The 2026/2027 values are preliminary values and subject to change.

Fiscal Year	Taxable Land	New Value	Taxable Imps	OBSO	Tax Cap Value	Taxable Total	Land Assessed	Imps Assessed	Total Assessed	Exemption Value
2026/27 NR	7,856,380	0	0	0		7,856,380	2,749,733	0	2,749,733	2,749,733
2026/27 VN	7,856,380	0	0	0		7,856,380	2,749,733	0	2,749,733	2,749,733
2025/26 FV	6,734,040	0	0	0	6,734,041	6,734,040	2,356,914	0	2,356,914	2,356,914

feedback

Attachment 7 - Washoe County Assessor Records

If the property sketch is not available on-line you can obtain a copy by calling (775) 328-2277 or send an email to exemptions@washoecounty.gov with 'Sketch Request' in the subject line. Please include the APN.



All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 04-28-2026

If you have questions or corrections about our property data you can call us at 775-328-2277 or email us at exemptions@washoecounty.gov

PORTION OF SECTIONS 14, 15 & 22
T19N - R20E

Assessor's Map Number

021-03

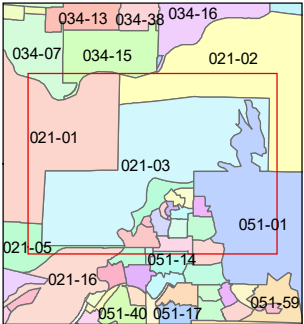
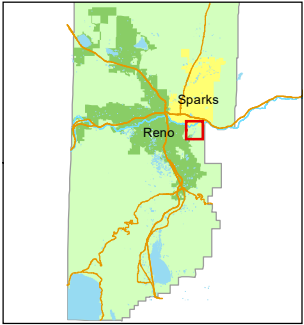
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE

1001 East Ninth Street, Building D
Reno, Nevada 89512
(775) 328-2231



Feet
0 150 300 450 600

1 inch = 600 feet



created by: KSB 3/29/2010

updated: JMO 6/28/17 KSB 7/17/21

area previously shown on map(s):

016-02

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

16 15
21 22

RS 625

021-030-14
112.234 ac.

Veterans Parkway
per Doc. #5072986

021-030-22
56264 sf

021-030-23
21.07 ac.

021-030-04
10 ac.

RS 1541
021-030-16
1.64 ac.

021-030-10
102.148 ac.

021-030-21
93.2 ac.

021-030-11
2.575 ac.

021-030-19
77.00 ac.

021-030-12
7.576 ac.

Doc. 4426044
01/13/2015

021-030-17
3.58 ac.

City of Sparks

Washoe County

WAY

WATER

CLEAN

VETERANS
PARKWAY

Slough

Creek

Steamboat

Steamboat

BOOK 051

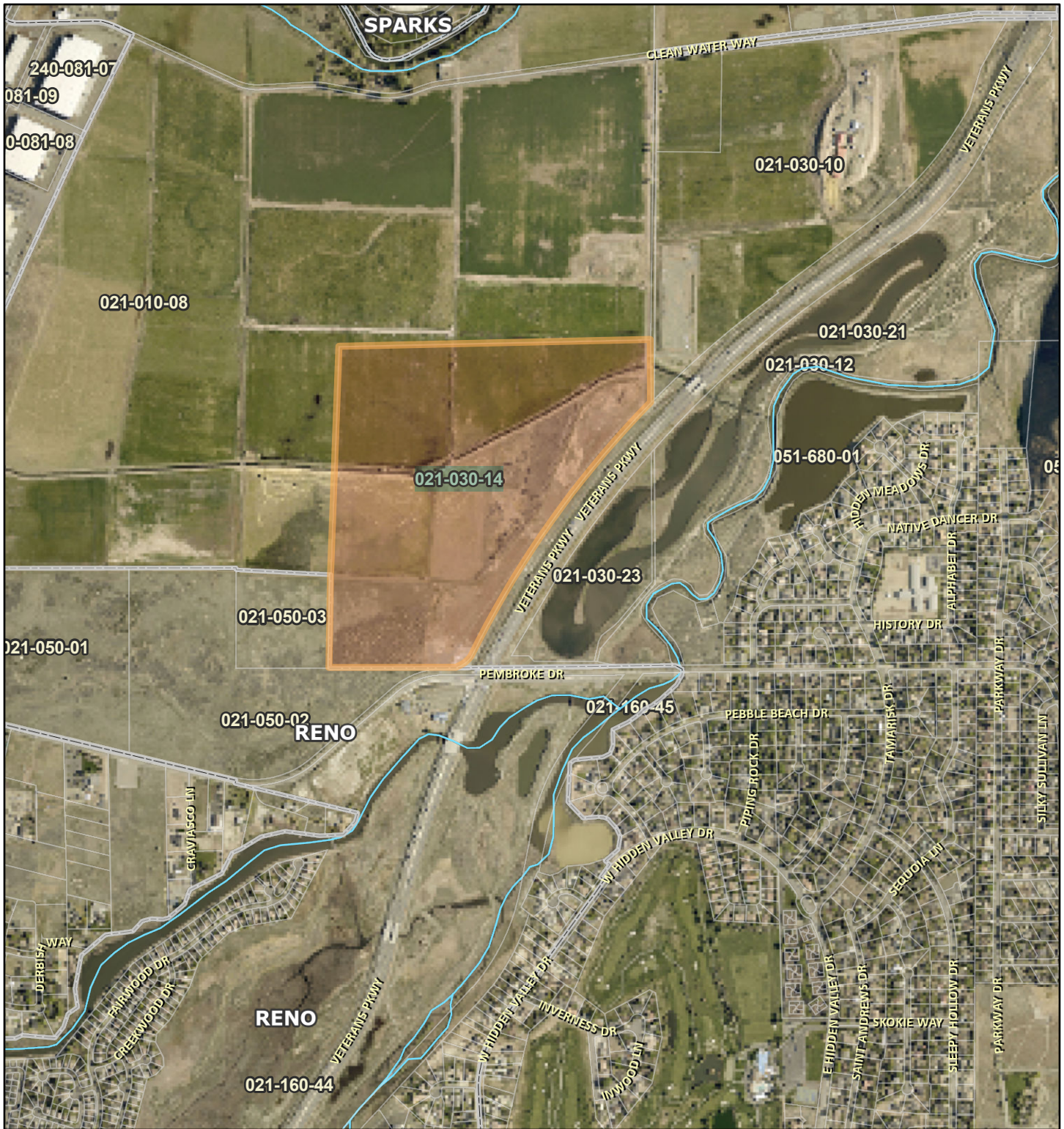
VETERANS
PARKWAY

PEMBROKE

DRIVE

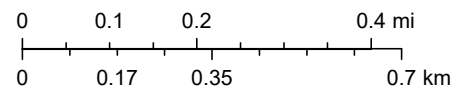
ROCK DR.
PIPING

Washoe County Aerial Photo_021-030.14



April 29, 2026

1:18,056



Washoe County GIS, Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

GROUND LEASE

By and Between

**THE BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION,
ON BEHALF OF THE UNIVERSITY OF NEVADA, RENO, Landlord**

and

**DORAL ACADEMY OF NORTHERN NEVADA, a Nevada nonprofit corporation,
Tenant**

_____, 2026

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Attachment 8 - Ground Lease

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List of Exhibits

Exhibit A	Legal Description of the Property
Exhibit B	Site Map Depicting Parcels for Identification Purposes
Exhibit C	Insurance Requirements
Exhibit D	Initial Construction Standards

GROUND LEASE

THIS GROUND LEASE (this “Ground Lease”), dated _____, 2026 (“Effective Date”), is by and between THE BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION, ON BEHALF OF THE UNIVERSITY OF NEVADA, RENO (“Landlord” or the “University”), and DORAL ACADEMY OF NORTHERN NEVADA, a Nevada nonprofit corporation (“Tenant”).

RECITALS

A. The University is the owner of certain land (the “Property”) legally described in Exhibit A (incorporated herein and made a part hereof by this reference), generally located in Washoe County, Nevada. The Property consists of approximately one hundred twelve (112) acres. The Property is comprised of three (3) parcels (i) a parcel of approximately twenty-five (25) acres, as identified and depicted on the map attached hereto as Exhibit B as the “Doral Academy Parcel” (the “Premises”); (ii) a parcel of approximately fifteen (15) acres identified and depicted on the attached Exhibit B as the “Sierra Surf Parcel”; and (iii) a remainder parcel of approximately seventy-two (72) acres identified and depicted on the attached Exhibit B as the “UNR Remainder Parcel” (collectively, the “Parcels”). Exhibit B is included for identification and illustrative purposes only and does not establish exact boundary dimensions. All acreage references are approximate and for descriptive purposes only.

B. Tenant is a Nevada not-for-profit corporation that is exempt from United States federal income taxation under Section 501(c)(3) of the Code (as defined herein) that operates one or more public, tuition-free charter school campuses under the authority of Nevada Revised Statutes Chapter 388A and all other Applicable Law (each, a “Charter School”).

C. Tenant wishes to develop, design, construct and equip the Premises with facilities to be occupied and used by Tenant as an additional Charter School site for elementary, middle, and/or high school age students, together with associated offices, recreational space, and other amenities (collectively, “Improvements” and, together with the Premises, the “Project”).

D. Landlord is prepared to lease the Premises to Tenant, and Tenant is prepared to lease the Premises from Landlord, on an absolute triple net basis, in accordance with the terms of this Ground Lease.

E. In connection with the development, construction and equipment of the Improvements, it is anticipated that a conduit bond issuer qualified to act within Nevada (“Issuer”) will issue certain revenue bonds (including any additional bonds necessary to be issued for the development, construction and equipment of the Improvements and any refunding bonds issued to refinance such revenue bonds, the “Bonds”) pursuant to a Trust Indenture (as amended or supplemented from time to time in accordance with the provisions thereof, the “Indenture”) to be entered into by and between Issuer and a qualified bond trustee or its successors and assigns (“Trustee”), the proceeds of which Bonds will be loaned to Tenant pursuant to a loan agreement (as amended or supplemented from time

Attachment 8 - Ground Lease

to time in accordance with the provisions thereof, the “Loan Agreement”) to be entered into between Issuer, as lender, and Tenant, as borrower, to pay the costs of the Project.

F. Tenant and the University have entered into an Affiliation Agreement of even date herewith, under which the Parties have agreed to collaborate at the Tenant’s charter school campuses and the University’s facilities for mutually agreed upon cross-functional facility use, including but not limited to the purposes of advancing educational research, supporting innovative K–12 practices, and creating pathways for dual enrollment and community-integrated learning. (the “Affiliation Agreement”).

NOW, THEREFORE, in consideration of the mutual covenants, conditions, and agreements that follow, the parties hereby agree as follows:

ARTICLE 1 DEFINITIONS, GRANT, AND TERM

1.1 Definitions. The following terms, as used in this Ground Lease, shall have the following meanings, unless the context indicates otherwise. Other terms are defined where they are first used in this Ground Lease.

“Applicable Law” means all present and future laws, statutes, regulations, ordinances, resolutions, and orders of any applicable Governmental Authority.

“Affiliation Agreement” is defined in in Recital F above.

“Assessments” has the meaning set forth in Section 5.4.

“Beneficiary” has the meaning set forth in Section 24.1.

“Bond Documents” means, collectively, the Indenture, the Loan Agreement, this Ground Lease, the Leasehold Deed of Trust, and all other instruments or agreements executed by the Trustee, Issuer, Tenant in connection with the issuance and delivery of the Bonds and the use of the proceeds thereof.

“Bonds” is defined in the Recitals above.

“Business Day” or “Business Days” means any day other than a Saturday, Sunday or Nevada or federal legal holiday.

“Casualty” has the meaning set forth in ARTICLE 15.

“Claims” has the meaning set forth in Section 12.1.

“Code” means the Internal Revenue Code of 1986, as amended from time to time, or the corresponding provisions of any succeeding United States federal tax law.

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“Commencement Date” has the meaning set forth in Section 1.7.

“Completion” or “Completion Date” (and similar terminology such as “Complete” or “Completed”) shall be the date when a certificate of occupancy is issued by the applicable Governmental Authority allowing the Premises to be occupied.

“Defaulting Party” has the meaning set forth in Section 19.2.

“Due Diligence Period” has the meaning set forth in Section 20.4.

“Effective Date” is defined in the Preamble above.

“Environmental Law” means the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. Section 9601 et seq., the Resource Conservation and Recovery Act of 1976, 42 U.S.C. Section 6901, et seq., the Clean Water Act, 33 U.S.C. Section 1251 et seq., The Hazardous Materials Transportation Act, as amended, 49 U.S.C. § 1801, et seq., The Federal Water Pollution Control Act, as amended, 33 U.S.C. § 1251, et seq., as said laws have been supplemented or amended to date, the regulations promulgated pursuant to said laws and any other federal, state or local law, statute, rule, regulation or ordinance which regulates or proscribes the use, storage, disposal, presence, cleanup, transportation or release or threatened release into the environment of any Hazardous Substance.

“Event of Default” means each of the events specified in ARTICLE 19.

“Force Majeure Event” means any delay, hinderance, or prevention of the performance of any act required under this Ground Lease by reason of strikes, lockouts, labor disputes, tariffs, acts of God, extraordinary shortages or unavailability or significant delays in obtaining services, labor, or materials (including fabrication, manufacturing, transportation, and supply-chain delays) or reasonable substitutes therefor, governmental or judicial actions, civil commotions, fire or other casualty, government shutdowns or slowdowns and/or delays, pandemics, public health crises, quarantine and/or other disease control measures, delays or failures by Governmental Authorities or utility providers in issuing permits, approvals, inspections, certificates, or utility connections, and other similar causes or circumstances beyond the reasonable control of the party obligated to perform. For the avoidance of doubt, any Force Majeure Event shall automatically extend all deadlines applicable to Tenant’s development, construction, repair, reconstruction, restoration, replacement, permitting, financing, and Completion obligations under this Ground Lease for the duration of such Force Majeure Event (plus a reasonable period for remobilization), and monetary obligations shall likewise be tolled to the extent the Force Majeure Event directly prevents timely payment (including through banking system closures or governmental restrictions).

“Foreclosure” has the meaning set forth in Section 24.6.

“Governmental Authority” means any and all entities, courts, boards, agencies, commissions, offices, divisions, subdivisions, departments, bodies, or authorities of any nature whatsoever of any

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governmental unit (federal, state, county, city or otherwise) whether now or hereafter in existence, other than Landlord.

“Ground Lease” is defined in the Preamble above.

“Hazardous Substances” shall be interpreted broadly to include but not be limited to (a) substances designated as hazardous under the Resource Conservation and Recovery Act, 42 U.S.C. §6901, et seq., the Federal Water Pollution Control Act, 33 U.S.C. §1257, et seq., the Clean Air Act, 42 U.S.C. §2001, et seq., the Comprehensive Environmental Response Compensation and Liability Act of 1980, 42 U.S.C. §9601, et seq., or Nevada Revised Statutes (“NRS”) §40.504, any other Federal or State law or regulation now or in the future applicable to the Premises or Improvements, or The National Institute of Health, CDC and FDA rules and guidelines, (b) any substance which after release into the environment and upon exposure, ingestion, inhalation or assimilation, either directly from the environment or directly by ingestion through food chains, will or may reasonably be anticipated to cause death, disease, behavior abnormalities, cancer and/or genetic abnormalities, and (c) oil and petroleum based derivatives.

“Improvements” is defined in the Recitals above.

“Indenture” is defined in the Recitals above.

“Initial Term” has the meaning set forth in Section 0.

“Issuer” is defined in the Recitals above, and it includes Issuer’s successors and assigns under the Indenture.

“Landlord” is defined in the Preamble above, and its successors and assigns under this Ground Lease.

“Landlord Indemnitees” has the meaning set forth in Section 12.2.

“Landlord Permitted Encumbrances” means any one or more of the following matters affecting the Premises:

- (1) Taxes or assessments arising before the Effective Date which, as of the Effective Date, are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; or proceedings by a public agency on or before the Effective Date that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records;
- (2) Any encumbrances arising out of any judgment rendered before the Effective Date which is being contested diligently and in good faith, the execution of which has been stayed or against which a bond or bonds in the aggregate principal amount equal to such judgments shall have been posted with a financially-sound insurer;

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- (3) Servitudes, licenses, easements, restrictions, rights-of-way, or other charges of record as of the Effective Date;
- (4) Zoning and building regulations and ordinances, municipal rules and regulations, and restrictive covenants of general applicability affecting the Premises as of the Effective Date;
- (5) Encumbrances which are created by Applicable Law as of the Effective Date; and
- (6) This Ground Lease.

“Leasehold Deed of Trust” means, collectively, the leasehold deed of trust and, if applicable, other security and collateral documents anticipated to be executed by Tenant in favor of the Trustee securing Tenant’s obligations in connection with the Permitted Financing, as the same may be amended and/or supplemented from time to time.

“Lien” has the meaning set forth in Section 8.2.1.

“Loan Agreement” is defined in the Recitals above.

“New Lease” has the meaning set forth in Section 24.8.

“Non-Breaching Party” has the meaning set forth in Section 19.2.

“Off-Site Infrastructure” has the meaning set forth in Section 8.4.

“Parcel Creation” is defined in Section 1.2 below.

“Permitted Encumbrances” means the Landlord Permitted Encumbrances and the Tenant Permitted Encumbrances.

“Persons” means natural persons, firms, joint ventures, associations, trusts, partnerships, corporations, limited liability companies, public bodies, and similar entities, whether for profit or non-profit.

“Premises” is defined in the Recitals above.

“Permitted Financing” is defined in Article 4.

“Permitted Leasehold Deed of Trust” is defined in Section 24.1.

“Permitted Use” has the meaning set forth in Section 3.1.

“Prohibited Use” or “Prohibited Uses” has the meaning set forth in Section 3.2.2.

“Project” is defined in the Recitals above.

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“Property and Possessory Interest Taxes” means any and all governmental fees and charges arising during the Term, whether general or special, or ordinary or extraordinary, which may be levied, assessed, charged or imposed, or may become a lien or charge, upon the Premises or any part or parts thereof, or upon Tenant’s Interest, including, without limitation, taxes on land, any Improvements, buildings, any parking facilities or any other improvements now or hereafter at any time during the Term located at or on the Premises.

“Purchaser” is defined Section 24.11 hereof.

“Rent” is defined in Section 2.2 hereof

“State” means the State of Nevada.

“Taking” is defined in Section 16.1 hereof.

“Tenant” is defined in the Preamble above, and it shall include all successors and assigns permitted by the terms and conditions of this Ground Lease.

“Tenant Indemnities” has the meaning set forth in Section 12.1.

“Tenant’s Interest” means Tenant’s entire interest in the Premises, Improvements, Project, and this Ground Lease.

“Tenant Permitted Encumbrances” means any matters of record or encumbrances against Tenant’s Interest made by or at the direction of Tenant, and any other matter of record or encumbrance made by or at the direction of Tenant affecting the Premises that is expressly consented to in writing by Landlord, or permitted under the terms and conditions of this Ground Lease, including, without limitation, the Bond Documents.

“Term” has the meaning set forth in Section 1.5.

“Termination Date” means the date on which the Term hereof ends by termination or expiration of this Ground Lease, as described in Section 0 and Section 1.5.

“Trustee” is defined in the Recitals above.

“University” is defined in the Recitals above.

1.2 Lease. In consideration of the covenants and agreements to be performed and observed by Tenant, Landlord hereby leases the Premises to Tenant free and clear of all leases, licenses, occupancy agreements, other rights of possession affecting the Premises, and encumbrances other than the Landlord Permitted Encumbrances, and Tenant hereby leases the Premises from Landlord, subject to the terms and conditions of this Ground Lease. Landlord shall, prior to the expiration of the Due Diligence Period, take all steps necessary to legally subdivide the Property into three (3) parcels, consisting of the Premises, the Sierra Surf Parcel, and the UNR Remainder Parcel all in accordance with applicable Nevada law (“Parcel Creation”). Tenant shall promptly reimburse

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one-half of the Landlord's reasonable costs incurred in connection with the Parcel Creation, including, without limitation, the grant of easements contemplated under Section 9.2 and Article 13, costs for surveys and engineering reports, legal expenses, and recording and title expenses ("Parcel Creation Costs"). The other one-half of the Parcel Creation Costs are to be paid by the Sierra Surf Parcel tenant.

1.2.1 The Board of Regents of the Nevada System of Higher Education expressly delegates authority to the Chancellor of the Nevada System of Higher Education to execute: (i) any amendments to this Ground Lease, (ii) the memorandum contemplated by Section 26.13, as shall be necessary or advisable to document any applicable Extension Term exercised pursuant to Section 1.5 below, (iii) revisions or modifications to the legal description and depiction of the Premises identified during the Due Diligence Period or otherwise required during the Parcel Creation process, requested by Tenant and reasonably acceptable to Landlord following consultation with Landlord's legal counsel, and (iv) any instrument confirming the Completion Date of the Project, as contemplated by Section 1.6.

1.2.2 Notwithstanding anything to the contrary contained herein, the Improvements shall be owned by Tenant at all times during the Term. After the expiration of the Term, or earlier termination of this Ground Lease as permitted by the terms hereof, ownership of the Improvements shall revert entirely to Lessor, at no cost to Lessor.

1.3 Reservation of Oil, Gas, Water, and Mineral Rights. Landlord reserves to itself all of the oil, gas and mineral rights of the Premises without the right of surface entry; provided that any such actions taken with respect to oil, gas, water, and mineral rights do not interfere with or adversely affect Tenant's Interest, the Improvements, or Tenant's occupancy and use thereof. Tenant shall acquire from the Truckee Meadows Water Authority, all water rights required for the construction and operation of the Project, which water rights shall be deemed to be conveyed to Landlord, at no charge to Landlord at the expiration or other termination of this Ground Lease.

1.4 Condition of Premises. Except as otherwise specifically set forth in this Ground Lease (including but not limited to ARTICLE 25 hereof), Landlord: (i) shall not be required or obligated to make any changes, alterations, additions, improvements, or repairs in, on, under or about the Premises, (ii) makes no warranty as to the suitability of the Premises for the uses permitted by this Ground Lease, and (iii) does not make any covenant, representation, or warranty regarding the suitability of the Premises for the proposed development, construction, or use by Tenant. Notwithstanding the foregoing to the contrary, Landlord agrees, at no additional out-of-pocket cost to Landlord, to reasonably cooperate with Tenant and to provide such reasonable assistance as Tenant may need to develop the Premises, including, without limitation, execution (as the owner of the Premises) of applications or documents in connection with the Parcel Creation, and the obtaining of all permits and governmental approvals necessary for the construction of the Project. Term. Subject to Tenant's termination rights under this Ground Lease, the initial term of this Ground Lease ("Initial Term") shall:

1.4.1 as to all portions of the Premises, commence on the Effective Date;

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1.4.2 as to all portions of the Premises, terminate at 11:59 p.m. local time on the date that is twenty (20) years from the date that Tenant Completes the Project, unless sooner terminated or renewed as expressly provided herein.

1.5 Term and Renewal Options. This Ground Lease shall commence on the Effective Date, and shall terminate on that date which is twenty (20) years from the Completion Date (the "Initial Term," or the "Term," as the context may indicate). Notwithstanding the foregoing, Tenant shall have three (3) options (each, an "Extension Option") to extend the Term beyond the Initial Term upon written notice provided to Landlord as provided in this Section, each for ten (10) additional years (and each, an "Extension Term") on the terms and conditions set forth herein, including the payment of the Rent, as defined in Section 2.2.1. The definition of "Term" shall include the Initial Term and each applicable Extension Term that is timely exercised on the terms and conditions of this Section 1.5. Tenant's exercise of each Extension Option is subject to the satisfaction of the following conditions:

1.5.1 Each Extension Option shall be exercised, if at all, by written notice ("Extension Notice") delivered by Tenant to Landlord: for each of the Extension Options, not earlier than two (2) years, and not later than one (1) year, prior to the expiration date of the then current Term; and

1.5.2 No uncured material Tenant Default exists as of the date of delivery of the Extension Notice, and as of the commencement of the applicable Extension Term.

1.5.3 Rent During Third Extension Option.

Upon Tenant's exercise of the third Extension Option, the Rent shall be adjusted to the then current fair market rental value of the Premises, including both the land and the Improvements, as determined by an independent appraisal in accordance with the same appraisal procedures set forth in Section 2.2.3 of this Ground Lease.

Except as expressly provided herein, Tenant shall have no further right to extend the Term, and all other terms and conditions of this Ground Lease shall remain in full force and effect during the Additional Extension Term.

1.5.4 No Obligation to Extend. Except for the extension options expressly set forth in this Ground Lease, Landlord shall have no obligation to offer, consider, negotiate, or grant any extension or renewal of the Term. A written notice shall be provided to Tenant three (3) years prior to expiration of the Lease should Landlord not wish to further extend the express terms of this Ground Lease. Failure by Landlord to provide such written notice shall be conclusively deemed an election by Landlord not to extend or renew the Term beyond the expiration. Any discussions regarding a potential extension beyond the express terms of this Ground Lease shall be at Landlord's sole discretion and shall not be binding unless and until set forth in a written amendment executed by both Parties.

1.6 Confirmation of Term. Landlord or Tenant, within thirty (30) days after receipt of a written request from the other, shall confirm the Completion Date of the Project and the expected Termination Date (subject to any remaining Extension Options, if applicable) in writing, and if so requested, by an instrument in recordable form.

1.7 Construction and Completion. Tenant shall pursue construction of the Project with all reasonable diligence. Tenant shall have obtained all material governmental permits, approvals, and entitlements require to commence construction of the Project (including grading and building permits) and shall have commenced construction of the Project on the Premises on or before August 31, 2028 ("Commencement Date"). Commencement of construction shall consist of physical, on-site construction activities beyond preliminary inspections, testing, or due diligence activities. The Project shall be complete, in all material respects, on or before August 31, 2029. Except for delays that are beyond Tenant's reasonable control, if construction of the Project shall cease for more than ninety (90) consecutive days, such cessation shall be deemed to be an Event of Default hereunder. For the avoidance of doubt, any cessation of construction resulting from delays beyond Tenant's reasonable control, including without limitation material delivery delays, governmental approvals, inspections, or similar causes, shall not be deemed a cessation for purposes of this provision.

ARTICLE 2 LEASE CONSIDERATION

2.1 Bond Documents. Tenant shall: (i) enter into the Bond Documents to which it is a party, including the Loan Agreement, and (ii) ensure that an adequate portion of the Bond proceeds are available to construct and complete the Project.

2.2 Payment of Rent. Throughout the Term, Tenant shall pay to Landlord an absolute triple net annual rent ("Rent") as follows:

2.2.1 Rent During the Initial Term and Each Extension Term. Rent shall be in the amount of Seventy-Five Thousand and No/100 U.S. Dollars (\$75,000.00) per annum, except as adjusted during the third Extension Option under Section 1.5.3. Rent under this Section 2.2.1 shall be paid in advance in annual installments, commencing on the Completion Date and on each anniversary thereafter; provided, however, that Tenant shall have the right to prepay Rent due and payable at any time to Landlord. The respective parties hereto agree that the Rent payable under this Section 2.2.1 and performance of Tenant's obligations under this Ground Lease are good and sufficient consideration for the lease of the Premises hereunder. If this Ground Lease shall terminate for any reason prior to the expiration of the Term, there shall be no proration of the Rent.

2.2.2 Rent Increases. The Rent shall increase by two percent (2%) annually, to be effective at the commencement of each year of the Term, including any Extension Term.

2.2.3 Termination of Affiliation Agreement. Upon the termination or expiration of the Affiliation Agreement, Rent hereunder shall be adjusted, as of the date of such termination or expiration, as follows: Within sixty (60) days after the termination or expiration

of the Affiliation Agreement, Landlord may elect to increase rent up to fair market value and shall notify Tenant in writing ("Landlord's Rent Adjustment Notice") of Landlord's determination of the fair market value Rent as of the termination or expiration of the Affiliation Agreement (the "Adjusted Rent"). If Tenant objects to Landlord's determination of the Adjusted Rent, Tenant shall notify Landlord in writing within sixty (60) days after receipt of Landlord's Rent Adjustment Notice of such disagreement and may attach market valuation information to justify its objection and may propose an alternative Adjusted Rent amount ("Tenant's Objection to Adjustment Notice"). In the event that Landlord and Tenant are unable to mutually agree upon the Adjusted Rent within sixty (60) days after Landlord's receipt of Tenant's Objection to Adjustment Notice ("Negotiation Period"), then the Adjusted Rent shall be determined in accordance with the following procedures: The Adjusted Rent shall first be determined ("First Appraisal") by a Nevada licensed Certified General Appraiser who holds the MAI designation of the Appraisal Institute ("MAI Appraiser") chosen by Landlord ("First Appraiser") who shall submit the First Appraisal in writing to Landlord and to Tenant within sixty (60) days after the expiration of the Negotiation Period. If the First Appraisal is deemed unacceptable by Tenant, then Tenant shall so advise Landlord in writing within thirty (30) days after receipt of the First Appraisal and Tenant shall have the right to engage an MAI Appraiser ("Second Appraiser") to determine the Adjusted Rent ("Second Appraisal"), which Second Appraisal shall be delivered to Landlord within sixty (60) days after Tenant's delivery of the notice to Landlord that the First Appraisal is unacceptable to Tenant. If the First Appraisal and the Second Appraisal are within five percent (5.0%), then the Adjusted Rent shall be the average of the First Appraisal and the Second Appraisal. If the difference between the First Appraisal and the Second Appraisal is greater than five percent (5.0%), and in the event Landlord shall deem the Second Appraisal to be unacceptable, then Landlord shall advise Tenant within five (5) Business Days after receipt of the Second Appraisal, and the First Appraiser and Second Appraiser shall together name an MAI Appraiser ("Third Appraiser") within five (5) business days after such five (5) Business Day period. The Third Appraiser shall select either the First Appraisal or the Second Appraisal as the Adjusted Rent, which selection must be made within ten (10) business days after naming the Third Appraiser. The cost of the First Appraiser shall be borne by Landlord, and the cost of the Second Appraiser shall be borne by Tenant. The cost of the Third Appraiser shall be divided equally between Landlord and Tenant. Tenant shall continue to pay Rent until the determination of the Adjusted Rent, as provided above (the "Determination Date"), on a prorated basis, and the Adjusted Rent shall become effective as of the Determination Date.

2.3 No Purchase Option. Tenant shall have no option to purchase the Premises; provided, however, that, Tenant shall own any Improvements developed during the Term until the expiration or earlier termination of this Ground Lease. Notwithstanding the foregoing, if Tenant defaults on its financing obligations for the Project and fails to cure such default within any permitted notice and cure period set forth in the Bond Documents, or Tenant otherwise ceases to exist, Landlord shall have the option, but not the obligation, upon delivery of a thirty (30) days' written notice, to elect to assume, at its sole cost, such financing obligations (to the extent applicable). Such notice shall specify that Landlord's assumption of the financing shall be effective no later than sixty (60) days following delivery of such notice. Upon Landlord's assumption of such financing in accordance with the

procedures set forth in this Section 2.3, Landlord may terminate this Ground Lease, and, upon such termination, Landlord shall be entitled to immediate possession and ownership of the Improvements, without any obligation to make any payment to Tenant.

ARTICLE 3 USES AND RESTRICTIONS

3.1 Use; Quiet Enjoyment. Tenant shall have the right to occupy and use the Premises as a Charter School, together with any ancillary, related, or reasonably necessary uses and purposes as may develop during the Term and are not otherwise prohibited under this Ground Lease or any applicable zoning laws and regulations or other law. It is the intention of the parties hereto that the Improvements be treated at all times as part of the Charter School's academic facilities, whether or not the Improvements or any part thereof shall be owned and/or operated by the Charter School and/or its qualified third-party contractors performing services ancillary to the primary permitted uses of the Premises. Any other use of the Premises shall be subject to Landlord's prior written consent, which consent may not be unreasonably withheld, conditioned, or delayed. Landlord hereby covenants and agrees that, throughout the Term, Tenant and any Beneficiary, and their respective successors and assigns, and any authorized facility lessee of Tenant may peaceably and quietly enjoy the Premises.

3.2 Restrictions on Use. Tenant shall have the right to use, occupy, and operate the Project subject to the following restrictions on use:

3.2.1 No Hazardous Substances. Neither the Premises nor any portion thereof shall ever be utilized for the storage or disposal of Hazardous Substances in violation of Applicable Law, nor shall any Tenant cause, suffer or permit any Hazardous Substances to be brought upon, kept, or used in or about the Premises in violation of Applicable Law;

3.2.2 Certain Prohibited Uses. No portion of the Premises shall be utilized for the following (each a "Prohibited Use," and collectively, the "Prohibited Uses"): (i) as an adult theater, adult bookstore, adult video store, or for any other form of adult entertainment; (ii) for the sale or rental of any pornographic or "adult" materials, except as incidental to the sale of "general audience" DVDs, games, magazines, or books; (iii) for the sale, dispensing or use of marijuana or marijuana-infused products (as defined in NRS §453A.112), whether for medicinal or other purposes; (iv) for the operation of any gaming activity (as defined in Chapter 463 of the NRS); (v) for purposes of marketing, offering, or making of any deferred deposit loans, high-interest loans, title loans, or check-cashing services (as those terms are defined in Chapter 604A of the NRS); (vi) for transacting as, or conducting the operation of, a pawnbroker (as defined in NRS §646.010); (vii) for any form of short or long term lodging, including without limitation as a hotel, motel, residence hall, or apartment complex; (viii) to administer, promote or conduct the operations of any postsecondary educational institution other than one operated by University; or (ix) for a for-profit enterprise or activity, provided that such prohibition shall not extend to for-profit enterprises or activities that are ancillary to a Permitted Use of the Project;

3.2.3 Nuisances and Noxious or Offensive Activities. Notwithstanding the provisions of Section 3.2.2 of this Ground Lease, Tenant shall not use the Premises in any manner in violation of any Applicable Law or that would otherwise create a nuisance to all or any part of the Premises or the surrounding neighborhood. No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to the Premises (except trash awaiting regular removal and temporarily placed in approved trash receptacles) and no odors shall be permitted to arise therefrom so as to render the Premises or any portion thereof unsanitary, unsightly, offensive or detrimental to any property in the vicinity thereof;

3.2.4 Fumes, Gases, Odors, Etc. Other than in the ordinary course of the development of the Project and of the operation of the Improvements for a Permitted Use, no fumes, odors, gases, vapors, acids, or other substance shall be permitted to escape or be discharged into the atmosphere which, in the reasonable opinion of Landlord, may be detrimental to the health, safety or welfare of persons, or may interfere with the comfort or persons within the area, or which may be harmful to property or vegetation. Without limiting the generality of any other provision hereof, all uses of the Premises shall comply with all applicable Governmental Authorities' air pollution control standards; and

3.2.5 Dirt, Dust, and Waste Discharge. Other than in the ordinary course of the development of the Project and of the operation of the Improvements for a Permitted Use, no use will be permitted which emits dust, sweepings, dirt, or cinders into the atmosphere, or discharges liquid, solid wastes or other harmful matter into any runoff, irrigation, or other water. No waste or any substance or materials of any kind shall be discharged into any public sewer serving the Premises, or any part thereof, in violation of any regulations of any public body having jurisdiction over the Premises.

ARTICLE 4 FINANCING OF PROJECT

Tenant shall, at its own and sole cost, be responsible for arranging the issuance of the Bonds and shall obtain all financing required for the development, construction, and maintenance (including any reconstruction) of the Project (collectively, the "Permitted Financing"). Tenant will provide Landlord with copies of all material information and documentation relating to any form of proposed Permitted Financing. Tenant shall not allow any liens or encumbrances to be recorded against Landlord's underlying fee interest without Landlord's prior written approval; provided, however, that Tenant may grant a security interest in Tenant's Interest as part of the Permitted Financing. Tenant agrees that, except for the Permitted Financing and any subsequent refinancing thereof, any other financing that requires the grant of a security interest in Tenant's Interest shall be subject to Landlord's prior written approval, not to be unreasonably withheld, conditioned or delayed. Landlord agrees to reasonably cooperate with Tenant and to provide such reasonable assistance as Tenant may need to facilitate the Permitted Financing. Landlord shall not incur or insure any indebtedness with respect to the Project or the Permitted Financing, and the Permitted Financing and any other financing related to the Project shall not rely upon the credit of Landlord and shall be entirely non-recourse to Landlord, the Board of Regents of the Nevada System of Higher Education, the Nevada System of Higher Education, and the State of Nevada.

During the Term, Landlord may not place a mortgage, deed of trust or deed to secure debt on its fee interest in the Premises without first providing Tenant at least ten (10) Business Days' prior written notice and receipt of written confirmation from Tenant that such mortgage, deed of trust or deed does not negatively affect the holders of the Bonds or Beneficiary's rights under the Permitted Leasehold Deed of Trust described in ARTICLE 24. Subject to any provisions to the contrary contained in the Bond Documents, this Ground Lease shall be senior in priority to any mortgage, deed of trust, or deed securing Landlord's debt on its fee interest.

ARTICLE 5 TAXES AND ASSESSMENTS

5.1 Taxes and Assessments. Landlord shall at all times be the owner of the Premises leased to Tenant under this Ground Lease. In addition, Landlord and Tenant have determined that the use of the Premises pursuant to ARTICLE 3, above, is exclusively in furtherance of: (i) the educational and charitable purposes of Tenant, and (ii) the educational purposes of the Charter School. Accordingly, the parties hereto intend and expect (without warranty) that the leasehold estate of Tenant created by this Ground Lease, together with the Project, will be eligible for exemption under Nevada law from all Property and Possessory Interest Taxes.

5.2 Maintenance of Exemption. Landlord shall, at no cost to Landlord other than de minimis administrative expenses, use reasonable efforts to maintain exemption of the Premises from Property and Possessory Interest Taxes; however, to the extent any Property or Possessory Interest Taxes are assessed, Tenant and Landlord shall have the responsibilities and rights set forth herein.

5.3 Tax Obligations. During the Term and subject to Section **Error! Reference source not found.** below, Tenant will pay all Property and Possessory Interest Taxes, if any, including without limitation, all real estate taxes, taxes upon or measured by rents, personal property taxes, privilege taxes, gross receipts taxes, excise taxes, parking taxes, business and occupation taxes, gross sales taxes, occupational license taxes, water charges, sewer charges, or environmental taxes or assessments of any kind and nature whatsoever, including any possessory interest tax resulting from the Improvements, this Ground Lease, whether levied by the State of Nevada, the government of the United States, or any agency thereof, or any other governmental body or assessment district during the Term, and whether or not now customary or within the contemplation of the parties hereto, and regardless of whether the same shall be foreseen or unforeseen, similar or dissimilar to any of the foregoing. Notwithstanding the foregoing, if Landlord transfers fee simple title to the Premises, and such transfer results in the levy, assessment, charge, or imposition of the ad valorem or other property taxes against the Project or causes the Project to become subject to such levy or assessment, the successor Landlord shall be responsible for the payment of such ad valorem or other property taxes, and Tenant shall have no liability therefor.

5.4 Assessment. Specifically, and without in any way limiting the generality of the foregoing, but subject to the last sentence of Section 5.3 and to Section **Error! Reference source not found.**, Tenant shall pay any and all special assessments or levies or charges made by any municipal or political subdivision for local improvements ("Assessments"), and as required by the act and proceedings under which any such Assessments or levies or charges are made during the Term.

5.5 Right to Contest. Tenant and Landlord shall each have the right, at their respective and own expense, to contest the amount or validity of any Property and Possessory Interest Taxes or Assessments by appropriate proceedings which shall operate to prevent the collection of any such Property and Possessory Interest Taxes or Assessments so contested or the sale of the Premises or any part thereof to satisfy the same.

5.6 Cooperation. Provided the cooperating party incurs no liability and no out-of-pocket cost, expense, or fees in doing so, each party shall reasonably cooperate with the other party in any proceedings brought by a party to contest the validity or the amount of any Property and Possessory Interest Taxes or Assessments, to recover any Property and Possessor Interest Taxes or Assessments paid, or to pursue legislation that confirms the tax exempt status of the Project and all components thereof under Nevada law in relation to Property and Possessory Interest Taxes. If Applicable Law at the time in effect shall require that such proceedings be brought by or in the name of the non-contesting party, then, provided the non-contesting party incurs no liability and no out-of-pocket cost, expense, or fees in doing so, the non-contesting party shall join in any such proceedings or permit the same to be brought in its name. If any such proceedings shall be brought, the contesting party shall be solely responsible for payment of any and all loss, cost, or expense of any kind that may be imposed upon the non-contesting party in connection therewith, including reasonable attorneys' fees and out-of-pocket costs incurred by the non-contesting party.

ARTICLE 6 UTILITY SERVICES

During the Term of this Ground Lease, Landlord will have no obligation to provide or pay for utility facilities or utility services to the Premises except as provided herein, and shall reasonably cooperate with Tenant and Tenant's agents, employees, and contractors in providing the same, including, without limitation, providing any easements and connections deemed by Tenant to be required or necessary for such facilities and services (subject to the policies and procedures of Landlord's governing body), and Landlord shall not take any action that would cause any interruption of utility services to or any interference with use or access to utility lines or equipment. The Board of Regents of the Nevada System of Higher Education hereby expressly delegates to the Chancellor of the Nevada System of Higher Education the authority to execute, on its behalf, any agreements necessary or appropriate to provide the easements and connections referenced in this Article. Tenant shall obtain and pay for, and be solely responsible for, all wet and dry utilities required, used, or consumed on the Premises, including but not limited to gas, water, sewer, telephone, electricity, and cable television, and for grounds-maintenance, garbage collection, and any similar services.

ARTICLE 7 COMPLIANCE WITH APPLICABLE LAW

Throughout the Term, Tenant shall, at its sole cost and expense, promptly comply with Applicable Law in effect during the Term; provided, however, that Tenant shall not be required to

bring the Project into compliance with subsequently enacted building code requirements unless and until the Project is deemed in violation thereof. For the avoidance of doubt, any building code “grandfathering” shall remain in effect to the fullest extent allowed by Applicable Law, and Tenant shall have no obligation to upgrade the Project solely due to code changes. Landlord shall not unreasonably withhold, condition, or delay Lessor’s consent to any variance, grandfathering, or similar treatment sought by Tenant.

ARTICLE 8 CONSTRUCTION OF IMPROVEMENTS

8.1 Development of the Project; Landlord Cooperation. The construction of the Project shall be developed in a manner that is consistent, in all material respects, with the standards attached hereto as Exhibit D (the “Initial Construction Standards”), and in accordance with Applicable Law. Tenant agrees to comply with Applicable Law in relation to any requirement to pay prevailing wages for such construction of the Project, as provided in the prevailing wage provisions set forth in NRS Chapter 338. Further, in the event Landlord’s approval is required for any plans, change orders, or construction submissions (including without limitation, plans or construction of infrastructure improvements requiring off-site connections to campus utilities, storm drains or the like), such approval shall not be unreasonably withheld, conditioned, or delayed. Landlord shall respond to any approval request, by approving or disapproving the request in writing, within ten (10) Business Days after receipt of a complete submission thereof. If Landlord disapproves of any request, Landlord’s response shall include, in reasonable detail, the reasons for disapproval and suggested revisions to achieve approval. Upon receipt of any such disapproval, the parties shall diligently and in good faith work to modify the plans in order to achieve approval as soon as reasonably possible. Failure to provide a written disapproval within such period along with a detailed explanation for the disapproval shall be deemed an approval by Landlord. Tenant will provide Landlord with design information with respect to the proposed development of the interior of the Project, but such interior design will not be subject to approval of Landlord. Tenant shall obtain or cause the developer or general contractor for the Project to obtain, at its sole cost and expense, all required permits and governmental approvals and payment and performance bonds. During the course of development and construction of the Project, upon Landlord’s reasonable written request, Tenant shall furnish Landlord with copies of all such permits and governmental approvals and payment and performance bonds. Landlord shall reasonably and promptly cooperate, at no cost to Landlord other than de minimis administrative expenses, with Tenant’s efforts to obtain, renew, modify, or maintain all permits, licenses, entitlements, variances, and other governmental approvals required or desirable for the development, construction, financing, and operation of the Premises and the improvements thereon. Such cooperation shall include executing and delivering any applications, consents, or other documents reasonably required to be executed by Landlord, and joining in applications or proceedings where such joinder is required by the applicable authority. Landlord’s cooperation shall not be unreasonably withheld, conditioned, or delayed.

8.2 Liens.

8.2.1 Liens and Landlord Rights. Subject to ARTICLE 24, Tenant’s rights, as well as the rights of any other Person, including, but not limited to, the rights of the Issuer or

any mortgagee, any architect, developer, independent contractor, assignee, facility lessee (subject to anything expressly to the contrary contained herein), subcontractor, prime or general contractor, mechanic, laborer, materialmen, or other lien or claim holder, shall always be and remain subordinate, inferior, and junior to Landlord's title, interest, and estate in the Premises. Except as otherwise expressly permitted hereunder, Tenant shall not, without Landlord's prior written consent (which consent shall not be unreasonably withheld, conditioned or delayed), create or permit to be created or to remain, and shall discharge, any lien, encumbrance, or charge arising during the Term levied on account of any mechanic's, laborer's, or materialman's lien, or any security agreement, conditional bill of sale, title retention agreement, chattel mortgage, or otherwise (a "Lien") that might, or does, constitute a lien, encumbrance, or charge upon Landlord's fee interest in the Premises. Nothing in this Ground Lease shall be deemed or construed in any way as constituting the consent or request of Landlord, express or implied, by inference or otherwise, to the filing of any Lien against Landlord's fee interest in the Premises by any contractor, subcontractor, laborer, materialmen, architect, engineer, or other Person for the performance of any labor or the furnishing of any materials or services for or in connection with the Premises or the Project.

8.2.2 Compliance with Nevada Lien Laws. Notwithstanding anything to the contrary contained herein, Tenant understands and agrees that any and all improvements made to the Premises must comply with Nevada's construction lien laws, including without limitation NRS §108.2403. Without limiting the forgoing, Tenant acknowledges that NRS §108.2403 requires Tenant, before causing any work of improvement to be constructed, to record a notice of posted security with the Washoe County Recorder and either (i) establish a construction disbursement account in compliance with NRS §108.2403(1)(b)(1), or (ii) record a surety bond for the prime contractor performing the work in compliance with NRS §108.2403(1)(b)(2).

8.2.3 University's Notice of Non-Responsibility. Not less than ten (10) Business Days before commencing any approved work of improvement to the Premises, Tenant shall (i) notify or cause to be notified University in writing of (1) the expected date of commencement thereof, and (2) the name and contractor's license number of the prime contractor performing the work, and (ii) provide to University evidence of Tenant's compliance with NRS §108.2403. University shall have the right at any time and from time to time to post and maintain on the Premises such notices as the University reasonably deems necessary to protect the Premises and University from Liens, including without limitation the recordation of a notice of non-responsibility with respect to the construction of the Project, in accordance with NRS Chapter 108.

8.2.4 Tenant Obligated to Remove Liens. Notwithstanding anything to the contrary contained herein, Tenant shall pay, when due, all claims for labor or materials furnished to or for Tenant at or for the use in the Project. Tenant shall not permit any mechanic's or materialmen's liens to be levied against the Premises for any labor or materials furnished to Tenant, or claimed to have been furnished to Tenant, or to Tenant's agents or contractors in connection with the work of any character performed or claimed to have performed on the Premises by or at the direction of Tenant. If any such Lien shall at any time be filed, Tenant shall, within sixty (60) days after receipt of the written notice of the filing thereof, contest or

cause the same to be discharged of record by payment, deposit, bond, order of a court of competent jurisdiction or as otherwise permitted by law. By way of clarification, Tenant may contest any such Lien as long as such contest prevents foreclosure of the Lien and Tenant causes such Lien to be bonded or insured over within such sixty (60) day period, after which Tenant diligently pursues resolution of such contest in accordance with Applicable Law. If Tenant shall fail to cause such notice or lien to be discharged within the period aforesaid, then Landlord may, but shall not be obligated to, discharge the same either by paying the amount claimed to be due or by procuring the discharge of such lien by deposit or by bonding proceedings, and in any such event Landlord shall be entitled to a reimbursement from Tenant of the direct costs associated therewith; provided that no such lien shall constitute a Default by Tenant so long as Tenant is diligently contesting or curing the lien.

8.3 Title to the Premises; Improvements. Title to the Premises during the Term shall be vested in Landlord at all times and, if requested by Landlord, Tenant shall execute such further instruments as may be reasonably required in connection therewith, and Tenant hereby acknowledges and agrees that it shall only have a leasehold interest in the Premises. Tenant shall own any and all Improvements constructed during the Term.

8.4 Off-Site Infrastructure Connections. Tenant shall have the right, at Tenant's sole cost and expense, to design, install, construct, and connect utility lines, infrastructure, and related facilities serving the Premises to off-site utilities, systems, or facilities located outside the Premises owned and/or operated by Landlord (collectively, the "Off-Site Infrastructure"), to the extent reasonably necessary for Tenant's use and operation of the Premises. Notwithstanding the foregoing, Tenant shall have no obligation whatsoever to operate, maintain, repair, replace, insure, upgrade, or restore any portion of the Off-Site Infrastructure or any off-site facilities or systems to which the Premises are connected, except to the extent such obligations expressly arise under a separate written agreement entered into by Tenant with the applicable utility provider, Landlord or third party. Tenant's installation and connection to any Off-Site Infrastructure owned and/or operated or maintained by Landlord shall not be deemed to create any ownership interest in, responsibility for, or liability with respect to any such off-site property, facilities, or infrastructure, nor shall Tenant be deemed to assume any obligations of Landlord relating thereto. Except as provided herein, upon completion of such connection, all operation, maintenance, repair, and replacement obligations with respect to the Off-Site Infrastructure and any off-site facilities shall remain the responsibility of the applicable utility provider, governmental authority, Landlord or other third-party having jurisdiction or ownership thereof.

ARTICLE 9 EASEMENTS AND ENCUMBRANCES

9.1 Landlord Reservation of Rights. Landlord reserves to itself the right, in accordance with Applicable Law, to grant to others in the future nonexclusive utility and/or access easements and licenses over, under, through, across, or on the Premises in locations that do not interfere with the use, access, development, leasing, operation, or financing of the Project or the leasehold estate created by this Ground Lease, or the ability of Tenant, Issuer or any mortgagee (as the case may be) to exercise its rights hereunder, or otherwise impose economic burdens upon Tenant or any facility lessee of

Tenant. In the event the installation or maintenance of such future utility lines or access easements or licenses causes any damage to the Premises or the Project, or any portion thereof, including but not limited to, pavement, curbs and sidewalks, Landlord shall repair the same, or cause the same to be repaired, at Landlord's sole expense. At Landlord's request, Tenant shall join in any grant of such an easement and/or license at no cost to Tenant, subject to the limitations set forth in this Section 9.1. In addition, Landlord agrees to cooperate with Tenant in granting or otherwise obtaining any utility, access licenses, easements or other such shared use and maintenance agreements, as may be necessary for the Project, including without limitation, access over any access roads that may be developed or located adjacent to the Premises and not leased to Tenant hereunder,. In addition to the foregoing, Landlord agrees to enter into a license agreement granting Tenant the right to use a staging area located on the campus, not to exceed one (1) acre in size, during periods of Tenant construction, which license agreement shall be in form and substance mutually acceptable to Landlord and Tenant. Landlord hereby expressly delegates authority to the Chancellor of the Nevada System of Higher Education the right to execute the licenses, easements, shared use, and maintenance agreements expressly contemplated by this Section 9.1. Landlord and Landlord's authorized representatives, agents, employees, and attorneys may enter the Premises at reasonable times during regular business hours and upon reasonable prior written notice, provided that such entry is for Landlord's purposes as Landlord hereunder and such entry does not disturb Tenant's or any facility lessee's occupancy and use of or access to the Premises or the Project. During the Term, Landlord shall not adopt, grant, suffer or permit any easement, license, rule, regulation, standard or other encumbrance of any kind on or against the Premises or Project or any modification, amendment or supplement to any Landlord Permitted Encumbrance that interferes with the use, access, development, leasing, operation, or financing of the Project or the leasehold estate created by this Ground Lease, or the ability of Tenant, Issuer or any mortgagee (as the case may be) to exercise its rights hereunder, or otherwise imposes economic burdens upon Tenant or any facility lessee of Tenant without Tenant's (and, if applicable, Beneficiary's) prior written consent.

9.2 Grant of Easements. In connection with the Parcel Creation, Landlord shall create for the burden and benefit of the respective Parcels, easements for pedestrian and vehicle access to each of the Parcels. The Board of Regents of the Nevada System of Higher Education hereby expressly delegates to the Chancellor of the Nevada System of Higher Education the authority to execute, on its behalf, any agreements necessary or appropriate to provide the easements referenced in this Section 9.2.

9.3 Tenant's Rights. Except for Permitted Encumbrances or as otherwise permitted under this Ground Lease, Tenant shall not suffer or permit any encumbrance on the Premises during the Term without Landlord's prior written consent.

9.4 Compliance with Encumbrances. During the Term, Tenant and Landlord shall comply with all terms and conditions of any Permitted Encumbrances affecting the Premises, and Tenant shall be responsible for all costs and expenses arising under or in connection with such Permitted Encumbrances (except that Landlord shall be responsible for complying with and paying all costs and expenses under or in connection with the Landlord Permitted Encumbrances described in clauses (1) and (2) of the definition of such term); provided, however, if this Ground Lease terminates as a result of an Event of Default by Landlord, Landlord shall, upon Tenant's written demand, reimburse Tenant

for all prepaid costs and expenses incurred by Tenant in complying with such Landlord Permitted Encumbrances after the date of such termination.

ARTICLE 10 OPERATION AND MAINTENANCE

10.1 Tenant Obligations. Except as otherwise provided in ARTICLE 6, during the Term, Tenant (or Tenant's facility lessee, as applicable) shall be solely responsible to operate and maintain the Project. Tenant shall perform and be responsible for all normal and ordinary maintenance of the Project grounds, at Tenant's sole cost, including (without limitation) landscaping (which shall be substantially consistent with Landlord's general campus landscaping standards), trash removal, snow removal and the maintenance of any access roads exclusively serving the Premises.

10.2 Landlord Obligations. This Ground Lease is intended to be an absolute triple net lease, subject only to Landlord's express obligations set forth in this Ground Lease.

ARTICLE 11 ASSIGNMENT OF LEASE

11.1 During Term. Tenant shall have the right, without the prior written consent of Landlord, to : (i) assign Tenant's Interest to Trustee and any successor thereto or assignee thereof in accordance with the Leasehold Deed of Trust or any other Permitted Leasehold Deed of Trust, (ii) assign this Ground Lease subsequent to a foreclosure of the Leasehold Deed of Trust or any other Permitted Leasehold Deed of Trust, and (iii) enter into a sublease, license agreement or space lease with third-parties for ancillary services, such as offices of the Charter School, a book store or provision of food service (to all of which Landlord hereby consents). Except as set forth above in this Section 11.1, Tenant shall not have the right to assign or to transfer Tenant's Interest or any portion thereof or any right or privilege appurtenant thereto, or to sublease the Premises or any portion thereof, without the prior written consent of Landlord.

11.2 Effect of Assignment. Any attempt by Tenant to assign or sublet this Ground Lease without Landlord's consent, where such consent is required as set forth in Section 11.1 of this Ground Lease, shall be void and of no effect and, at Landlord's election, shall constitute an Event of Default under this Ground Lease. The consent by Landlord to any transfer, hypothecation, assignment, or subleasing shall not constitute a waiver of the necessity for such consent to any subsequent assignment, transfer, hypothecation or subleasing where such consent is required. Notwithstanding any assignment, subletting, or sublicensing, Tenant shall remain fully liable to Landlord for all obligations of Tenant under the terms of this Ground Lease.

ARTICLE 12 INDEMNIFICATION

12.1 Landlord Indemnity. Except to the extent caused by the acts or omissions of Tenant or any of Tenant Indemnitees (defined below), and solely to the extent limited in accordance with NRS §41.0305 to 41.039, inclusive, Landlord, to the extent permitted by Applicable Law, hereby

releases and agrees to indemnify, defend and hold harmless Tenant and each of Tenant's officers, employees, managers, agents, and consultants (hereinafter collectively referred to as the "Tenant Indemnitees") of and from any and all third-party claims, demands, liabilities, losses, costs, or expenses for any loss from bodily injury (including death), personal injury, property damage, expenses, taxes and attorneys' fees (collectively "Claims"), caused by, growing out of, or otherwise happening in connection with grossly negligent acts, willful misconduct or material omissions of Landlord or Landlord Indemnitees (as defined below), or Landlord's obligations under Article 25. Landlord reserves the right to assert the defense of sovereign immunity, as appropriate and subject to the statutory limitations therein, including in malpractice and indemnity actions; provided that, in no event shall such defense of sovereign immunity act to limit claims or coverage under insurance policies carried by Landlord.

12.2 Tenant Indemnity. Except to the extent caused by the acts or omissions of Landlord or any of Landlord Indemnitees (defined below), Tenant, and solely to the extent limited in accordance with NRS §41.0305 to 41.039, inclusive and to the extent permitted by Applicable Law, subject to Section 26.11 and the Waiver of Subrogation set forth in Exhibit C, hereby releases and agrees to indemnify, defend and hold harmless Landlord and all of its regents, officers, employees, directors, agents, and consultants (hereinafter collectively referred to as the "Landlord Indemnitees") of and from any and all Claims caused by, growing out of, or otherwise happening in connection with grossly negligent acts, willful misconduct or material omissions of Tenant or Tenant Indemnitees. Tenant reserves the right to assert the defense of sovereign immunity, as appropriate and subject to the statutory limitations therein, including in malpractice and indemnity actions; provided that, in no event shall such defense of sovereign immunity act to limit claims or coverage under insurance policies carried by Tenant.

12.3 Survival. The obligations of Landlord and Tenant under this ARTICLE 12 shall survive the expiration or earlier termination of this Ground Lease or any finding of invalidity or unenforceability thereof unless such finding expressly includes the provisions of this ARTICLE 12.

ARTICLE 13 POLICE SERVICES AND PARKING

The Premises shall be subject at all times during the Term to the jurisdiction of the University of Nevada Reno Police Services, and any other law enforcement agencies with jurisdiction. Tenant may provide vehicle parking on the Premises, so long as such parking does not materially interfere with the parking on the Sierra Surf Parcel and the UNR Remainder Parcel. Similarly, Landlord shall reasonably ensure that the Sierra Surf Parcel and the UNR Remainder Parcel do not materially interfere with the parking on the Tenant's Premises. Tenant shall reasonably cooperate with Landlord and the Sierra Surf Parcel tenant in the creation and recording of parking easement agreements as required for vehicle parking for the Project and vehicle parking required for the improvements to be constructed on the each of the Sierra Surf Parcel and the UNR Remainder Parcel.

ARTICLE 14 INSURANCE

At all times throughout the Term, the parties shall maintain or cause to be maintained for the benefit of Landlord and Tenant (as either additional insureds or named insureds, as their respective interests may appear), the insurance coverages applicable to the then-current phase of the Project in accordance with Exhibit C, attached hereto.

ARTICLE 15 DAMAGE AND DESTRUCTION

15.1 Repair of Damaged Improvements. Except as hereafter provided in this Article, in the event the Improvements or any building or other structures or improvements constructed and located on or within the Premises become damaged or destroyed by fire or any other casualty whatsoever during the Term (a “Casualty”), Tenant shall, within one hundred eighty (180) days from the date of such damage or destruction, commence the work of repair, reconstruction, restoration, or replacement, as the case may be, and thereafter prosecute the same with all reasonable dispatch until the Improvements or any such buildings, other structures, or improvements shall have been repaired, reconstructed, or restored as nearly as practicable to the same condition as prior to such damage or destruction. Anything in this Ground Lease to the contrary notwithstanding, the period of time within which Tenant shall be obligated to complete the repair, reconstruction, restoration, or replacement of the Improvements or any buildings or other structures or improvements so damaged or destroyed shall be extended by the period of any Force Majeure delay. Except as otherwise provided in this Ground Lease, damage to or destruction of the Improvements or any building or other structures or improvements on or within the Premises at any time during the Term, by fire or any other Casualty whatsoever, shall not work as a termination hereof or authorize Tenant or those claiming by, through or under Tenant to quit or surrender possession of the Premises or any part thereof, and shall not release Tenant in any way from its liability to pay Landlord the Rent herein provided for, or from any of the provisions hereof. Subject to Tenant’s obligations under the Bond Documents, Tenant’s repair, reconstruction, restoration, or replacement obligations hereunder shall not apply if the Casualty (i) as determined by Tenant, is such that the repair, reconstruction, restoration, or replacement is not commercially and economically viable or practicable, (ii) the Casualty occurs during the last ten (10) years of the Term, or (iii) to the extent Tenant is required by the terms of the Bond Documents to apply insurance proceeds to the redemption or defeasance of Bonds. If any of the conditions listed in the foregoing sentence occurs, Tenant, subject to the rights of any Beneficiary, shall have the right to terminate this Ground Lease by providing thirty (30) days’ written notice to Landlord within six (6) months after the Casualty and Tenant shall retain any insurance proceeds subject to the rights of Landlord and any Beneficiary as such respective interests appear thereunder.

15.1.1 Tenant shall be relieved of any obligation under this Article to the extent Tenant elects to, or the Beneficiary requires Tenant to, apply any insurance proceeds to the redemption or defeasance of Bonds or of Tenant’s outstanding indebtedness, as permitted pursuant to Section 15.3.

15.2 Damages for Failure to Comply with Repair Obligation. Subject and subordinate to the rights of the Beneficiary(ies) and the provisions of Section 15.5 below, if (a) the repair, reconstruction, restoration, or replacement of damaged or destroyed Improvements or buildings, other structures or improvements is not substantially completed in accordance with Section 15.1 hereof

within a reasonable time after the date of such Casualty (if such completion date is prior to the end of the Term and if Tenant is under the affirmative requirement of Section 15.1 to commence the repair, reconstruction, restoration, or replacement), and (b) Landlord notifies Tenant in writing that Landlord intends to terminate this Ground Lease pursuant to this Section, and (c) Tenant does not deliver to Landlord within thirty (30) days after receipt of such notice a plan to complete such work within a reasonable time or, after delivering such plan, Tenant does not diligently pursue such plan, Landlord may terminate this Ground Lease immediately upon written notice thereof to Tenant and, in such event, Landlord shall receive the proceeds of all insurance obtained in accordance with Article 14 to the extent such proceeds shall not have been expended on or committed to such repair, reconstruction, restoration, or replacement .

15.3 Use of Insurance Proceeds. Except as otherwise provided in this Ground Lease or in the other Bond Documents, the proceeds of all insurance obtained in accordance with ARTICLE 14 shall be used for the repair, reconstruction, restoration, or replacement of the Improvements or any building or other structure or improvement located on or within the Premises, unless Tenant shall be relieved of Tenant's obligation to so repair, reconstruct, restore, or replace such damaged or destroyed Improvements or building or other structure or improvement pursuant to Section 15.1. If Bonds are outstanding, then the proceeds of such insurance, if not required to be used for the repair, reconstruction, restoration, or replacement of the Premises, shall be applied as set forth in the Bond Documents. Notwithstanding anything to the contrary contained herein, a Beneficiary shall have the right to apply insurance proceeds to any outstanding indebtedness owed to it by Tenant and secured by a Permitted Deed of Trust if there shall exist any default by Tenant in the performance of any of the terms or provisions of such Permitted Deed of Trust on Tenant's part to be performed, provided that Tenant and any successor shall not be released from any duties under this Ground Lease unrelated to the Casualty.

15.4 Termination Prior to Completion of Repair. Subject and subordinate to the rights of the Beneficiary(ies), in the event of the termination hereof before the expenditure of the full amount of such insurance proceeds in the repair, reconstruction, restoration, or replacement of such damaged or destroyed Improvements or buildings, other structures or improvements, any unexpended balance thereof, including any interest previously earned by such balance, shall inure to and become the sole property of Landlord.

15.5 Subordination to Bond Documents. Notwithstanding anything else herein contained to the contrary, and for the avoidance of doubt, the provisions of the other Bond Documents shall control in all respects the receipt, handling, and application of any and all insurance proceeds, it being acknowledged and agreed that the Trustee and any other Beneficiary, as their respective interests may appear, shall have a first and prior security interest therein. In connection with, and as a precondition to, any termination of this Ground Lease by Landlord pursuant to this Article, Landlord shall pay, or cause to be paid, all principal, interest and other amounts required to repay or defease, as applicable, the Bonds in full.

ARTICLE 16 CONDEMNATION

16.1 General. Except as hereafter provided in this Article, if, during the Term, the Premises (or such substantial portion thereof as shall, in Tenant's discretion, make it economically infeasible to continue to operate the remaining portion for the purposes herein) or Tenant's Interest, shall be appropriated, taken or damaged by reason of the exercise of the power of eminent domain, whether by condemnation proceedings or otherwise, or any transfer thereof shall be made in avoidance of an exercise of the power of eminent domain (all of the foregoing being hereinafter referred to as a "Taking"), this Ground Lease shall terminate on the date title to such Premises shall vest in the condemnor; provided, however, that such termination shall be without prejudice to the rights of Tenant to recover just and adequate compensation from any such condemnor. If this Ground Lease shall be terminated as provided in this subsection, Tenant shall pay the rent for the year in which such Taking has occurred, up to the date of such termination. Subject to Tenant's obligations under the Bond Documents, in the event of a Taking of less than all or a substantial portion of the Premises (or Tenant's Interest therein) and Tenant determines, in Tenant's discretion, that it is economically feasible to continue to operate the remaining portion of the Premises for the purposes herein, this Ground Lease shall terminate only as to the condemned portion of the Premises on the date title to the condemned portion of the Premises shall vest in the condemnor. The provisions hereof shall remain in full force and effect as to the portion of the Premises not so condemned, but the Rent shall be abated in proportion to the percentage of the Premises subject to the Taking.

16.2 Application of Proceeds from a Taking. In the event of a Taking, the following provisions shall apply:

16.2.1 In the event of a Taking of all of the Premises or all of Tenant's Interest, this Lease shall terminate as of the date of the Taking and Tenant shall have the option to redeem in full all outstanding Bonds in accordance with the Bond Documents, and Tenant shall be entitled to retain any remaining proceeds arising from the condemnation that are applicable to Tenant's Interest.

16.2.2 In the event of a partial Taking of the Premises or Tenant's Interest therein, Tenant shall have the right to redeem all or a portion of the outstanding Bonds within one hundred eighty (180) days of the Taking to the extent that the award received by Tenant is not applied to the restoration of the Premises if Tenant furnishes Landlord, Issuer and Trustee a certificate stating (A) that the property forming a part of the Premises that is the subject of the partial Taking is not essential to Tenant's use or occupancy of the Project at substantially the same revenue-producing level prior to such Taking; or (B) that the Project has been restored to a condition substantially equivalent to its condition prior to the partial Taking; and Tenant shall be entitled to retain any remaining proceeds arising from the condemnation that are applicable to Tenant's Interest.

16.2.3 While the Bonds are outstanding, the provisions of the Bond Documents shall control in all respects the receipt, handling, and application of any and all proceeds of a Taking, it being acknowledged and agreed that the Trustee and any other Beneficiary, as their respective interests may appear, shall have a first and prior security interest therein. If no Bonds shall be outstanding, Tenant shall be entitled to any remaining proceeds.

ARTICLE 17
ESTOPPEL CERTIFICATES

17.1 Execution and Delivery. No later than twenty (20) calendar days following receipt of written request therefor, Landlord and Tenant will execute, acknowledge and deliver to the other promptly upon request, a certificate reasonably satisfactory to the recipient certifying as to the following; provided that, and notwithstanding anything to the contrary in this Ground Lease, the failure of a party to deliver an executed estoppel certificate within the time period required under this Section 17.1 shall not constitute a default, however, that if that party fails to deliver such estoppel certificate within twenty (20) days after delivery of a written request, then the party shall be deemed to have admitted and confirmed the below as true and correct, without modification or qualification:

17.1.1 Validity of Lease: that this Ground Lease is unmodified and in full force and effect (or, if there have been modifications, that this Ground Lease is in full force and effect, as modified, and stating the modifications);

17.1.2 Defaults by Tenant: that no notice has been given by Landlord to Tenant of any failure to comply under this Ground Lease that has not been cured and to the best of its knowledge and belief no Event of Default exists (or, if there has been any notice given or an Event of Default exists, describing the same); and

17.1.3 Other Matters: such other matters as may be reasonably requested by the requesting party.

17.2 Reliance upon Certificates. Certificates from Landlord and Tenant pursuant to this ARTICLE 17 pertaining to the same matters may be relied upon by the Issuer, Trustee, Tenant, any rating agency, any holder of a leasehold mortgage or beneficiary of a leasehold deed of trust, any prospective bond trustee, any prospective assignee of an interest under this Ground Lease or by any prospective sublessee as to all or any portion of the Site.

ARTICLE 18
DISPUTE RESOLUTION

18.1 General. In the event of a dispute between the parties to this Ground Lease with respect to any Event of Default or alleged default by either party, such dispute shall be resolved by litigation initiated and maintained in the State of Nevada or federal courts located in Reno, Nevada, subject to any requirements under the Bond Documents for matters relating to the Issuer or the Trustee.

18.2 Nonbinding Mediation.

18.2.1 Either party may request non-binding mediation of any dispute arising under this Ground Lease. The non-requesting party may decline the request in its discretion. If there is concurrence that any particular matter shall be mediated, the provisions of this Section shall apply. The costs of the mediator shall be divided equally between Landlord and Tenant.

18.2.2 The mediator shall be a professional mutually acceptable to the parties who have no current, past, or on-going relationship with either party. The mediator shall have full discretion as to the conduct of the mediation. Each party shall participate in the mediation to resolve the dispute until and unless the parties reach agreement with respect to the disputed matter or one party determines in its discretion that its interests are not being served by the mediation.

18.2.3 Mediation is intended to assist the parties in resolving disputes over the correct interpretation of this Ground Lease. No mediator shall be empowered to render a binding decision.

18.2.4 Nothing in this Section shall operate to limit, interfere with, or delay the right of either party under this Article to commence judicial legal proceedings in respect of any dispute under this Ground Lease, whether in lieu of, concurrently with, or at the conclusion of any non-binding mediation.

18.3 Attorneys' Fees and Costs. In all disputes arising from or related to this Ground Lease, each party shall pay its own attorneys' fees and costs.

ARTICLE 19 EVENTS OF DEFAULT AND REMEDIES

19.1 Events of Default Defined. The following shall be "Events of Default" under this Ground Lease, and the terms "Event of Default" or "Default" shall mean, whenever they are used herein, any one or more of the following events:

19.1.1 Tenant shall fail to pay Rent at the times specified herein and such failure shall continue for ten (10) Business Days after Tenant's receipt of a written notice from Landlord with a copy provided to the Trustee.

19.1.2 Except as to any other Event of Default that sets a specific time for notice and cure, Tenant or Landlord, as applicable, shall fail to perform or cause to be performed any material term, covenant, condition, or provision hereof, and to correct such failure within thirty (30) days after written notice specifying such failure is given to such party with a copy provided to the Trustee. In the case of any such failure that cannot with due diligence be corrected within such thirty (30) day period but can be wholly corrected within a period of time not materially detrimental to the rights of the other party, it shall not constitute an Event of Default if corrective action is instituted by such party within the applicable period and diligently pursued until the failure is corrected.

19.1.3 Tenant shall be adjudicated as bankrupt or otherwise declared insolvent following judicial proceedings and unable to pay its debts or other obligations as they come due.

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19.1.4 A permanent receiver shall be appointed for Tenant's Interest and such receiver shall not be removed within ninety (90) days after notice from Landlord to Tenant to obtain such removal.

19.1.5 Tenant shall voluntarily take advantage of any debtor relief proceedings under any present or future law or shall become subject to any such involuntary proceedings and said involuntary proceedings shall not be dismissed within ninety (90) days after notice from Landlord to Tenant to obtain such dismissal.

19.1.6 Tenant shall make a general assignment for benefit of creditors.

19.1.7 The Premises or Tenant's effects or interests therein shall be levied upon or attached under process against Tenant, and the same shall not be satisfied or dissolved within ninety (90) days after such levying or attachment.

19.1.8 Any other event that is expressly stated to be an Event of Default elsewhere in this Ground Lease.

19.2 Remedies. Upon the occurrence of an Event of Default, the non-breaching party (the "Non-Breaching Party"), may pursue the following remedies, all subject to the provisions of Section 19.2.3 and the rights of Trustee under the Permitted Financing documents to cure any Default by Tenant:

19.2.1 Any remedies it may have under Applicable Law, each and all of which shall be cumulative and nonexclusive.

19.2.2 In the absence of any action taken by the Trustee, the Non-Breaching Party may, but shall not be obligated to, make any payment or perform or otherwise cure any obligation, provision, covenant or condition on the part of the party in default (the "Defaulting Party") to be observed or performed (and, as applicable, may enter the Premises for such purposes if needed).

19.2.3 It is acknowledged and agreed that upon an Event of Default, and notwithstanding anything to the contrary contained herein, the rights and obligations of the parties shall be subject to the rights and obligations of the Trustee as Beneficiary under the Leasehold Deed of Trust. Landlord may exercise its rights and remedies under this ARTICLE 19 only after providing all required notices to the Trustee and only after expiration of all cure periods afforded to the Trustee.

19.3 No Waiver. No waiver by the Non-Breaching Party of any violation or breach by the Defaulting Party of any of the terms, provisions and covenants herein contained shall be deemed or construed to constitute a waiver of any other or later violation or breach by the Defaulting Party of the same or any other of the terms, provisions, and covenants herein contained. Forbearance by the Non-Breaching Party in enforcement of one or more of the remedies herein provided upon a default by Defaulting Party shall not be deemed or construed to constitute a waiver of such default.

ARTICLE 20
EXPIRATION OR TERMINATION

20.1 No Early Termination; End of Term. Subject to the restrictions provided in NRS 388A.087, upon the expiration or termination of the Term pursuant to the terms hereof, all rights and interests of Tenant, and all persons whomsoever claiming by, through or under Tenant shall immediately cease and terminate, in and to the Premises, including without limitation, all improvements, engines, machinery, generators, boilers, furnaces, elevators, fire escapes, and all lifting, lighting, heating, cooling, refrigerating, air conditioning, ventilating, gas, electric and plumbing apparatus, appliances and fixtures, as well as other fixtures attached to or within the Premises, and, notwithstanding anything to the contrary in NRS §118C.230 (as amended, superseded or replaced), all personal property of Tenant located thereon not removed by the Tenant as of the Termination Date shall thence forward constitute and belong to and be the absolute property of Landlord or Landlord's successors and assigns, without further act or conveyance, and without liability to make such compensation to Tenant, or to anyone whomsoever, and free and discharged from all and every lien, encumbrance, claim and charge of any character created or attempted to be created by Tenant at any time. Tenant agrees, at the end of the Term, to surrender unto Landlord the Premises with then existing buildings, other structures and improvements constructed and located thereon and therein, in the condition then existing.

20.2 Prepaid Items. Unless otherwise agreed in writing by the parties, upon the end of the Term, Landlord shall pay to Tenant all expense items prepaid by Tenant with respect to operating, maintaining, and protecting the Premises, including, but not limited to, prepaid insurance premiums, and any tax and utility deposits, upon Tenant's presentation to Landlord of documentation which reasonably substantiates such prepaid expenses.

20.3 Other Documents and Intangibles. Upon the end of the Term, Tenant shall be deemed to have automatically transferred to Landlord, as of the Termination Date, Tenant's interest in all documents and agreements pertaining to or useful in the ownership, operation and maintenance of the Premises, together with all contracts, contract rights, warranties and other intangibles related to, or useful in, the ownership, operation or maintenance of the Premises, excluding any confidential or privileged documents and agreements, such as, without limitation: internal memoranda, documents, analyses and business plans; any documents or agreements pertaining to the business of the Charter School, including in relation to its staff and students; and correspondence and other materials subject to the attorney-client privilege or that are attorney work product; and any documents or agreements that Tenant is legally required not to disclose.

20.4 Termination During the Due Diligence Period. Tenant shall have a period of one hundred and eighty (180) days following the Effective Date (the "Due Diligence Period") to investigate and determine, in Tenant's sole and absolute discretion, whether the Premises, are suitable and financeable for Tenant's intended use and development; provided that Tenant shall have the right to extend the Due Diligence Period by up to ninety (90) days by delivering written notice to Landlord prior to the expiration of the Due Diligence Period. No consent of Landlord shall be required for any such extension, and the Due Diligence Period shall be deemed extended upon Tenant's timely delivery of such notice to Landlord. During the Due Diligence Period (and any extension thereof),

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Tenant may conduct, at Tenant's sole expense, any and all inspections, studies, tests, surveys, environmental assessments, geotechnical investigations, utility capacity reviews, financing reviews, entitlement feasibility analyses, zoning and code compliance reviews, and any other investigations that Tenant deems advisable, including, without limitation, review of the Landlord Permitted Encumbrances. Notwithstanding anything to the contrary contained herein, Tenant shall have the right to terminate this Ground Lease for any or no reason and without any obligation or liability whatsoever to Landlord by providing a written notice to Landlord of Tenant's intent to so terminate at any time before the expiration of the Due Diligence Period (and any extension thereof).

20.5 Financing and Approval Contingency. Notwithstanding the Due Diligence Period above, and continuing until the commencement of construction (as described in Exhibit C), this Lease shall be contingent upon on the Tenant obtaining financing through Bonds or otherwise to complete the construction of the Improvements on the Premises. The terms of such financing must be acceptable to the Tenant and approved as to the terms by the Tenant's Sponsor, the Nevada State Public Charter School Authority ("Sponsor"). Tenant shall have the right to terminate this Ground Lease if such financing is not reasonably obtainable, at Tenant's discretion, within this period.

ARTICLE 21 NOTICES

21.1 Addresses. All notices, certificates, demands, requests, or other communications hereunder shall be sufficiently given and shall be deemed given when provided by certified mail postage prepaid, return receipt requested; by nationally recognized overnight courier; or by personal delivery with written confirmation of receipt signed by the recipient, addressed as follows, with copy provided to the Trustee at its principal office for notices as set forth in the Indenture:

If to Tenant:

Doral Academy of Northern Nevada
3725 Butch Cassidy Dr.
Reno, NV 89511
Attn: Lead Principal and Board Chair

With copies (which do not constitute notice) to:

Eaton Law, PC
518 Pyramid Way
Sparks, NV 89431
Attn: Kerry Eaton

If to Landlord: University of Nevada, Reno

Attn: Office of Community & Real Estate Management
1664 N. Virginia St./MS 243

Reno Nevada 89557-0243

With a copy to (which copy does not constitute notice):

University of Nevada, Reno
Attn: General Counsel
1664 N. Virginia St./MS 550
Reno Nevada 89557-0550

21.2 Changes. Either party hereto may, by notice given to each of the other, designate any additional or different addresses to which subsequent notices, certificates, demands, requests, or other communications shall be sent.

21.3 Effectiveness. Notwithstanding anything contained herein to the contrary, any notice required to be given by Landlord or Tenant hereunder shall be deemed to have been given and shall be effective as of the date such notice is received or refused as reflected on said notice. All notices, certificates, demands, requests, or other communications made by either party to the other which are required or permitted by the provisions of this Ground Lease shall be in writing.

ARTICLE 22

SUBMISSION OF MATTERS TO LANDLORD FOR APPROVAL

Any matter which must be submitted to and consented to or approved in writing by Landlord or any matter which must be submitted to Landlord which may become effective if not denied by Landlord, as required under this Ground Lease, shall be submitted to Landlord in accordance with Section 21.1 hereof. Unless otherwise expressly provided, wherever this Ground Lease requires Tenant to obtain Landlord's approval or consent, such approval or consent shall not be unreasonably withheld, conditioned, or delayed, and Landlord shall respond to any complete request for approval within ten (10) Business Days after receipt. Failure to respond within such period shall be deemed approval of the request. Any review by Landlord of any matter submitted to Landlord is for Landlord's own convenience and purpose only. By undertaking such review, Landlord does not obtain or have any liability to Tenant or any other person, including, without limitation, the insurers and lenders of Tenant.

ARTICLE 23

HOLDING OVER BY TENANT

Subject to the provisions of Section 20.1, this Ground Lease shall expire without further notice at the end of the Term, and no holding over shall be permitted. Any holding over by Tenant after the expiration of this Ground Lease shall not constitute a renewal or extension nor shall it give Tenant any rights in or to the Premises or any part thereof. Tenant shall not use or remain in possession of the

Premises after the end of the Term. There shall be no renewal whatsoever of this Ground Lease by operation of law.

ARTICLE 24 MORTGAGING

24.1 Leasehold Mortgage Permitted. Tenant shall have the right to place a leasehold mortgage or leasehold deed of trust (including the Leasehold Deed of Trust) on Tenant's Interest (each, a "Permitted Leasehold Deed of Trust") for the benefit of the beneficiary under the Leasehold Deed of Trust or any mortgage lender(s) from time to time providing construction, interim, or permanent financing or refinancing for the Property and any improvements thereon and/or the business of Tenant being conducted on the Land (each, a "Beneficiary"), upon the condition that: (i) such Permitted Leasehold Deed of Trust shall not impose any obligations on Landlord; and (ii) all of the Beneficiary's rights acquired under such Permitted Leasehold Deed of Trust shall be, and such Permitted Leasehold Deed of Trust shall expressly state that it is, strictly limited to Tenant's Interest and subject and subordinate to Landlord's fee interest in the Premises. The execution and delivery of a Permitted Leasehold Deed of Trust shall not be deemed to constitute an assignment or transfer of Tenant's leasehold interest nor shall the Beneficiary be deemed to be an assignee or transferee of this Ground Lease so as to require such Beneficiary to assume the performance of any of the terms, covenants or conditions on the part of Tenant to be performed hereunder. The respective rights and obligations of Tenant and any Beneficiary shall be as set forth in such Permitted Leasehold Deed of Trust. The Board of Regents of the Nevada System of Higher Education hereby expressly delegates to the Chancellor of the Nevada System of Higher Education the authority to execute, on its behalf, any consents requested by the mortgage lender in connection with the Permitted Leasehold Deed of Trust referenced in this Section.

24.2 No Merger; Amendment to Lease. No union of the interests of Landlord and Tenant herein shall result in a merger of this Ground Lease in the fee interest while any Permitted Leasehold Deed of Trust is outstanding. No agreement between Landlord and Tenant modifying, canceling, or surrendering this Ground Lease shall be effective without the prior written consent of the holder of a Permitted Leasehold Deed of Trust. Landlord covenants it will not treat this Ground Lease as terminated by any election made under Section 365 of the Bankruptcy Code of 1978 or under any similar law or right of any nature.

24.3 Requested Amendments for the Security of the Leasehold Deed of Trust. Landlord and Tenant agree to reasonably cooperate in including in this Ground Lease by suitable amendment from time to time any provision that may reasonably be requested by any proposed holder of a Permitted Leasehold Deed of Trust for the purpose of implementing the mortgagee-protection provisions contained in this Ground Lease, and each of Landlord and Tenant agrees to execute and deliver any agreement necessary to effect any such amendment; provided, however, that any such amendment shall be in form and substance acceptable to Landlord and Tenant and shall not in any way affect the Term or the Rent or other amounts payable by or to Landlord under this Ground Lease nor otherwise adversely affect any rights or benefits of Landlord under this Ground Lease. The Board of Regents of the Nevada System of Higher Education expressly delegate authority to the Chancellor

of the Nevada System of Higher Education to execute amendments made pursuant to this Section 24.3.

24.4 Subordination. This Ground Lease shall not be subordinate to and shall be senior in all respects to the lien of any fee mortgage in effect as of the commencement date of this Ground Lease or at any time thereafter during the Term of this Ground Lease. Simultaneously with the execution of this Ground Lease, Landlord shall deliver an executed consent agreement in a form reasonably satisfactory to Landlord and Tenant and Tenant's title insurer with respect to any existing fee mortgagee. With respect to all future fee mortgages, this Section 24.4 will be self-operative and no further instrument of subordination shall be required, provided that upon the request of Tenant Landlord shall deliver an executed subordination agreement in a form mutually agreeable to the parties hereto.

24.5 Fee Mortgages. Landlord agrees not to mortgage or otherwise encumber its interests in the Property and this Ground Lease following the date hereof, unless all holders of any such mortgage or other encumbrance expressly agree in writing to be subject to and bound by the terms of this Ground Lease (expressly including this Article) and that no foreclosure or other enforcement of such mortgage or other encumbrance will disturb or effect this Ground Lease or the rights of the Beneficiary.

24.6 Consent to Permitted Leasehold Deed of Trusts in the Event of a Foreclosure. Landlord's consent and approval shall not be required in connection with any Permitted Leasehold Deed of Trust, the transfer of Tenant's Interest in connection with a judicial or non-judicial sale proceeding pursuant to the Permitted Leasehold Deed of Trust, any transfer pursuant to a deed or assignment in lieu of foreclosure, any sale or transfer in any bankruptcy or insolvency proceedings, or any similar transfer pursuant to any exercise of remedies under any Permitted Leasehold Deed of Trust (collectively, a "Foreclosure"), subject to compliance with the terms of this Article.

24.7 Forbearance by Landlord. For as long as any Permitted Leasehold Deed of Trust remains in effect, Landlord will delay and forbear from the exercise of its termination remedies but may exercise other remedies (including the acceleration of Rent) as hereinafter provided.

24.8 New Lease. In the event that, for any reason, this Ground Lease terminates prior to satisfaction of all indebtedness and obligations secured or intended to be secured by any Permitted Leasehold Deed of Trust, the holder(s) of any such Permitted Leasehold Deed of Trust shall be entitled to enter into a new lease with Landlord, for the balance of the term of this Ground Lease (including rights to all extension or renewal options that have not been exercised), and on the same terms as set forth in this Ground Lease (a "New Lease"). Such right shall be exercisable by Beneficiary within thirty (30) days following written notice by Landlord to Beneficiary of the termination of this Lease, by written notice from Beneficiary to Landlord given within such 30-day period. Upon exercise of such right, Landlord and Beneficiary (or an affiliate or nominee of Beneficiary, as Beneficiary may elect) shall enter into the New Lease within thirty (30) days thereafter. Upon execution of any such New Lease, the tenant thereunder shall be required to cure outstanding defaults of Tenant under this Ground Lease in the same manner, and within the same time period, as required under the provisions of this Article.

24.9 Notices by Landlord. Until such time as the Permitted Leasehold Deed of Trust is released or canceled of record, Landlord agrees that it will simultaneously provide Beneficiary with a written copy of any notices sent to Tenant under this Ground Lease, including any default notices, at the address for Beneficiary provided in the Permitted Leasehold Deed of Trust (and any amendments thereto). Landlord agrees that no notice to Beneficiary shall be effective unless it is reduced to writing and delivered to Tenant and Beneficiary, at the address indicated in this Ground Lease (in the case of Tenant) and the address indicated in the Permitted Leasehold Deed of Trust (in the case of Beneficiary) in the manner provided in this Ground Lease, and no grace or cure periods under this Ground Lease shall be deemed to commence unless and until such notice is so delivered.

24.10 Beneficiary Performance and Cure Rights. Landlord hereby agrees to accept from any Beneficiary any and all payments and performance of Tenant's obligations under this Ground Lease, whether before or after default, with the same force and effect as if paid or performed by Tenant. Landlord agrees that in the event that Tenant shall not cure or remedy any default or breach of covenant by Tenant under this Ground Lease within the curative period provided for such cure or remedy in this Lease, then Beneficiary shall have the right, at its sole option, to exercise any one or more of the following rights:

(a) to cure or remedy, or cause to be cured or remedied, for an additional period following the "Beneficiary Curative Commencement Date" (as hereinafter defined), such default or breach of covenant, and Landlord shall accept such cure or remedy; it being agreed that (a) in the case of any default in the payment of any sum of money, Beneficiary shall have ten (10) business days following the Beneficiary Curative Commencement Date in which to cure such default, (b) in the event that the default of Tenant is not a default in the payment of a sum of money, Beneficiary shall have thirty (30) days following the Beneficiary Curative Commencement Date in which to cure such default, provided that if such default cannot reasonably be cured within such thirty (30) day period and that Beneficiary has commenced efforts to cure such default (or efforts to exercise remedies to enable it to cure such default) within thirty (30) days following the Beneficiary Curative Commencement Date, Beneficiary shall have an additional reasonable period of time following the end of such thirty (30) day period within which to cure such default, and so long as Beneficiary shall be diligently pursuing its efforts to cure, Landlord shall accept such cure or remedy when effected, (c) in no event shall any Beneficiary be required to cure any defaults by Tenant that by their nature are not susceptible to cure by the Permitted Leasehold Deed of Trust, and with respect to such defaults, the same shall be deemed cured by Beneficiary if Beneficiary has commenced efforts to exercise remedies under its Permitted Leasehold Deed of Trust and succeeding to the leasehold interest in accordance with the provisions of this Section; it being agreed that Landlord shall not terminate this Ground Lease, commence eviction proceedings or accelerate rent during the foregoing curative periods extended to Beneficiary; provided, that it is hereby expressly agreed that the time permitted to the Beneficiary to cure defaults shall include and shall be extended by the time required to pursue any remedies necessary to enable Beneficiary to effect such cure, and the time permitted to the Beneficiary to cure defaults shall include and shall be extended by any period in which Beneficiary is prevented from curing by reason of

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any stay in any bankruptcy of Tenant or other stay of enforcement proceedings to which Beneficiary may be subject;

(b) to require Landlord to terminate Tenant's rights under this Ground Lease by reason of such default, and to substitute Beneficiary as lessee of the Premises with Landlord for the balance of the term of this Ground Lease (including any renewal options) by entering into a New Lease, Tenant hereby agreeing to execute such cancellations as may be reasonably required in connection therewith; and

(c) to acquire pursuant to any Foreclosure the leasehold interest and Tenant's rights under this Ground Lease and assume the obligations of Tenant under this Ground Lease as required under this Section, and in such event, Landlord shall not exercise its right of termination with respect to such default, provided that upon such acquisition, Beneficiary shall be entitled to cure any and all defaults within the curative periods provided above.

As used herein, "Beneficiary Curative Commencement Date" shall mean (a) in the case of monetary defaults, upon receipt of written notice from Landlord of the lapse of Tenant's curative period; (b) in the case of defaults for which no curative period is provided under this Ground Lease, the date of Beneficiary's receipt of notice of such default, or (c) in the case of monetary or other defaults for which a curative period is provided under this Ground Lease, when both the following have occurred: (x) Beneficiary's receipt of notice of such default, and (y) receipt of written notice from Landlord of Tenant's failure to cure such default within the applicable curative period provided in this Lease. Beneficiary may cure any monetary default under this Ground Lease by payment of the rent per annum then overdue at the pre-default rental rate, and Landlord will not require Beneficiary to pay any accelerated or future rents in curing such a payment default and will accept such payment as full satisfaction and cure of the outstanding default with respect to the payment of rent.

24.11 Recognition of Beneficiary. Upon any Foreclosure and resulting transfer of the leasehold interest, Landlord will recognize the Beneficiary, any affiliate or nominee or Beneficiary, or any other person, firm or corporation acquiring the leasehold interest as lessee under this Ground Lease pursuant to any foreclosure, deed or assignment in lieu of foreclosure, or similar transfer pursuant to any exercise of remedies under any Permitted Leasehold Deed of Trust (collectively, a "Purchaser"), on the same terms and provisions and with all of the rights and privileges of Tenant, provided such Purchaser agrees to assume and be bound by all of the terms, covenants and conditions of this Ground Lease pursuant to an assumption agreement as described above, and provided that Beneficiary or other Purchaser shall cure all defaults under this Ground Lease as required under the provisions of this Article, including those with regard to the payment of past due Rent, within the curative period provided in this Article. No consent or approval by Landlord shall be required in connection with the commencement or completion of any Foreclosure or any assignment or transfer of Tenant's rights under this Ground Lease in connection with any such Foreclosure.

24.12 Attornment. In the event that any Purchaser shall acquire the rights of Tenant, such Purchaser will attorn to Landlord, and Landlord will recognize Purchaser as the lessee under this Ground Lease. The Purchaser shall thereupon be deemed to have assumed all of the obligations of

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Tenant to Landlord under this Ground Lease, and provided that the Purchaser shall not be deemed to have assumed any responsibility or liability for any unsatisfied indemnification obligations of Tenant under this Ground Lease, nor any responsibility or liability to any third party for any liabilities or obligations of Tenant under this Ground Lease, arising prior to the Purchaser's acquisition of the leasehold interest.

24.13 Transfer Not a Default. In the event of the assignment or transfer of Tenant's leasehold interest pursuant to any Foreclosure, no such Foreclosure shall constitute a default by Tenant under this Ground Lease, and any purchaser of the leasehold interest shall be entitled to all the benefits of this Ground Lease. Landlord agrees to execute such documents as may be reasonably necessary to evidence such Purchaser's rights as lessee under this Ground Lease.

24.14 Assignments by Beneficiary. In the event that Beneficiary or any affiliate or nominee thereof shall acquire the leasehold interest pursuant to the Permitted Leasehold Deed of Trust and the provisions set forth above, Beneficiary or such affiliate or nominee shall be entitled to further assign the leasehold interest in connection with the sale and assignment of such interest and the Improvements, without the further consent or approval of Landlord, provided, however, that such assignment shall be otherwise subject to the terms of this Ground Lease (or any replacement Ground Lease).

24.15 Beneficiary as Third Party Beneficiary. Each Beneficiary is an express third-party beneficiary of the provisions of this Article and shall be entitled to enforce the same directly against Landlord.

24.16 Bankruptcy of Landlord. In the event that Landlord shall become subject to any bankruptcy or insolvency proceeding, any rights, elections, or actions available to Tenant therein shall be subject to the rights of Beneficiary under the Permitted Leasehold Deed of Trust to consent to, or to exercise on behalf of Tenant, such rights, elections, or actions. Without limiting the foregoing, no consent or acquiescence by Tenant to any rejection of this Ground Lease by Landlord or any successor or trustee in such proceeding shall be binding or effective without the prior, written consent thereto by each Beneficiary, and the rights, liens, and claims of Beneficiary shall extend to, encumber, and include all rights to damages for any such rejection and all rights to continued possession of the Premises.

24.17 Liability of Beneficiary. In no event shall Beneficiary have or be deemed to assume any personal liability under this Ground Lease or any personal liability for performance of any of Tenant's obligations under this Lease, it being agreed that (i) Beneficiary's commencement of any Foreclosure or any efforts to cure any default under this Ground Lease shall be for its own protection and shall not by itself constitute and assumption of the Lease nor obligate Beneficiary to complete any such proceedings or cure, (ii) upon completion of any Foreclosure, the liability of Beneficiary under any assumption of this Ground Lease shall be limited to its investment in the leasehold interest and Improvements, and (iii) in the event Beneficiary or any affiliate or nominee thereof shall have acquired the leasehold interest, upon any subsequent assignment of this Ground Lease, Beneficiary or such any affiliate or nominee shall be released from any further liability under this Ground Lease accruing after the date of such assignment.

24.18 Rights As Among Beneficiaries. In any case in which there shall be more than one Permitted Leasehold Deed of Trust, each Beneficiary shall be entitled to the benefit of the provisions of this Article; provided, that (i) any actions or elections permitted to be taken or made hereunder shall be determined and exercised by the Beneficiary whose Permitted Leasehold Deed of Trust is most senior in priority (unless otherwise directed in writing by such senior Beneficiary), and (ii) the time periods in this Article for any action or response by a Beneficiary shall run concurrently for all Beneficiaries.

ARTICLE 25 CERTAIN LANDLORD REPRESENTATIONS, WARRANTIES AND COVENANTS

Landlord hereby represents and warrants that (i) Landlord is not aware of any violation of zoning ordinances, Environmental Law, or other state, federal or local governmental or regulatory laws, ordinances, regulation, orders or requirements affecting the Premises as of the Effective Date; (ii) Landlord has not caused or permitted any discharge, release or disposal of Hazardous Substances on or from the Premises in violation of any applicable Environmental Law which has not been remediated or otherwise corrected, (iii) Landlord is not aware of any use restrictions encumbering the Premises that would prohibit the intended development or use of the Premises or the Parcel Creation; (iv) Landlord is not aware of any Hazardous Substances existing on, under or about the Premises (provided, however, Landlord has not done any investigation or evaluation with respect to the presence of such Hazardous Substances); and (v) that all leases, licenses, occupancy agreements, and other rights of possession affecting the Premises have been fully terminated prior to the Effective Date and are of no further force or effect, and that no tenant or occupant has any right to possession or occupancy of the Premises as of the Effective Date.

ARTICLE 26 MISCELLANEOUS

26.1 No Waiver of Rights by Landlord. No failure of Landlord to exercise any power given Landlord hereunder or to insist upon strict compliance by Tenant with its undertakings, duties and obligations hereunder, and no custom or practice of the parties hereto at variance with the provisions hereof shall constitute a waiver of Landlord's right to demand exact compliance with the provisions contained in this Ground Lease.

26.2 Rights are Cumulative. All rights, powers, and privileges conferred herein upon either party hereto shall be cumulative.

26.3 Provisions are Binding Upon Assigns and are Real Covenants. Each of the provisions of this Ground Lease shall apply to, extend to, be binding upon and inure to the benefit or detriment of not only the parties hereto, but also the legal representatives, successors, and permitted assigns of Landlord and Tenant hereto, and shall be deemed and treated as real covenants running with the Premises during the Term. Whenever a reference to a party hereto is made, such reference shall be deemed to include the legal representatives, successors and permitted assigns of said party, the same as if in each case expressed.

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26.4 Applicable Law and Venue. This Ground Lease, and all matters arising out of or relating to this Ground Lease shall be governed, construed, performed, and enforced in accordance with the Applicable Law of the State of Nevada (excluding principles of conflict of law). The exclusive venue for any and all disputes arising out of or in any way related to this Ground Lease shall be the state or federal courts located in Washoe County, Reno, Nevada.

26.5 All Genders and Numbers Included. Whenever the singular or plural number, or masculine, feminine, or neuter gender is used in this Ground Lease, it shall equally apply to, extend to, and include the other.

26.6 Invalidity of Provision or Part Thereof. In the event any provision, or any portion of any provision of this Ground Lease is held invalid, the other provisions of this Ground Lease and the remaining portion of said provision, shall not be affected thereby and shall continue in full force and effect.

26.7 Time is of the Essence. All time limits stated in this Ground Lease are of the essence of this Ground Lease.

26.8 Section Captions are to be Disregarded. The captions of the numbered sections of this Ground Lease are for purposes of identification and convenience only and are to be completely disregarded in construing this Ground Lease.

26.9 Entire Agreement Contained Herein. The making, execution and delivery of this Ground Lease has not been induced by any representations, statements, covenants, or warranties not set forth in this Ground Lease. This Ground Lease constitute the full, complete and entire agreement between and among the parties hereto; no agent, employee, officer, representative or attorney of the parties hereto has authority to make, or has made, any statement, agreement, representation or contemporaneous agreement, oral or written, in connection herewith modifying, adding to or changing the provisions of this Ground Lease. No amendment of this Ground Lease shall be binding unless such amendment shall be in writing and signed by both parties hereto.

26.10 No Partnership or Agency. Nothing in this Ground Lease is intended, or shall in any way be construed, so as to create any form of partnership or agency relationship between the parties. The parties hereby expressly disclaim any intention of any kind to create any partnership or agency relationship between themselves. Nothing in this Ground Lease shall be construed to make either party liable for any of the indebtedness of the other, except as specifically provided herein.

26.11 Limitation of Liability. It is expressly understood and agreed that notwithstanding anything in this Ground Lease to the contrary, the liability of Tenant hereunder (including, but not limited to its indemnity obligations) and any recourse by Landlord against Tenant (including, but not limited to its indemnity obligations) shall be limited to the leasehold interest of Tenant in the Premises.

26.12 Waiver of Consequential Damages. Except with respect to either party's indemnification obligations under Article 12, to the maximum extent permitted by Applicable Law,

Attachment 8 - Ground Lease

Landlord and Tenant each waive all claims against each other, and in no event will either party be liable or responsible to the other party, for any type of incidental, punitive, special, indirect, or consequential damages, including but not limited to, lost revenue or lost profits, even if advised of the possibility of such damages, arising under theory of contract, tort (including negligence), strict liability or otherwise. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Ground Lease in accordance with its terms.

26.13 Recordation of Memorandum of Lease. Landlord and Tenant agree that, concurrently herewith, the parties shall execute, acknowledge and deliver, in recordable form, a memorandum of lease setting forth the basic terms hereof, and that said memorandum of lease shall be recorded by Tenant, at Tenant's expense, in the appropriate records of Washoe County, Nevada.

26.14 Counterparts. This Ground Lease may be executed in two or more counterparts, each of which shall be deemed original and all of which, when taken together, shall constitute one in the same document. The signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart. Preservation of Tax Status of Bonds. Landlord and Tenant each agree to not take any action with respect to the Premises that would adversely affect the exclusion of the interest payable on Bonds issued pursuant to the Indenture as Federally tax-exempt bonds from gross income for Federal income tax purposes.

26.15 Submission of Lease. Submission of this instrument for examination or signature by Tenant does not constitute a reservation of or an option for lease, and it is not effective as a lease or otherwise until execution and delivery by both Landlord and Tenant.

26.16 Brokers. The parties to this Ground Lease warrant to each other that neither party dealt with any brokers or finders in connection with the consummation of this Ground Lease. In the event any broker, agent or finder makes a claim, the party through whom such claim is made shall be solely responsible for any and all claims or liabilities for brokerage commissions or finder's fees arising out of that party's acts in connection with this Ground Lease to anyone.

26.17 Incorporation. The Exhibits attached hereto are hereby incorporated by this reference into this Ground Lease.

26.18 Authority. Each individual executing this Ground Lease on behalf of his or her respective party represents and warrants that he or she is duly authorized to execute and deliver this Ground Lease on behalf of said entity in accordance with the governing documents of such entity, and, subject to the condition precedent in Section 26.25 below, that upon full execution and delivery this Ground Lease is binding upon said entity in accordance with its terms.

26.19 Drafting. In the event of a dispute between any of the parties hereto over the meaning of this Ground Lease, both parties shall be deemed to have been the drafter hereof, and any Applicable Law that states that contracts are construed against the drafter shall not apply.

26.20 No Third Party Beneficiaries. Except as otherwise expressly stated herein, nothing in this Ground Lease is intended or shall be construed to confer upon any person other than the Trustee,

Attachment 8 - Ground Lease

the Issuer, and the parties hereto any legal or equitable rights or remedies under or by reason of this Ground Lease or any provision contained herein.

26.21 No Merger. If under any circumstances both Landlord's and Tenant's estates in the Premises, or any portions thereof, become vested in the same owner, this Ground Lease nevertheless shall not be extinguished by application of the doctrine of merger except until the principal of and premium, if any, and interest on the Bonds has been paid or is deemed paid within the meaning of the Indenture.

26.22 Reasonable Expenditures. Any expenditure by a party permitted or required under this Ground Lease, for which such party is entitled to demand and does demand reimbursement from the other party, shall be limited to the fair market value of the goods and services involved, shall be reasonably incurred, and shall be substantiated by documentary evidence.

26.23 Survival. All representations, obligations, indemnities, warranties, covenants, conditions and agreements contained in this Ground Lease which are either expressed as surviving the expiration or earlier termination of this Ground Lease or, by their nature, are to be performed or observed, in whole or in part, after the termination or expiration of this Ground Lease, shall survive the termination or expiration of this Ground Lease for a period of twelve (12) months.

26.24 Reservation. Nothing contained in this Ground Lease shall be construed to waive or limit University's right to assert the defense of sovereign immunity, which defense is hereby expressly reserved, nor to waive or limit the protections afforded to University under NRS §41.0305 to 41.039, provided that, in no event shall such defense of sovereign immunity act to limit claims or coverage under insurance policies carried by Landlord.

26.25 Approvals Contingency. Effectiveness of this Ground Lease is contingent upon the final review and approval of (i) the Board of Regents of the Nevada System of Higher Education, at a regularly scheduled meeting thereof, (ii) the Board of Trustees of Tenant, and (iii) the Tenant's Sponsor. If such approvals are not granted, this Ground Lease shall be deemed null and void without the necessity of further documentation and shall be deemed to be of no binding effect whatsoever.

26.26 Non-Liability and Release of Tenant Sponsor.

Landlord understands and agrees that Tenant is an independent charter school operating under the laws of Nevada and its governing documents. Landlord further understands and agrees that the Tenant's Sponsor does not have substantial influence, interest, or ownership of Tenant. Accordingly, both Landlord and Tenant understand and agree that Sponsor, has no control over and therefore is not responsible or liable for the acts or omissions of Tenant, its officers, agents, or employees under this Lease. Pursuant to NRS 388A.366, Tenant agrees to defend, indemnify, and hold the Sponsor, its board, and its agents and employees harmless from all liability, claims and demands on account of contract, injury, loss or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other losses of any kind whatsoever which arise out of or are in any manner connected with its obligations under this Lease. Landlord understands and agrees that, pursuant to NRS 388A.366, an

Attachment 8 - Ground Lease

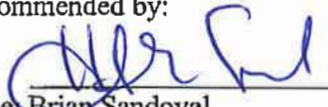
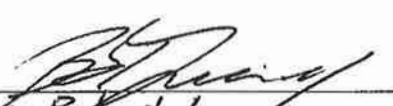
action at law may not be maintained against the sponsor of a charter school for any cause of action for which the charter school has obtained liability insurance.

Both Landlord and Tenant further understand and agree that Sponsor is not a party to or a guarantor under this Lease; therefore, the Sponsor and its board, agents, and employees are not liable for any judgment or deficiency decree or for any consequential, indirect, special or punitive damages resulting from the acts or omissions under this Lease. Landlord and/or Tenant may not pursue any available remedies now or hereafter available to each under the Lease against the Sponsor. Such remedies include, but are not limited to, contract-based claims, alter-ego claims, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other losses of any kind whatsoever which arise out of or are in any manner connected with its obligations under this Lease and/or under the laws or judicial decisions of the state in which the Premises is located.

[Remainder of page intentionally left blank. Signatures on the following page.]

Attachment 8 - Ground Lease

WHEREFORE, the parties have executed this Ground Lease to be made effective as of the date first above written.

LANDLORD	TENANT
BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION, ON BEHALF OF THE UNIVERSITY OF NEVADA, RENO,	DORAL ACADEMY OF NORTHERN NEVADA, a Nevada nonprofit corporation
Recommended by: 	By: 
Name: Brian Sandoval	Name: Robert Lucas
Title: President, University of Nevada, Reno	Its: Board Chair
Date: 6.30.26	
Approved by: 	
Name Matt McNair	
Title: Chancellor, Nevada System of Higher Education	
Date: 07.07.26	

[Signature page.]

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Legal Description: APN: 021-030-14

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

The Northwest Quarter (NW 1/4) of Section 22, Township 19 North, Range 20 East, M.D.B.&M.

EXCEPTING THEREFROM the parcel of land described in the deed to Elmer Gault Jones recorded in Book 398, Page 503, as Document No. 253888, Deed Records, Washoe County, State of Nevada.

EXCEPTING THEREFROM that portion conveyed to the Regional Transportation Commission of Washoe County by deed recorded January 30, 2013 as Document No. 4200141, Official Records.

APN: 021-030-14

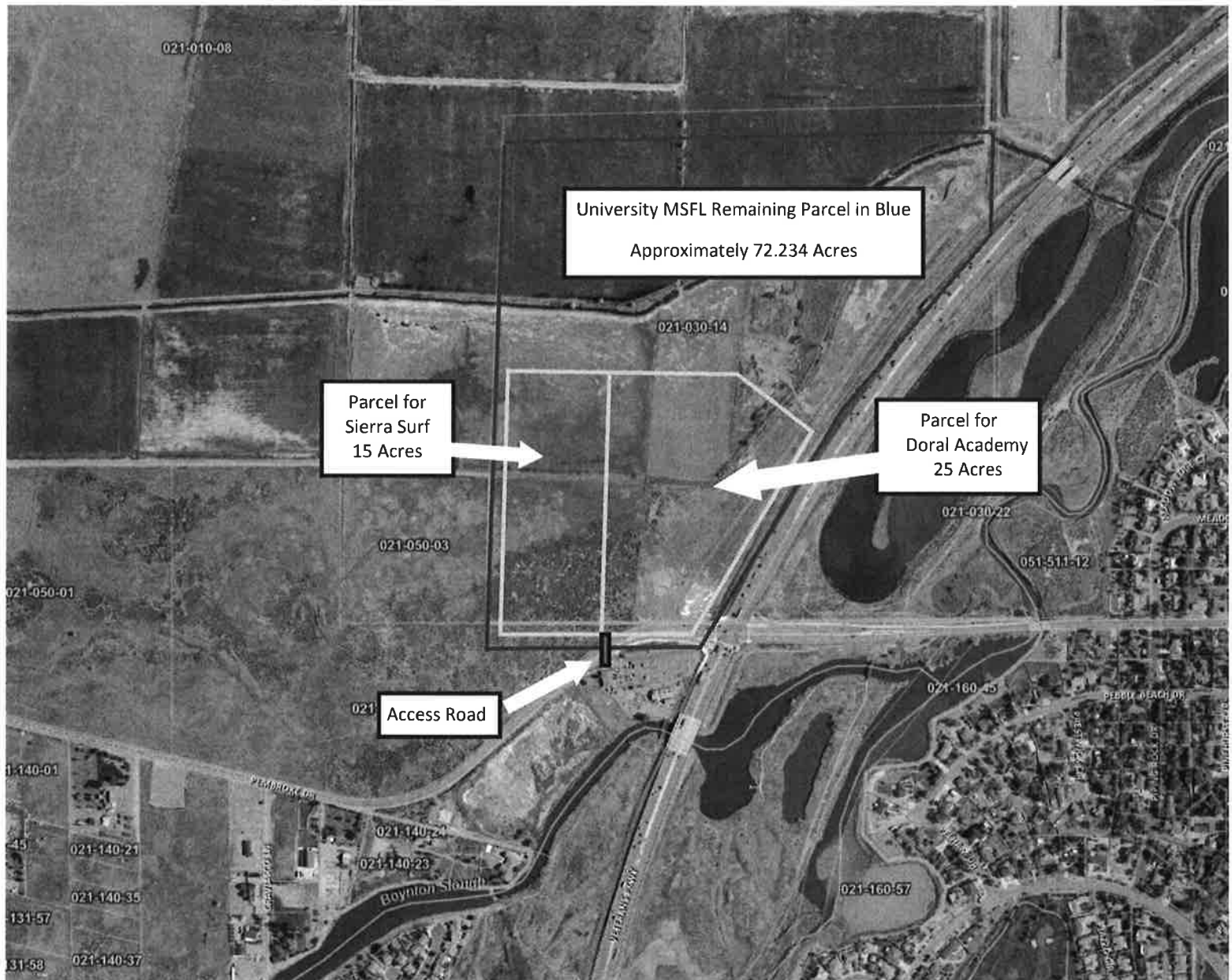
EXHIBIT B

SITE MAP DEPICTING PARCELS FOR IDENTIFICATION PURPOSES

Exhibit B

Parcel #021-030-14 (112.234 Acres)

SITE MAP DEPICTING PARCELS FOR IDENTIFICATION PURPOSES



This map is provided for identification and illustrative purposes only and does not depict survey-accurate boundaries.

EXHIBIT C

INSURANCE REQUIREMENTS

PHASED APPLICATION

- A.0. Phased Application of Insurance Requirements. From the Effective Date of this Ground Lease, Tenant, at its sole cost and expense, shall maintain or cause to be maintained, against such risks as are customarily insured against with respect to facilities of like size and type in the State, the insurance coverages applicable to the phase of the Project, described as follows:
- A.0.1. Pre-Construction Period. The period commencing on the Effective Date of this Ground Lease and continuing until the commencement of any construction, demolition, site work, or other physical improvement activities on the Premises (other than inspections, testing, or due diligence activities).
 - A.0.2. Construction Period. The period commencing upon the start of any construction, demolition, site work, or other physical improvement activities on the Premises and continuing until substantial completion of the Improvements.
 - A.0.3. Operations Period. The period commencing upon substantial completion of the Improvements and continuing through the remainder of the Term.
 - A.0.4. Phase-Specific Requirements. The insurance coverages required during each phase are set forth below. To the extent a particular coverage is not expressly required during a given phase, Tenant shall have no obligation to maintain such coverage during that phase.
 - A.0.5. Continuation or Replacement Coverage. Upon the commencement of a subsequent phase, Tenant may either (i) continue in effect any insurance coverage required during the prior phase that remains applicable, modified to provide the coverage required by such subsequent phase or (ii) replace such coverage with the required insurance policies applicable to the subsequent phase. In no event shall there be any lapse or gap in required insurance coverage.
- A.1. Pre-Construction Period. During the Pre-Construction Period, Tenant shall, at its sole cost and expense, maintain a minimum of the following insurance coverages:
- A.1.1. Commercial General Liability.
 - A.1.1.1. Minimum limits required:
\$1,000,000 Each Occurrence
\$2,000,000 General Aggregate
 - A.1.1.2. Coverage shall be on an occurrence basis and shall cover liability arising from premises, operations, independent contractors, completed operations, personal injury, products, and liability assumed under contract.

- A.1.1.3. University shall be added as an additional insured by endorsement providing coverage on CG 2011 (Additional Insured – Managers or Lessors of Premises) on Tenant’s general liability policy.
 - A.1.2. Business Auto.
 - A.1.2.1. Only to the extent Tenant utilizes owned, hired, or non-owned vehicles in connection with activities on or relating to the Premises, Tenant’s insurance shall cover Tenant for those sources of liability which would be covered by the latest occurrence form edition of the standard Business Auto Policy, including coverage for liability contractually assumed, as filed for use in the State of Nevada by the Insurance Services Office, without the attachment of restrictive endorsements. Coverage shall be provided for owned, scheduled, non-owned, and hired automobiles with a combined single limit of not less than One Million U.S. Dollars (\$1,000,000.00) per occurrence.
- A.2. Construction Period. During the Construction Period, Tenant shall, at its sole cost and expense, maintain, or cause to be maintained, the following insurance coverages, either directly or through an Owner Controlled Insurance Program (“OCIP”) or other consolidated insurance program acceptable to the University and consistent with the requirements of the construction contract and the Bond Documents:
 - A.2.1. Commercial General Liability Insurance. Commercial General Liability insurance, or equivalent liability coverage provided pursuant to an OCIP, written on an occurrence basis, with limits of not less than:
 - A.2.1.1. Minimum limits required:
 - \$3,000,000 Each Occurrence
 - \$3,000,000 General Aggregate
 - A.2.1.2. Such coverage shall include liability arising from premises, operations, independent contractors, completed operations, personal injury, products, and liability assumed under contract. The Commercial General Liability insurance maintained by the General Contractor (or provided through an OCIP) shall name University and Tenant as additional insureds for liability arising out of the General Contractor’s ongoing and completed operations, by endorsement providing coverage equivalent to ISO forms CG 20 10 and CG 20 37 (or otherwise afforded equivalent status).
 - A.2.1.3. Nothing in this Section A.2.1 shall be deemed to require Tenant to insure the University for the University’s own negligence or operational activities, or for liabilities unrelated to the construction of the Improvements.
 - A.2.2. Umbrella. Tenant shall obtain and maintain, or cause to be maintained through an OCIP or contractor-provided coverage, umbrella, or excess liability insurance with limits of not less than \$5,000,000 per occurrence, or such higher limits as required by the Construction Contract and Bond Documents.

- A.2.3. Property Insurance (Builder's Risk). Tenant shall obtain and maintain special perils property insurance policy (including builder's risk coverage), insuring loss or damage to the Improvements under construction. The amount of such insurance shall be equal to the full replacement costs of the Improvements less a reasonable deductible, as the same shall exist from time to time. Such policy shall insure against physical loss or damage, including fire, and include coverage for any additional costs related to debris removal and related standard extra expenses. Tenant shall be solely responsible for the payment of any deductibles applicable to the property insurance policies required under this Ground Lease. . Tenant and the General Contractor shall be named as insured, and the bond trustee as Loss Payee, if required by Bond Documents. The University shall be listed solely as an additional interest for notice purposes, without any right to receive or control insurance proceeds.
- A.2.4. Business Interruption. Tenant shall obtain and maintain a policy of business interruption insurance in minimum amounts typically carried by prudent tenants engaged in similar operations, but in no event shall be in an amount less than the annual Rent then in effect during any year during the Term.
- A.2.5. Workers' Compensation. Tenant shall maintain, or cause to be maintained, workers compensation insurance only if and to the extent required of Tenant by NRS §616B.627, or proof that compliance with the provisions of NRS Chapter 616A-D and all other related chapters, is not required. To the extent applicable, Tenant shall also maintain employer's liability insurance in an amount not less than One Million U.S. Dollars (\$1,000,000.00).
- A.2.6. Business Automobile Liability Insurance. Tenant shall maintain, or cause to be maintained, business automobile liability insurance only if and to the extent Tenant owns, leases, hires, or uses automobiles in connection with activities on the Premises. If required, such insurance shall cover liability which would be covered by the latest occurrence form edition of the standard Business Auto Policy, including coverage for liability contractually assumed, as filed for use in the State by the Insurance Services Office, without the attachment of restrictive endorsements, with a combined single limit of not less than One Million U.S. Dollars (\$1,000,000.00) per occurrence. Tenant shall have no obligation to maintain business automobile liability insurance solely due to the use of vehicles by Tenant's contractors or subcontractors, provided that such parties are required under their respective contracts to maintain automobile liability insurance in commercially reasonable amounts.
- A.3. Operations Period. During the Operations Period, Tenant shall, at its sole cost and expense, maintain or cause to be maintained the following insurance coverages and limits set forth below:
- A.3.1. Commercial General Liability.
- A.3.1.1. Minimum limits required:
\$2,000,000 Each Occurrence
\$4,000,000 General Aggregate

- A.3.1.2. Coverage shall be on an occurrence basis and shall cover liability arising from premises, operations, independent contractors, completed operations, personal injury, products, and liability assumed under contract. University shall be added as an additional insured by endorsement providing coverage on CG 2011 (Additional Insured – Managers or Lessors of Premises).
- A.3.2. Property. Tenant shall obtain and maintain a special perils property insurance policy, insuring loss or damage to the Improvements. The amount of such insurance shall be equal to the full replacement costs of the Improvements less a reasonable deductible, as the same shall exist from time to time. Such policy shall insure against physical loss or damage, including fire and include coverage for any additional costs related to debris removal and related standard extra expenses. .
- A.3.3. Workers Compensation. Tenant shall maintain, or cause to be maintained, workers compensation insurance if such insurance is required of Tenant by NRS §616B.627, or proof that compliance with the provisions of NRS Chapter 616A-D and all other related chapters, is not required. Tenant shall further obtain and maintain employer's liability insurance in an amount not less than One Million U.S. Dollars (\$1,000,000.00).
- A.3.4. Business Auto. Tenant shall maintain, or cause to be maintained, business automobile liability insurance only if and to the extent Tenant owns, leases, hires, or uses automobiles in connection with activities on the Premises. If required, such insurance shall cover liability which would be covered by the latest occurrence form edition of the standard Business Auto Policy, including coverage for liability contractually assumed, as filed for use in the State by the Insurance Services Office, without the attachment of restrictive endorsements, with a combined single limit of not less than One Million U.S. Dollars (\$1,000,000.00) per occurrence.
- A.3.5. Business Interruption. Tenant shall obtain and maintain, or cause to be obtained and maintained, a policy of business interruption insurance in minimum amounts typically carried by prudent tenants engaged in similar operations, but in no event shall be in an amount less than the annual Rent then in effect during any year during the Term.
- A.4. Waiver of Subrogation. All insurance policies obtained and maintained as required under this Section A (other than Business Auto) of this Exhibit C shall include a waiver of subrogation in favor of the University by endorsement, but only to the extent of losses covered by such insurance and arising from risks assumed by Tenant under this Ground Lease.
- A.5. Tenant's Insurance. Tenant's insurance hereunder shall be primary and non-contributory to any insurance carried by the University. Any additional insurance carried by University shall not reduce the insurance carried by Tenant, nor cause University to become a coinsurer under the insurance carried by Tenant under this Ground Lease.
- A.6. Deductibles and Self-Insured Retentions. Except as set forth above, Insurance maintained by Tenant shall apply on a first dollar basis without application of a deductible or self-insured retention unless otherwise specifically agreed to by the University. Such approval shall not relieve Tenant from the obligation to pay any deductible or self-insured retention.

Attachment 8 - Ground Lease

- A.7. Approved Insurer. Each insurance policy shall be issued by insurance companies authorized to do business in the State or eligible surplus lines insurers acceptable to the State and having agents in the State upon whom service of process may be made.
- A.8. Evidence of Insurance. Tenant shall, upon written request of the University, provide to the University the Accord 25 Certificate of Insurance and Accord 27 Evidence of Property forms, or forms substantially similar, and upon request shall provide copies of the additional insured, waiver of subrogation, and primary and non-contributory endorsements as evidence the insurance policies and coverages required under this Exhibit C.
- A.9. Tenant shall require its contractors and subcontractors performing work on the Premises to maintain insurance consistent with this Exhibit C, or their equivalents, as applicable to their scope of work.

EXHIBIT D

INITIAL CONSTRUCTION STANDARDS

EXHIBIT D

INITIAL CONSTRUCTION STANDARDS

1. STANDARD OF CONSTRUCTION

Tenant shall design and construct the Project in a quality manner consistent with sound construction practices suitable for long-term school use. Nothing herein shall be deemed to require a higher standard than is typical for similarly situated public charter school facilities in the region, including, for illustrative purposes, Tenant's existing school campus(es).

2. COMPLIANCE WITH LAWS

All Improvements shall comply with all applicable federal, state, and local laws, including all building, fire, life-safety, and accessibility requirements, including without limitation the International Building Code (IBC), International Fire Code (IFC), and the Americans with Disabilities Act (ADA), and all requirements of applicable governmental authorities having jurisdiction.

3. PLANS; APPROVALS; PERMITS

Tenant shall prepare complete architectural and engineering plans and specifications, stamped by licensed professionals. Tenant shall obtain all required permits and approvals required by governmental authorities having jurisdiction.

4. MATERIALS AND SYSTEMS

All materials and equipment shall be new or like-new and of commercial/institutional grade. Building systems (including structural, HVAC, electrical, plumbing, and roofing) shall be designed for durability, code compliance, and useful life.

5. SITE IMPROVEMENTS

Tenant shall construct all required site improvements, including access, parking, utilities, drainage, and circulation, sufficient to support the intended school operations and compliant with applicable laws.

6. SAFETY AND USE

The Improvements shall provide a safe, secure, and functional environment for students, staff, and visitors and shall be suitable for the operation of a public charter school, including required life-safety systems and code-compliant means of egress.

7. CONSTRUCTION AND COMPLETION

Tenant shall retain qualified, licensed contractors and shall diligently prosecute construction to completion. Prior to occupancy, Tenant shall obtain a certificate of occupancy (or equivalent approval). Upon completion, Tenant shall deliver a copy of as-built drawings, warranties, and final

approvals as reasonably requested by Landlord.

8. FINANCING AND LENDER REQUIREMENTS

All Improvements shall satisfy the requirements of Tenant's construction and permanent lenders and shall be constructed in a manner that is financeable and insurable on commercially reasonable terms.

9. MATERIAL DEVIATIONS

Construction shall be substantially consistent with the approved plans, with material deviations requiring review and approval of licensed professionals.



University of Nevada, Reno

Brian Sandoval
President

MEMORANDUM

TO: Matt McNair, Chancellor
FROM: Brian Sandoval, President
DATE: June 23, 2026
RE: Signature Authority for June 26 – July 9, 2026

I will be traveling June 26 – July 9, 2026.

During my absence, I have designated signature authority to Vice President of Student Affairs Heather Speed. He has been given authority to sign on University of Nevada, Reno business and financial transactions as well as personnel documents, including but not limited to notices of termination/non-reappointment and Code Chapter 6 matters during these specified dates.

Brian Sandoval
President
University of Nevada, Reno

6.24.26

Date

PHASE 1A: PROJECT FEASIBILITY & CONCEPT VALIDATION		PHASE 1B: PROJECT CONCEPT DEVELOPMENT			
July 2026	August 2026	September 2026	October 2026	November 2026	December 2026
Technical Workstream					
- Undertake preliminary site analysis and program test fit - Obtain A/E cost proposals & select project delivery team members	- Begin concept design development - Validate building program & project requirements - Conduct preliminary stakeholder interviews & solicit early design feedback - Prepare site due diligence activities (geotechnical, environmental, survey) - Determine utility availability	- Complete concept design phase & finalize building program - Continue stakeholder interviews & briefings - Undertake all site due diligence activities (geotechnical, environmental, survey) - Determine utility permitting requirements, costs, and schedule	- Begin Schematic Design Phase - Ongoing Stakeholder interviews & briefings - Publish site due diligence and finalize reports	- Continue Schematic Design Phase (50% complete) - Ongoing Stakeholder interviews & briefings	- Complete Schematic Design Phase (100% complete) - Launch Design Development Phase (25% complete) - Ongoing Stakeholder interviews & briefings - Verify permitting and complete permitting plan
Commercial/Financial Workstream					
- Determine all Phase 1 & 2- 3rd party costs required under the Engagement Agreement - Draft and execute Engagement Agreement	- Prepare project control budget and set target price - Prepare preliminary plan of finance scenarios - Issue Phase 1b Notice to Proceed	- Prepare draft project exhibits (ALTA Survey, Metes & Bounds, etc.) - Verify target price and update financial models	- Begin drafting Development Agreement and exhibits - Verify target price and update financial models	- Draft Development Agreement and exhibits - Verify target price and update financial models	- Finalize Development Agreement and exhibits - Verify target price and update financial models - Begin solicitation process for project finance service providers - Issue Phase 2 Notice to Proceed

Attachment 9 - Proposed Project Schedule

PHASE 2: PROJECT DESIGN DEVELOPMENT LEADING TO DEVELOPMENT							
January 2027	February 2027	March 2027	April 2027	May 2027	June 2027	July 2027	August 2027
Technical Workstream							
• Design Development Phase (50% Complete) • Ongoing Stakeholder interviews & briefings • Submit all utility service applications • Determine GMP bid strategy • Identify long lead items & determine bid strategy	• Design Development Phase (75% Complete) • Ongoing Stakeholder interviews & briefings	• Complete Design Development Phase (100% Complete) • Begin Construction Document (CD) Phase (15% Complete) • Ongoing Stakeholder interviews & briefings • Finalize GMP bid strategy / early award long lead items	• Construction Document (CD) Phase (30% Complete) • Ongoing Stakeholder interviews & briefings • Pre-GMP subcontractor outreach	• Construction Document (CD) Phase (50% Complete) • Ongoing Stakeholder interviews & briefings • Pre-GMP subcontractor outreach	• Construction Document (CD) Phase (65% Complete) • Ongoing Stakeholder interviews & briefings • Submit Site Disturbance Permit • Submit Foundation Permit • Submit Structure Permit • Subcontractor GMP solicitation	• Construction Document (CD) Phase (95% Complete) • Ongoing permit review site / Foundation / Structure Permits • Subcontractor GMP solicitation & finalize GMP	• Construction Document (CD) Phase (98% Complete) • Secure Site Disturbance Permit • Secure Foundation Permit • Secure Structure Permit • Submit Full Building Permit • Review and approve GMP • Secure Site & Begin On-site Construction
Commercial/Financial Workstream							
• Verify target price and update financial models • Select project finance service providers • Establish schedule for Financial and Commercial Close	• Verify target price and update financial models • Finalize and contract with finance service providers • Begin drafting financial documents	• Verify target price and update financial models • Draft and review financial documents	• Verify target price and update financial models • Draft and review financial documents	• Verify target price and update financial models • Draft and review financial documents	• Verify target price and update financial models • Final review of all financial documents • Perform preclosing check list and review	• Finalize all financial documents • Schedule Financial & Commercial Close	• Financial Close • Commercial Close • Execute Development Agreement (Phase 3) • Issue Notice to Proceed (NTP) Starting Construction • Groundbreaking event

PHASE 3: CONSTRUCTION PHASE				
August—September 2027	October 2027—February 2028	March 2028—April 2028	July 2028	August 2028
• Construction Document (CD) Phase (99% Complete) • Secure Full Building Permit	• Construct building & achieve substantial completion • Commissioning • Punch List	• Achieve Final Completion • Complete commissioning • Complete punch list • Move planning & coordination	• Move faculty & staff	• Ribbon cutting event



600 Mill Street
Reno, NV 89502
775-352-3202
www.bbbsnn.org

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Laura Zander

Chief Executive Officer

Derek Beauvais

Nevada State Public Charter School Authority

Attention: Director Melissa Mackedon,
SPCSA Staff and Board of Directors

RE: Letter of Support – Doral Academy of Northern Nevada

Dear Director Mackedon and SPCSA Leadership,

On behalf of Big Brothers Big Sisters of Northern Nevada ("BBBSNN"), it is my pleasure to offer our enthusiastic support for Doral Academy of Northern Nevada ("DANN") and its vision to expand educational opportunities for students and families through the development of a second campus.

As the CEO of Big Brothers Big Sisters of Northern Nevada, I have the privilege of working alongside many outstanding educators, community leaders, and organizations committed to improving outcomes for young people. Doral Academy stands apart as an exceptional example of what public education can be when academic excellence is paired with visionary leadership, meaningful community engagement, and an unwavering commitment to students and families.

Under the leadership of Principal Angela Orr, Doral Academy has established itself as a model for educational excellence in Northern Nevada. Angela's passion for students, collaborative leadership style, and deep commitment to serving families have created a school culture that inspires confidence and optimism. I have tremendous respect for her leadership and firmly believe she is helping set the standard for how schools should engage with their communities, build meaningful partnerships, and prepare students for lifelong success.

As Doral Academy continues to grow, so too does its ability to expand access to high-quality educational opportunities for families throughout our region. Northern Nevada continues to experience significant population growth, and innovative public charter schools like Doral play an essential role in ensuring that families have access to exceptional educational choices. Expanding Doral's reach will not only benefit its students, but will strengthen our entire community by investing in the next generation of leaders.

Big Brothers Big Sisters of Northern Nevada is excited about the opportunity to deepen our partnership with Doral Academy. We enthusiastically support collaborating with both the existing campus and the proposed second campus to connect students with caring adult mentors who can provide encouragement, guidance, and life-changing relationships outside the classroom.

For more than 25 years, BBBSNN has been creating and supporting one-to-one mentoring relationships that ignite the power and promise of youth. Today, we serve hundreds of young people annually across Northern Nevada while more than 150 additional youth remain on our

Big Brothers Big Sisters of Northern Nevada, Inc. is a tax exempt 501(c)(3), whose mission is to provide children facing adversity with strong and enduring, professionally supported, one-to-one relationships that change their lives for the better, forever. Your donation may be tax deductible pursuant to provisions of section 170 (c) of the Internal Revenue Code. Unless stated donor received no goods or services for contribution. Tax ID # 32-0147198."



600 Mill Street
Reno, NV 89502
775-352-3202
www.bbbsnn.org

waiting list—most of whom are hoping for a positive male role model. Research consistently demonstrates that young people matched with a Big Brother or Big Sister are more likely to graduate high school, enroll in college, avoid risky behaviors, and develop stronger confidence, resilience, and aspirations for the future.

We believe schools and mentoring organizations are natural partners in helping young people thrive. Together, we can provide students not only with an outstanding education, but also with the supportive relationships, resources, and opportunities that empower them to realize their full potential.

We are excited to continue exploring creative opportunities to collaborate with Doral Academy and look forward to building a partnership that positively impacts students and families both inside and outside the classroom for years to come.

Thank you for your thoughtful consideration of Doral Academy's proposal and for your continued commitment to expanding educational opportunities for Nevada's students.

Sincerely,

A handwritten signature in blue ink that reads 'Derek Beauvais'.

Derek Beauvais
Chief Executive Officer
Big Brothers Big Sisters of Northern Nevada
DBeauvais@bbbsnn.org

Big Brothers Big Sisters of Northern Nevada, Inc. is a tax exempt 501(c)(3), whose mission is to provide children facing adversity with strong and enduring, professionally supported, one-to-one relationships that change their lives for the better, forever. Your donation may be tax deductible pursuant to provisions of section 170 (c) of the Internal Revenue Code. Unless stated donor received no goods or services for contribution. Tax ID # 32-0147198."



Attachment 3 - Letters of Support

BOYS & GIRLS CLUB OF TRUCKEE MEADOWS

Donald W. Reynolds Facility
2680 East Ninth Street
Reno, NV 89512
Admin: (775) 331-KIDS

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President/CEO

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www.instagram.com/thepositiveplace

Nevada State Public Charter School Authority

Attn: Director Melissa Mackedon; SPCSA Staff and Board

RE: Letter of Support: Proposed Expanded Partnership- Doral Academy of Northern Nevada

Dear Director Mackedon and SPCSA Staff and Board:

The Boys and Girls Club of Truckee Meadows ("Club") is pleased to submit this letter of support expressing our interest in pursuing an expanded long-term partnership with Doral Academy of Northern Nevada ("DANN"), including the opportunity to collaborate with the school on a proposed second campus for possible vended meals, transportation, and Life and Workforce Development programs.

Our organization is open to discussions with DANN regarding projects that align with our shared commitment to serving youth and families in the Northern Nevada community.

In particular, we are exploring a partnership framework built around three major components of cross-services and expanded services:

1. Expanded Vended Meals– Currently, the Club serves DANN's Butch Cassidy campus with lunch vended meals. We would hope to bid on expanded vended meal contract if a second campus came to fruition. The goal would be to provide students with increased access to nutritious meals through a vended meal program that supports both the school day and potentially before and after school programming.

2. Possible Transportation to/from Club Sites– Currently we do not offer transportation to DANN's Butch Cassidy campus. We are open to exploring whether transportation to a proposed 2nd campus could be beneficial to help coordinate transportation between school and Club locations to increase student access to enrichment opportunities and high quality education.

3. Life and Workforce Development Programmatic Opportunities – The Club is also open to offering programs focused on life skills, workforce readiness, and career exploration to prepare students for future success.

We believe these collaborative components would create a mutually beneficial partnership that leverages the strengths of both organizations to enhance student support, learning opportunities, and overall well-being. We understand that any expanded partnership elements would be subject to further discussion, Boys and Girls Club of Truckee Meadows Board approval, and DANN's governing board approval.

We look forward to continuing these discussions and identifying ways we can work together to positively impact the lives of students and their families.

Sincerely,

Mike Wurm

Chief Executive Officer / President

Boys and Girls Club of Truckee Meadows MWurm@bgctm.org

Attachment 3 - Letters of Support



1215 Damonte Ranch Pkwy
Reno, NV 89521

T (775) 499-0000
info@libertydogs.org

July 17, 2026

Nevada State Public Charter School Authority
Attn: Director Melissa Mackedon;
SPCSA Staff and Board

RE: Letter of Support — Doral Academy of Northern Nevada

Dear Director Mackedon and Members of the Authority Board:

Liberty Dogs writes in support of Doral Academy of Northern Nevada and its proposed second campus.

Liberty Dogs is a Northern Nevada nonprofit that breeds, raises, and trains service dogs for veterans. Our work depends entirely on the community around us — volunteer puppy raisers, partner employers, and young people willing to learn what it takes to prepare a dog for a life of service. DANN's lab school model fits naturally with how we operate, and we are glad to support its expansion.

We are prepared to work with DANN in the following areas:

Career exposure and workforce pathways. Our field spans animal husbandry, veterinary care, professional dog training, nonprofit administration, and development. Students can see that work firsthand and try parts of it.

Project-based learning. Our operations generate genuine problems students could take on — facility design, data tracking, community outreach, volunteer recruitment.

Mentorship and volunteer opportunities. Students can serve as puppy socializers and program volunteers, and our staff are available to mentor.

Military service awareness. Liberty Dogs is led by a retired United States Air Force Major General and exists to serve veterans. We can bring veterans and service members into DANN classrooms so students understand both what military service asks of people and what comes after it.

Facility use and joint outreach. Our campus can host student visits, and we would welcome the chance to tell this story alongside DANN.

We recognize that specific program elements will be developed collaboratively over time, and that financial commitments on either side would require approval from the respective leadership



Attachment 3 - Letters of Support



1215 Damonte Ranch Pkwy
Reno, NV 89521

T (775) 499-0000
info@libertydogs.org

and governing boards. Our support for this application, however, is not conditional. We want to see this campus open, and we intend to be a partner to it.

We look forward to the work ahead and to what it can mean for students and families across Northern Nevada.

Sincerely,

A handwritten signature in black ink, appearing to read "Ondra Berry".

Ondra Berry, Major General, USAF (Retired)
CEO Liberty Dogs, Chief Executive Officer, Liberty Dogs
Ondra.Berry@libertydogs.org.



July 15, 2026

Angela Orr, Principal
Robert Lucey, Chair of the Board of Directors
Doral Academy of Northern Nevada
3725 Butch Cassidy Dr.
Reno, NV 89511

RE: Letter of Support for Industry/Education Partnership

Dear Ms. Orr and Mr. Lucey,

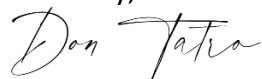
Redwood Materials is an advanced battery recycler that recovers and processes lithium-ion batteries in Nevada to help establish a domestic closed-loop battery supply chain. Our business encompasses the collection, recycling, and re-manufacturing of batteries into high-value components like cathode materials. We are supporting the nation's transition to sustainable energy by achieving recovery rates above 95% and substantially reducing both the carbon footprint and cost of producing new batteries. Over 70% of lithium-ion batteries collected today are sent to our recycling facility in northern Nevada, making us the largest lithium-ion battery recycler in North America. Today, Redwood receives more than 20 GWh of lithium-ion batteries annually, which equates to more than 250,000 electric vehicles, 1.57 billion cell phones, or 60,000 metric tons/year. We have also innovated a platform to repurpose these vehicle battery packs into low-cost, large-scale energy storage systems that fill a critical gap in today's power landscape, while maximizing their value between recovery and recycling.

Redwood Materials is also dedicated to local engagement and community benefits. We have developed hands-on learning activities to help students learn about battery materials, safe handling, recycling, and the engineering design process. We work with local schools and non-profits to engage students and community members to be active participants in closing the lithium loop.

Redwood Materials wishes to work with Doral Academy of Northern Nevada (DANN) to help develop meaningful education initiatives for students, which will directly help support Redwood Material's mission in the area and directly benefit the greater Reno-Sparks area. Redwood Materials agrees to support DANN's initiatives through participation in school-hosted events (including classroom program and collection drives), panels, and guest-lectures to share industry knowledge and real-world application of classroom learning. Furthermore, Redwood Materials can support DANN students for guidance on leadership, career pathways, and industry insight.

Redwood Materials commends DANN's academic mission, proposed expansion to a new campus, and collaborations with the University of Nevada, Reno (UNR). Such collaboration and opportunities for students will also help their community partners enrich the greater Northern Nevada community.

Sincerely,



Don Tatro
Director, State and Local Policy

Attachment 3 - Letters of Support



500 E Moana Lane, Reno, NV 89502

July 13, 2026

Nevada State Public Charter School Authority

Attn: Director Melissa Mackedon;

SPCSA Staff and Board

RE: Letter of Support – Doral Academy of Northern Nevada

Dear Director Mackedon and SPCSA Staff and Board of Directors:

The Sierra School of Performing Arts (“SSPA”) is pleased to submit this letter of support expressing our interest in partnership with Doral Academy of Northern Nevada (“DANN”), including the opportunity to collaborate with the school on its proposed second campus and integration of career exposure & workforce pipeline and project-based learning via cross-collaboration.

Our organization is open to discussions with DANN regarding projects that align with the school’s lab school model and our shared commitment to strengthening connections between DANN students and the regional economy and community, particularly in growing sectors such as Performing Arts through community education and outreach.

We at SSPA are open to exploring a partnership framework that may include the following areas of cross-collaboration and programmatic support:

- 1. Mentorship/Internship Opportunities** – SSPA provides resources and educational outreach and opportunities in the field of Performing Arts, and Musical Production for all ages and demographics.
- 2. Project-Based Learning & Curriculum Collaboration** – SSPA provides musical theater productions and educational programs for both youth and adults to enhance awareness and knowledge surrounding the arts as well as skill training and development. SSPA looks forward to strengthening this partnership with DANN to enhance the overall growth and experience of the student body.
- 3. Career Exposure & Workforce Pipeline** – SSPA’s mission and objective is to nurture the communities interest and passion in the field of Performing Arts, and SSPA staff has the professional experience to assist in providing education and guidance for students looking to explore the field of Performing Arts as both a career path as well as personal wellness.
- 4. Additional Program/Service Area** – SSPA is excited for the opportunity to develop a potential partnership with DANN to explore potential funding and resource support to integrate

Attachment 3 - Letters of Support

state of the art performing arts facilities to support programming and curriculums around the field of Performing Arts.

We believe these collaborative components would create a mutually beneficial partnership that leverages the strengths of both organizations to enhance student support, learning opportunities, and overall well-being. We understand that any expanded partnership elements could be subject to further discussion and each organization's leadership and/or governing board approval for any financial commitments.

We look forward to continuing these discussions and identifying ways we can work together to positively impact the lives of students and their families in Northern Nevada.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Indra Winquest', with a long horizontal line extending to the right.

Indra Winquest – On behalf of the Board of Directors

Board President

Sierra School of Performing Arts

Indra@SSPA.org

sierraschoolofperformingarts.org



University of Nevada, Reno

Aerospace & Defense Academy

Ozmen Center for Entrepreneurship | **The College of Business**

To Whom It May Concern,

As the Program Coordinator for The Aerospace & Defense Academy at the University of Nevada, Reno (UNR), I am writing to express my strongest professional support for Doral Academy's proposed K-12 public laboratory school campus.

Throughout my career working in K-12 education and developing pre-college programming, I have seen firsthand how early, structured exposure to technical fields completely shifts a student's academic and career trajectory. My experience building pre-college initiatives has consistently reinforced that under-resourced students face systemic barriers—such as a lack of personal transportation or rigid admissions criteria—that lock them out of premium STEM pipelines. Doral's open-access lottery model eliminates these obstacles. By establishing an anchor in the Donner Springs region, this project democratizes advanced technical preparation for students who need this access most.

Recent findings, including a Consumer Affairs report that places Nevada 49th in education, underscore an urgent reality: to elevate our state's economy, we must radically expand high-quality educational opportunities and options for our future workforce. This laboratory school model directly addresses this challenge through its unique partnership with local colleges, bringing university-level coursework and advanced training straight to a community lacking these resources.

Furthermore, the impact of a laboratory school extends far beyond the students it directly serves. By utilizing master teachers to provide rigorous, hands-on field experience to teachers-in-training, this campus will actively elevate the workforce quality of the entire northern Nevada educator pipeline, lifting the standard of neighboring educational programs.

While we celebrate the exceptional work of regional institutions like the Academy of Arts, Careers, and Technology (AACT) and Debbie Smith High School, their waitlists prove that the desire for career-connected education far exceeds our community's current capacity. Doral Academy has a proven track record of academic excellence that consistently outpaces state averages, highlighted by a high-performance Cognia certification and a national victory in the Samsung Solve for Tomorrow competition. They achieve these elite outcomes with remarkable fiscal efficiency, spending just \$7,530 per pupil.

Through a formal partnership and lease agreement with the University of Nevada, Reno, this program is bound for success. The Aerospace & Defense Academy has



University of Nevada, Reno

Aerospace & Defense Academy

Ozmen Center for Entrepreneurship | The College of Business

committed to supporting extracurricular activities for its students interested in Aerospace and early partnership that is sure to spur other departments to do the same. Additionally, this laboratory school will allow high schoolers to graduate with up to two years of university credit, increasing a talent pipeline to the university that is measurable. Financial support toward the construction of this campus will leverage a \$55 million total project, maximize the impact of philanthropic dollars and secure a sustainable, state-of-the-art home for the next generation of Nevada's professional leaders.

I strongly urge your support for the creation and construction of this transformative laboratory school. It is a vital step forward for our students, our workforce, and the future of Northern Nevada.

Sincerely,

Jennifer Munro

Program Coordinator

The Aerospace & Defense Academy

University of Nevada, Reno

Attachment 3 - Letters of Support



University of Nevada, Reno
NevadaTeach

August 3, 2026

Dear Director Makedon (State Public Charter School Authority):

I am writing to express my strong support for the proposed Doral Academy K-12 public charter school and its partnership with the University of Nevada, Reno. As Program Coordinator for the NevadaTeach program and Director of the Raggio Center for Advancement in (STEM)², within the College of Education and Human Development, I see tremendous mutual benefit in this collaboration.

NevadaTeach, Nevada's only dual-degree STEM secondary teacher preparation program, offers 13 science and mathematics education pathways and will partner with the proposed campus to provide clinical placements, internships, observations, and student teaching experiences with highly qualified mentor teachers. These authentic learning experiences are critical to preparing and retaining a strong pipeline of future STEM educators for Nevada schools.

Beyond educator preparation, through the Raggio Center, opportunities for professional learning, STEM outreach, family engagement programs, and collaborative grant initiatives that expand resources and opportunities for both students and educators are envisioned. This partnership creates opportunities to advance innovation in teaching and learning. As a laboratory school, the campus would provide a unique setting for collaboration among K-12 educators, university faculty, and teacher candidates to explore evidence-based instructional practices, strengthen STEM education, and connect educational research with classroom implementation.

The proposed Doral Academy K-12 campus represents an exciting opportunity to strengthen pathways to higher education and STEM careers while establishing a model university-school partnership that benefits students, families, educators, and the broader Nevada community. I strongly support the establishment of this new campus and look forward to the opportunities our organizations can create together.

With Support,

A handwritten signature in black ink, appearing to read 'Mandi Collins'.

Mandi Collins, Ph.D.

Teaching Associate Professor
Director of the Raggio Center for Advancement in (STEM)²
Program Coordinator, NevadaTeach
College of Education and Human Development
University of Nevada, Reno

NevadaTeach
University of Nevada, Reno/0165
Reno, Nevada 89557-0165
(775) 682-8715 office
(775) 784-4592 fax
<https://www.unr.edu/NevadaTeach>

August 11, 2026

Nevada State Public Charter School Authority
3427 Goni Road, Suite 103
Carson City, NV 89706

Attention: Director Melissa Mackedon, SPCSA Staff and Board of Directors

Subject: Letter of Support – Doral Academy of Northern Nevada Expansion

Dear Director Mackedon and SPCSA Leadership:

Panasonic Energy Corporation of North America (PECNA) is pleased to provide this letter of support for Doral Academy of Northern Nevada's (DANN) proposed expansion to serve students in grades 9-12.

As Northern Nevada continues to experience significant growth, providing students with access to high-quality educational opportunities is increasingly important. DANN has established a strong reputation for academic excellence and student achievement, and we believe expanding its educational offerings through high school will provide families with additional pathways for long-term academic success and college and career readiness.

As a company deeply invested in the future workforce of our region, PECNA recognizes the critical role education plays in developing the next generation of innovators, problem-solvers, and community leaders. Expanding opportunities for students to pursue rigorous academic programs during their high school years can help prepare them for careers in high-demand fields, including science, technology, engineering, and mathematics (STEM).

Should DANN's expansion be approved, we would welcome the opportunity to explore potential collaboration opportunities with the school through mentorship, career awareness activities, and other initiatives that encourage student engagement in STEM education and workforce development pathways.

We appreciate DANN's commitment to serving students and families throughout Northern Nevada and look forward to the possibility of future partnership opportunities that positively impact student success.

Sincerely,



Carli Kinne
General Counsel

PANASONIC ENERGY CORPORATION OF NORTH AMERICA

1 ELECTRIC AVE. STE 110, SPARKS, NV 89437

P: 913.397.8300

E: energy@us.panasonic.com

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Bill Thomas

Samuel Weller

Meredith Williams

Amber Zeigler

Ann Silver - CEO

Angela Orr, Director
Doral Academy of Northern Nevada
3725 Butch Cassidy Dr.
Reno, NV 89511

August 25, 2026

Dear Director Orr:

This letter reflects the Reno + Sparks Chamber's support for a new Doral Academy K-12 site that will, through a collaboration with the University of Nevada – Reno, house a research lab to prepare students for job readiness and STEAM career pathways.

This innovative concept to engage students in future careers and utilize the services of UNR professors to work directly with students will provide a great model for future learning and work preparation for in-demand jobs.

The Chamber's 2026-27 Public Policy Platform specifically encourages the increase in charter schools, particularly those of Doral's caliber, and we appreciate the opportunity to support your revised charter amendment.

We wish you well in this important endeavor.

Sincerely,



Ann Silver
Chief Executive Officer



SIERRA SURF SOCCER CLUB

4790 Caughlin Parkway, #234

Reno, Nevada 89519

sierrasurfsoccerclub.net

admin@sierrasurfsoccerclub.org

Nevada State Public Charter School Authority
Attn: Director Melissa Mackedon
SPCSA Staff and Board of Directors

August 29th, 2026

RE: Letter of Support — Doral Academy of Northern Nevada, Proposed Campus

Dear Director Mackedon and Members of the Authority Board:

Sierra Surf Soccer Club writes in support of Doral Academy of Northern Nevada ("DANN") and its proposed campus. Sierra Surf is a Reno-based nonprofit youth soccer club serving families throughout Washoe County. We are also a tenant on the UNR Farms land, where we hold the right to lease acreage for flat-field development adjacent to DANN's proposed campus. DANN holds a ground lease on that same property, pending authorizer approval through the SPCSA. That proximity is what makes this partnership worth the Authority's attention: planned together, these two projects are worth considerably more to the community than either is alone.

We are prepared to work with DANN in the following areas:

Shared parking. Our peak demand falls on evenings and weekends; DANN's during weekday school hours. Each organization's parking sits unused when the other most needs it, so sharing serves both schedules and reduces the total paving the site requires.

Cross-facility use. DANN students and families would have access to our flat fields for physical education, athletics, and school events; Sierra Surf would have access to DANN space for team gatherings, meetings, and competitions outside school hours.

Joint pre-construction and construction planning. Coordinating grading, access, utilities, and the flood mitigation requirements that apply to this land is more efficient and less disruptive than each organization solving the same problems separately.

Expanded flat-field capacity. Increasing the number of flat fields available for youth sports in Washoe County is a core goal of our organization, and this development directly advances it. Cross-use with DANN extends that benefit to students who would otherwise have no access to fields of this kind.

We recognize that specific program and site elements will be developed collaboratively, and that commitments on either side would require approval from our respective boards. Our support for this application is not conditional on those details — we want to see this campus approved, and we intend to be an engaged neighbor and partner to it.

We look forward to what these two projects together can mean for students, athletes, and families across Northern Nevada.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Gescheider", written over a light blue horizontal line.

Scott Gescheider

Club Vice President, Sierra Surf Soccer Club
scott@sierrasurfsoccerclub.org