



COMMITTEE MEMBERS

Trustees

Art Sperber, Chair
Adam Kramer, Vice Chair
Shaun Carey, Member
Carol Chaplin, Member
Jessica Sferrazza, Alternate
Richard Jay, Alternate

Staff Liaison

Gary Probert, Chief Planning & Infrastructure Officer

PRESIDENT/CEO

Daren Griffin, A.A.E.

GENERAL COUNSEL

Ann Morgan, Fennemore Craig

CLERK OF THE BOARD

Lori Kolacek

**AGENDA
PLANNING & CONSTRUCTION COMMITTEE**

Date: Tuesday, May 17, 2022

Time: 9:30 AM (to begin no earlier than 9:30 a.m., but may be later)

Location: Reno-Tahoe International Airport, 2001 E. Plumb Lane, Reno
Admin Offices, Main Terminal Building, Second Floor

Public Meeting Notice: Meetings are open to the public and notice is given in accordance with [NRS 241.020](#)

Public Attendance Options:

1. Attend the meeting at the address indicated above; or
2. **Watch on Zoom:** <https://us02web.zoom.us/j/84078338522>; **Webinar ID:** 840 7833 8522; or
3. **Dial in to listen only:** 1-669-900-6833 and enter the Webinar ID when prompted

Members of the public who require special accommodations at the meeting are requested to notify the Clerk of the Board by email at lkolacek@renoairport.com or by phone at (775) 328-6402.

Public Comment: Any person wishing to make public comment may do so in person at the Board meeting, or by emailing comments to lkolacek@renoairport.com. Comments received **prior to 4:00 p.m. on the day before the meeting** will be given to the Board for review and included with the minutes of this meeting. To make a public comment during the Zoom meeting, please make sure your computer or device has a working microphone. Use the “Chat” feature to submit a request to speak. When the time comes to make public comments, you will be invited to speak. Public comment is **limited to three (3) minutes** per person. No action may be taken on a matter raised under general public comment.

This Agenda Has Been Posted at the Following Locations:

1. Airport Authority Admin Offices, 2001 E. Plumb Lane, Reno
2. <https://notice.nv.gov/>
3. <https://www.renoairport.com/airport-authority/public-meeting-information/agendas-minutes>

Supporting Materials: Supporting materials for this agenda are available on the Airport’s website at <https://www.renoairport.com/airport-authority/public-meeting-information/agendas-minutes>, and will be available at the meeting. For further information you may contact the Board Clerk at (775) 328-6402 or lkolacek@renoairport.com.

1. INTRODUCTORY ITEMS

- 1.1 Call to Order
- 1.2 Roll Call

2. PUBLIC COMMENT

This section is for persons who wish to address the Board on matters not on the agenda. Speakers are limited to (3) minutes each.

3. APPROVAL OF MINUTES

- 3.1 April 12, 2022, Planning and Construction Committee Meeting

4. INFORMATION, DISCUSSION AND/OR POSSIBLE ACTION**5. ITEMS RECOMMENDED FOR APPROVAL BY THE FULL BOARD**

- 5.1 Board Memo #05/2022-23: Authorization for the President/CEO to execute a Construction Contract for the Blue Parking Lot Reconstruction Project at Reno-Tahoe International Airport, with Sierra Nevada Construction, Inc. accepting the Base Bid and Bid Alternate 1 in the amount of \$2,136,227 and authorize an Owner's Contingency in the amount of \$75,000
- 5.2 Board Memo #05/2022-24: Authorization for the President/CEO to execute Amendment No. 3 (Blue Parking Lot Reconstruction Project) to the Professional Service Agreement for the 2022 Annual Construction Management Service for the Airport Capital Improvement Plan at Reno-Tahoe International Airport, with Atkins North America, in the Amount of \$114,100, for a total of \$589,000
- 5.3 Board Memo #05/2022-31: Authorization for the President/CEO to execute Amendment #1 to the Professional Services Agreement (PSA) for an Operational Impact Analysis for the Proposed Tolles Development Airway Commerce Facility (Home Gardens) at the Reno-Tahoe International Airport with Lean Engineering, in the amount of \$40,604.16, for a total PSA value of \$73,821.26

6. PROJECT UPDATE PRESENTATIONS

- 6.1 Engineering & Construction Project Schedule Update

7. MONTHLY PROJECT STATUS REPORT *(provided for reference only)***8. MEMBER COMMENTS, QUESTIONS AND REQUESTS FOR AGENDA ITEMS****9. PUBLIC COMMENT**

This section is for persons who wish to address the Board on matters not on the agenda. Speakers are limited to (3) minutes each.

10. ADJOURNMENT



COMMITTEE MEMBERS

Trustees

Art Sperber, Chair
Adam Kramer, Vice Chair
Shaun Carey, Member
Carol Chaplin, Member
Jessica Sferrazza, Alternate
Richard Jay, Alternate

Staff Liaison

Gary Probert, Chief Planning & Infrastructure Officer

PRESIDENT/CEO

Daren Griffin, A.A.E.

GENERAL COUNSEL

Ann Morgan, Fennemore Craig

CLERK OF THE BOARD

Lori Kolacek

**DRAFT
MINUTES**

PLANNING & CONSTRUCTION COMMITTEE

Date: Tuesday, April 12, 2022

Time: 9:30 AM (to begin no earlier than 9:30 a.m., but may be later)

Location: Reno-Tahoe International Airport, 2001 E. Plumb Lane, Reno
Admin Offices, Main Terminal Building, Second Floor

Members Present: Art Sperber, Shaun Carey, Carol Chaplin

Members Absent: Adam Kramer

1. INTRODUCTORY ITEMS

1.1 Call to Order

The meeting was called to order at 10:20 a.m.

1.2 Roll Call

Roll was taken by the Clerk of the Board. Adam Kramer was absent. All other members were present.

2. PUBLIC COMMENT

None.

3. APPROVAL OF MINUTES

3.1 March 8, 2022, Planning and Construction Committee Meeting

Motion: Move to approve the minutes of the March 8, 2022, meeting, with the request to correct the names of the Committee members

Moved by: Shaun Carey

Seconded by: Carol Chaplin

Aye: Members Sperber, Carey, Chaplin

No: None

Absent: Adam Kramer

Vote: Motion passed

4. INFORMATION, DISCUSSION AND/OR POSSIBLE ACTION

4.1 Loop Road Alternates Discussion

Jon Lau, Project Manager, introduced Christian Heinbaugh of Kimley Horn to present this item to the Committee and discuss the preferred design.

5. ITEMS RECOMMENDED FOR APPROVAL BY THE FULL BOARD

- 5.1 Board Memo #04/2022-14:** Authorization for the President/CEO to Execute a Five (5)-Year Contract Extension for Maintenance and Support of the Airport Noise and Operations Monitoring System at the Reno-Tahoe International Airport with Envirosuite, in the amount of \$598,499.30 *(for possible action)*

Lissa Butterfield, Manager of Planning and Environmental Services, presented this item to the Committee for approval. After discussion, the Committee took the following action:

Motion: Move to authorize the President/CEO or his designee to award a five (5)-year contract for maintenance and support of the Airport Noise and Operations Monitoring System (ANOMS) at the Reno-Tahoe International Airport (RNO) with Envirosuite in the amount of \$598,499.30

Moved by: Shaun Carey

Seconded by: Carol Chaplin

Aye: Members Sperber, Carey, Chaplin

No: None

Absent: Adam Kramer

Vote: Motion passed

- 5.2 Board Memo #04/2022-15:** Authorization for the President/CEO to Execute a Five (5)-Year Professional Services Agreement for Consultant Services to Develop Annual Noise Contours and Related Report Tables for Reno-Tahoe International Airport with Harris Miller Miller & Hanson, Inc. (HMMH), in the amount of \$131,500 *(for possible action)*

Lissa Butterfield, Manager of Planning and Environmental Services, presented this item to the Committee for approval. After discussion, the Committee took the following action:

Motion: Move to authorize the President/CEO to Execute a Five (5)-Year Professional Services Agreement for Consultant Services to Develop Annual Noise Contours and Related Report Tables for Reno-Tahoe International Airport with Harris Miller Miller & Hanson, Inc. (HMMH), in the amount of \$131,500

Moved by: Carol Chaplin

Seconded by: Shaun Carey

Aye: Members Sperber, Carey, Chaplin

No: None

Absent: Adam Kramer

Vote: Motion passed

- 5.3 Board Memo #04/2022-16:** Authorization for the President/CEO to Execute a Construction Contract for The Relocation of a New Sanitary Sewer Lift Station Located in Air Cargo Way, with Farr Construction, in the Amount of \$749,400.00, and authorize an Owner's Contingency in the amount of \$27,470 (*for possible action*)

Jon Lau, Project Manager, presented this item to the Committee for approval. After discussion, the Committee took the following action:

Motion: Move to authorize the President/CEO to execute a Construction Contract for The Relocation of a New Sanitary Sewer Lift Station Located in Air Cargo Way, with Farr Construction, in the Amount of \$749,400.00 and authorize an Owner's Contingency in the amount of \$27,470

Moved by: Shaun Carey

Seconded by: Carol Chaplin

Aye: Members Sperber, Carey, Chaplin

No: None

Absent: Adam Kramer

Vote: Motion passed

- 5.4 Board Memo #04/2022-17:** Authorization for the President/CEO to execute Amendment #1 (Air Cargo Way Lift Station) to the Professional Service Agreement for the 2022 Annual Construction Management Services for the Airport Capital Improvement Plan at Reno-Tahoe International Airport with Atkins North America, in the Amount of \$86,000 (*for possible action*)

Jon Lau, Project Manager, presented this item to the Committee for approval. After discussion, the Committee took the following action:

Motion: Move to authorize the President/CEO to execute Amendment #4 (Air Cargo Way Lift Station) to the Professional Service Agreement for the 2022 Annual Construction Management (CM) Services for the Airport Capital Improvement Plan at Reno-Tahoe International Airport (RNO) with Atkins North America, in the Amount of \$86,000

Moved by: Shaun Carey

Seconded by: Carol Chaplin

Aye: Members Sperber, Carey, Chaplin

No: None

Absent: Adam Kramer

Vote: Motion passed

- 5.5 Board Memo #04/2022-18:** Authorization for the President/CEO to accept pending Federal Aviation Administration Airport Improvement Program Grant Offers and execute a Construction Contract for the Taxiway A & Aircraft Apron Reconstruction Project - Phase 3 project at Reno-Stead Airport, with Granite Construction Inc., accepting the Base Bids and Bid Alternates 1 & 5 in the amount of \$3,362,499 and authorize adjustment of Airport Improvement Program cost allocation line items to maximize awarded Airport

Improvement Program grant for increased construction costs, as well as an Owner's Contingency in the amount of \$300,000 (*for possible action*)

Bryce Juzek, Project Manager, presented this item to the Committee for approval. After discussion, the Committee took the following action:

Motion: Move to authorize the President/CEO to accept pending Federal Aviation Administration Airport Improvement Program Grant Offer and execute a Construction Contract for the Taxiway A & Aircraft Apron Reconstruction Project - Phase 3 project at Reno-Stead Airport, with Granite Construction Inc., accepting the Base Bids and Bid Alternates 1 & 5 in the amount of \$3,362,499 and authorize adjustment of Airport Improvement Program cost allocation line items to maximize awarded Airport Improvement Program grants for increased construction costs, as well as an Owner's Contingency in the amount of \$300,000

Moved by: Shaun Carey

Seconded by: Carol Chaplin

Aye: Members Sperber, Carey, Chaplin

No: None

Absent: Adam Kramer

Vote: Motion passed

5.6 Board Memo #04/2022-19: Authorization for the President/CEO to accept pending Federal Aviation Administration Airport Improvement Program Grant Offer and execute Amendment No. 2 (Taxiway Alpha & Aircraft Apron Reconstruction Project - Phase 3) to the Professional Service Agreement for the 2022 Annual Construction Management Service for the Airport Capital Improvement Plan at Reno-Stead Airport, with Atkins North America, in the Amount of \$339,900, for a total of \$474,900 (*for possible action*)

Bryce Juzek, Project Manager, presented this item to the Committee for approval. After discussion, the Committee took the following action:

Motion: Move to authorize the President/CEO to accept pending Federal Aviation Administration Airport Improvement Program Grant Offer and execute Amendment No. 2 (Taxiway A & Aircraft Apron Reconstruction Project - Phase 3) to the Professional Service Agreement for the 2022 Annual Construction Management Service for the airport capital improvement plan at Reno-Stead Airport, with Atkins North America, in the Amount of \$339,900, for a total of \$474,900

Moved by: Carol Chaplin

Seconded by: Shaun Carey

Aye: Members Sperber, Carey, Chaplin

No: None

Absent: Adam Kramer

Vote: Motion passed

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6. PROJECT UPDATE PRESENTATIONS

6.1 Engineering & Construction Project Schedule Update Chris Cobb

6.2 Monthly Project Status Report

Chris Cobb, Manager of Engineering and Construction, provided an update to the Committee on the ongoing RTAA engineering and construction projects.

7. MEMBER COMMENTS, QUESTIONS AND REQUESTS FOR AGENDA ITEMS

None.

8. PUBLIC COMMENT

None.

9. ADJOURNMENT

The meeting was adjourned at 11:25 a.m.

DRAFT

Board Memorandum

To: All Board Members

Memo #: 05/2022-23

From: Daren Griffin, President/CEO

Subject: Authorization for the President/CEO to execute a Construction Contract for the Blue Parking Lot Reconstruction Project at Reno-Tahoe International Airport, with Sierra Nevada Construction, Inc. accepting the Base Bid and Bid Alternate 1 in the amount of \$2,136,227 and authorize an Owner's Contingency in the amount of \$75,000

STAFF RECOMMENDATION

Staff recommends the Board authorize the President/CEO to execute a Construction Contract for the Blue Parking Lot Reconstruction Project at Reno-Tahoe International Airport, with Sierra Nevada Construction, Inc. accepting the Base Bid and Bid Alternate 1 in the amount of \$2,136,227 and authorize an Owner's Contingency in the amount of \$75,000.

PURPOSE

The purpose of this action is to request authorization for the President/CEO to execute a Construction Contract for the Blue Parking Lot Reconstruction Project at Reno-Tahoe International Airport, with Sierra Nevada Construction, Inc. accepting the Base Bid and Bid Alternate 1 in the amount of \$2,136,227 and authorize an Owner's Contingency in the amount of \$75,000.

This action is in support of the Reno-Tahoe Airport Authority (RTAA) Strategic Priorities as identified in the Reno-Tahoe Airport Authority Fiscal Year (FY) 2019-2023 Strategic Plan.

- Strategic Priority #3 – Facilities for the Future
- Strategic Priority #4 – Safety and Security
- Strategic Priority #6 – Customer Experience

BACKGROUND

The Blue Parking Lot is located on the south side of the Loop Road approximately 800 feet south of the Terminal Building. The Blue Parking Lot consists of approximately 100,000 square feet of asphalt pavement. It is bordered to the west by Aviation Way, south and east by the Nevada Air National Guard Base, and North by the Loop Road.

The asphalt pavement at the Blue Parking Lot is in a poor condition. The pavement has reached the end of its useful life and is due for replacement. On a scale of 0-100 (100 being the best), the Pavement Condition Index from the 2019 Pavement Management Program Report is 62.

The Blue Parking Lot is the main parking lot for tenant employee and TSA parking who work in the terminal building, as well as overflow customer parking. With the increase in customer parking demands the Blue Parking Lot is consistently being utilized as a customer parking lot on a regular basis.

The Blue Parking Lot has issues with internal traffic flow, drainage issues, large expansion cracks, and ADA accessibility, and light poles located in travel ways and sidewalks.

DISCUSSION

The Blue Lot Reconstruction Project focus is the reconstruction of approximately 100,000 square feet of asphalt pavement. The project will address the existing traffic flow issues, ADA accessibility issues, pedestrian access issues, and maximizing the parking spots available in the given area. Through the course of design, it was determined that relocating the entrance and exit of the parking lot along with relocating the sidewalk along the west half of the lot away from the freeway off ramp, would address the existing traffic flow issues and increase pedestrian safety. The revised layout provided an additional 49 parking spaces.

The slope of the pavement is very flat in many areas of the existing lot and a leading cause of deterioration of the asphalt due to excessive water on the surface. The consultant's design increased the slopes of the pavement throughout the lot which will allow the lot to drain quicker and in-turn, increase the longevity of the new pavement. The project also includes re-setting existing utility boxes to finished grade, installation of traffic loops at the two new gates, and landscaping. The budget includes a contingency allowance for removal of contaminated soils if discovered.

Landside Operations and Security requested security cameras to be installed in the lot. Four, four-way cameras are being added to the lot to allow for coverage of the Blue Lot, the South end of the Loop Road, and South end of the surface lot.

A pedestrian walkway is being installed along a portion of the East side of Aviation Way. The new walkway will connect the future Remote Economy Lot that is planned southwest of the Blue Lot and this walkway is connecting that lot to the terminal building. During coordination with the Nevada Air National Guard, brought up the issue that Airmen waking to the terminal building are required to walk in the street. This new walkway will provide the required sidewalk for the Guard and the Remote Economy Lot and solve the pedestrian safety issue as well. The new sidewalk is located along the southern boundary of the Blue Lot and away from the edge of the Loop Road, providing a much safer route.

One bid alternate was included with the Blue Lot Reconstruction Project. Bid Alternate 1 was to swap the pedestrian path along Aviation Way from concrete to asphalt. The bid alternate was an option to value engineer the cost of the path. The additional \$12,220 for the concrete path was justified due to the additional maintenance, reduced life cycle, and risk of falling out of ADA compliance standards.

Kimley Horn was selected through the Request for Qualifications (RFQ) process for design services and approved at the November 2021 Board meeting. Design services consisted of field

surveys, geotechnical investigations, construction documents (plans and specifications), bidding services, and construction administration services.

Construction Documents for the Blue Parking Lot Reconstruction Project was publicly advertised on April 4, 2022, at the following locations: Reno Gazette Journal (RGJ), RTAA's website, and Nevada Government eMarketplace (NGEM). The bid opening occurred on April 21, 2022. Bids results are shown below in Table 1 – Bid Tabulation below.

Table 1 – Bid Tabulation

Bidder	Bid
Sierra Nevada Construction	\$2,136,227
Engineer's Estimate	\$2,780,990

The low, responsive, and responsible bidder is Sierra Nevada Construction (SNC) in the amount of \$2,136,227. The bids were reviewed for conformance with the bid requirements by the design consultant, with the recommendation to award the construction contract to Sierra Nevada Construction.

Construction Management services shall be procured separately with Amendment No. 3 (Work Order 22-04) to the 2022 Construction Management (CM) Professional Services Agreement with Atkins North America, pending approval of this Board action at the May 2022 Board meeting.

With adoption of Resolution No. 550 and changes to the change order process, staff is requesting the Board of Trustees to authorize the CEO to direct funding for an Owner's Contingency in the amount of \$75,000 for the project. The contingency represents 3.5% of the construction contract and was determined based on experience with previous projects and the potential risks. These funds would only be used to pay for any unforeseen conditions or owner directed changes that improve the quality of the project and its performance as directed by staff.

The total project duration is forty-five (45) calendar days. The Notice to Proceed is expected to be issued May 31, 2022, with construction of the parking lot completed by July 1 and the entire project completed by mid-July 2022. The following is the estimated schedule shown in Table 2 – Preliminary Schedule:

Table 2 – Preliminary Schedule

Activity	Date
Board Approval	May 19, 2022
Notice to Proceed	May 31, 2022
Blue Parking Lot Reconstruction Project Phase 1.1 Completion Date	July 1, 2022
Fourth of July Weekend	July 1 – July 4, 2022
Blue Parking Lot Reconstruction Project Phase 1.2 Completion Date	July 15, 2022

COMPANY BACKGROUND

Sierra Nevada Construction is a full-service general engineering and building contractor with a local office in Sparks, Nevada. Work associated with this project is expected to be performed by the staff based in the Reno/Sparks area and will primarily utilize locally based subcontractors and material suppliers. Sierra Nevada Construction has completed other projects at Reno-Tahoe International Airport. Most recently the Airfield Maintenance Yard Reconstruction Project and the Landside Pavement Repairs Project 2019 Phase 1.

FISCAL IMPACT

This project is a RTAA Capital Improvement Project and was approved with the FY 2021-22 budget with a total project budget amount of \$1,640,000. An additional \$809,297 has been reallocated to this project from other finished projects with remaining budgets.

The construction contract in the amount of \$2,136,227 is funded by Capital Improvement Program (CIP) budgets from 2021-2022. The overall anticipated budget for the Blue Parking Lot Reconstruction Project (including construction, project management, contract administration, other direct costs, and owner's contingency) is estimated at \$2,450,177 and a breakdown is provided below in Table 3 – Project Estimate at Completion:

Table 3 – Project Estimate at Completion

Contract Administration (Kimley Horn)	Construction Management (Atkins)	Construction (SNC)	Other Direct Costs *	Owner's Contingency	Estimate At Completion
\$121,900	\$114,100	\$2,136,227	\$2,950	\$75,000	\$2,450,177

* Other Direct Costs include but are not limited to administrative costs, advertising, printing, permits and miscellaneous fees.

COMMITTEE COORDINATION

Planning and Construction Committee

RECOMMENDED MOTION

Staff recommends that the Board adopt the following motion:

“It is hereby moved that the Board authorize the President/CEO to execute a Construction Contract for the Blue Parking Lot Reconstruction Project at Reno-Tahoe International Airport, with Sierra Nevada Construction, Inc. accepting the Base Bid and Bid Alternate 1 in the amount of \$2,136,227 and authorize an Owner's Contingency in the amount of \$75,000.”

Board Memorandum

To: All Board Members

Memo #: 05/2022-24

From: Daren Griffin, President/CEO

Subject: Authorization for the President/CEO to execute Amendment No. 3 (Blue Parking Lot Reconstruction Project) to the Professional Service Agreement for the 2022 Annual Construction Management Service for the Airport Capital Improvement Plan at Reno-Tahoe International Airport, with Atkins North America, in the Amount of \$114,100, for a total of \$589,000

STAFF RECOMMENDATION

Staff recommends the Board authorize the President/CEO to execute Amendment No. 3 (Blue Parking Lot Reconstruction Project) to the Professional Service Agreement for the 2022 Annual Construction Management Service for the Airport Capital Improvement Plan at Reno-Tahoe International Airport, with Atkins North America, in the Amount of \$114,100, for a total of \$589,000.

PURPOSE

The purpose of this action is to request authorization for the President/CEO to execute Amendment No. 3 (Blue Parking Lot Reconstruction Project) to the Professional Service Agreement for the 2022 Annual Construction Management Service for the Airport Capital Improvement Plan at Reno-Tahoe International Airport, with Atkins North America, in the Amount of \$114,100, for a total of \$589,000.

This action is in support of the Reno-Tahoe Airport Authority (RTAA) Strategic Priorities as identified in the Reno-Tahoe Airport Authority Fiscal Year (FY) 2019-2023 Strategic Plan.

- Strategic Priority #3 – Facilities for the Future
- Strategic Priority #4 – Safety and Security
- Strategic Priority #6 – Customer Experience

BACKGROUND

In order to implement the construction of capital projects, the RTAA has retained Atkins North America to provide CM services. These services augment RTAA staffing for specialized technical services and seasonal construction periods. Construction Management services are industry standards and are required by FAA regulations to ensure proper administration, inspection, and quality assurance for federally funded construction projects.

The CM services include, but are not limited to, program administration, project management, client coordination, agency coordination, pre-construction services, design review, cost estimates, project controls (cost and schedule), bid evaluation, contract administration, construction management, owner's representation, construction inspection, materials testing, survey controls, quality assurance, certified payroll compliance, and other related tasks.

DISCUSSION

This amendment adds Construction Management (CM) services to the Atkins 2022 Annual Work Plan for:

- Work Order 22-04 Blue Parking Lot Reconstruction Project

Construction Management Services for the Blue Parking Lot Reconstruction Project (Work Order 22-04) as shown in Table 2 below, is being added at this time in conformance with the standard provision in the Board approval for construction contracts: "Construction Management services will be retained by a separate amendment to the agreement for 2022 Annual CM Services with Atkins North America."

The services and corresponding fee negotiations for the above Work Order is based on the duration of construction and the scope listed for the design of this project. See attached exhibits for project location. The services consist of owner's representation, construction management, project administration, a resident engineer, quality assurance, survey controls, construction inspection, materials testing, contract administration, tenant coordination, Disadvantage Business Enterprise (DBE) compliance, certified payroll and apprenticeship conformance reviews.

The following Table 1 – 2022 Annual Work Plan, itemizes the individual project specific work orders from previous approvals and the pending Amendment Number 3:

Table 1 - 2022 Annual Work Plan with Atkins

Work Order	Project	Funding	Board Approval	PM/CM Fee
22-01 (RNO & RTS)	Project Programming and Admin. Services	Airport Improvement Program (AIP) Grant	AAOC 1/30/2020	\$49,000
Amendment No. 1				
22-02 (RNO)	Air Cargo Way Lift Station	Capital Improvement Project	April 14, 2022	\$86,000
Amendment No. 2				
22-03 (RTS)	Taxiway Alpha and Aircraft Apron Reconstruction Project, Phase 3	Airport Improvement Program (AIP) Grant + O&M	April 14, 2022	\$339,900
Amendment No. 3				
22-04 (RNO)	Blue Parking Lot Reconstruction Project	Capital Improvement Project	Pending	\$114,100
Total				\$589,000

The preliminary schedule for the Blue Parking Lot Reconstruction Project work is as follows:

Table 2 – Preliminary Schedule

Activity	Date
Board Approval	May 19, 2022
Notice to Proceed	May 31, 2022
Blue Parking Lot Reconstruction Project Phase 1.1 Completion Date	July 1, 2022
Fourth of July Weekend	July 1 – July 4, 2022
Blue Parking Lot Reconstruction Project Phase 1.2 Completion Date	July 15, 2022

COMPANY BACKGROUND

Atkins North America has a local office of approximately 35 members in Reno, Nevada and is headquartered in Tampa, Florida. The work associated with this project will be performed by personnel based in Reno. Atkins has performed PM/CM services at Reno-Tahoe International and Reno-Stead Airports since 2006. The local Atkins personnel have extensive experience in terminal facility construction, airfield pavements, phasing of airport construction, and special inspection and materials testing staff for projects at both RNO and RTS Airports. Additionally, their North American Aviation Group has extensive expertise and resources in all aspects of aviation related capital projects.

FISCAL IMPACT

This project is a RTAA Capital Improvement Project and was approved with the FY 2021-22 budget with a total project budget amount of \$1,640,000. An additional \$809,297 has been reallocated to this project from other finished projects with remaining budgets

The Construction Management Services for the Blue Parking Lot Reconstruction Project in the amount of \$114,100 is funded by Capital Improvement Program (CIP) budgets from 2021-2022. The overall anticipated budget for the Blue Parking Lot Reconstruction Project (including construction, project management, contract administration, other direct costs, and owner's contingency) is estimated at \$2,450,177 and a breakdown is provided below in Table 3 – Project Estimate at Completion:

Table 3 – Project Estimate at Completion

Contract Administration (Kimley Horn)	Construction Management (Atkins)	Construction (SNC)	Other Direct Costs *	Owner's Contingency	Estimate At Completion
\$121,900	\$114,100	\$2,136,227	\$2,950	\$75,000	\$2,450,177

* Other Direct Costs include but are not limited to administrative costs, advertising, printing, permits and miscellaneous fees.

COMMITTEE COORDINATION

Planning and Construction Committee

RECOMMENDED MOTION

Staff recommends that the Board adopt the following motion:

“It is hereby moved that the authorization for the President/CEO to execute Amendment No. 3 (Blue Parking Lot Reconstruction Project) to the Professional Service Agreement for the 2022 Annual Construction Management Service for the Airport Capital Improvement Plan at Reno-Tahoe International Airport, with Atkins North America, in the Amount of \$114,100, for a total of \$589,000.”

Board Memorandum

To: All Board Members

Memo #: 05/2022-31

From: Daren Griffin, President/CEO

Subject: Authorization for the President/CEO to execute Amendment #1 to the Professional Services Agreement (PSA) for an Operational Impact Analysis for the Proposed Tolles Development Airway Commerce Facility (Home Gardens) at the Reno-Tahoe International Airport with Lean Engineering, in the amount of \$40,604.16, for a total PSA value of \$73,821.26

STAFF RECOMMENDATION

Staff recommends that the Board authorize the President/CEO to execute Amendment #1 to the Professional Services Agreement (PSA) for an Operational Impact Analysis for the Proposed Tolles Development Airway Commerce Facility (Home Gardens) at the Reno-Tahoe International Airport with Lean Engineering, in the amount of \$40,604.16, for a total PSA value of \$73,821.26.

PURPOSE

The purpose of this action is to request authorization for the President/CEO to execute Amendment #1 to the Professional Services Agreement (PSA) for an Operational Impact Analysis for the Proposed Tolles Development Airway Commerce Facility (Home Gardens) at the Reno-Tahoe International Airport with Lean Engineering, in the amount of \$40,604.16, for a total PSA value of \$73,821.26.

This action is in support of the Reno-Tahoe Airport Authority (RTAA) Strategic Priorities as identified in the Reno-Tahoe Airport Authority Fiscal Year (FY) 2019-2023 Strategic Plan.

- Strategic Priority #3 – Facilities for the Future
- Strategic Priority #4 – Safety and Security
- Strategic Priority #5 – Financial Diversification and Growth

BACKGROUND

On June 16, 2020, a Best and Final Offer (BAFO) solicitation was issued to interested parties for development of an approximately 50-acre RTAA-owned vacant parcel of land known as Home Gardens South (Home Gardens). As a result of the BAFO process, Tolles Development Company (TDC) was selected as the developer for Home Gardens and their proposal approved by the Board of Trustees at the September 2020 Board meeting. The development ground lease was executed in April 2021 and TDC has since been working on FAA submissions and site

design. As part of the RTAA review process, additional analysis of potential impacts due to proposed site plan is required.

DISCUSSION

Lean Engineering is currently under a professional services contract to identify and prepare an analysis of the potential runway 16R localizer backcourse (LOC) performance impacts associated with the construction and operation of the proposed Airway Commerce Facility by Tolles Development Company.

The amendment to the current professional services contract with Lean Engineering will identify and prepare an analysis of the potential operational impacts associated with the construction and operation of the proposed development of the Airway Commerce Facility by Tolles Development Company. The analysis will involve the payload range impact assessment and an instrument procedure impact assessment for departures and approaches.

Both analyses will include Lean Engineering providing assistance with meetings, review, and outreach with the Federal Aviation Administration (FAA).

COMPANY BACKGROUND

Lean Technology Corporation (LEAN) offers a full range of electrical engineering, testing, and construction administration services across diverse market sectors. LEAN has specialized aviation industry expertise, particularly within the realm of aircraft performance and published FAA landing and takeoff procedures to/from airports. LEAN has long-standing success and familiarity with FAA procedures reviews and the ability to submit third-party evaluation reports, for the streamlining of projects on or near airports (E.G. OAK, SAC).

Headquartered in Irvine, CA and Originally founded in 2003, they have a proven track record of exceptional project delivery that meets clients' highest expectations. Their knowledge and experience are the product of decades of working on many of the world's most prominent airports and government facilities.

The current project will be delivered out of the Roseville, CA office. These personnel were instrumental in the Reno-Tahoe Airport Authority's success on the recent RWY 16R-34L project: 1) in identifying and mitigating obstructions for the shorter RWY 16L-34R, where the temporary traffic was shifted during the main runway's reconstruction, and 2) navigating the onerous tasks of revising the procedures and FAA publications to initiate the Magnetic Variation, to occur in November 2022.

FISCAL IMPACT

This project is being funded by Airport Economic Development (AED) FY22 Operations & Maintenance (O&M) budget.

COMMITTEE COORDINATION

Planning and Construction Committee

RECOMMENDED MOTION

Staff recommends that the Board adopt the following motion:

“It is hereby moved that the Board authorizes the President/CEO to execute Amendment #1 to the Professional Services Agreement (PSA) for an Operational Impact Analysis for the Proposed Tolles Development Airway Commerce Facility (Home Gardens) at the Reno-Tahoe International Airport with Lean Engineering, in the amount of \$40,604.16, for a total PSA value of \$73,821.26.”

**RENO-TAHOE AIRPORT AUTHORITY
PLANNING AND CONSTRUCTION COMMITTEE
PROJECT STATUS REPORT
MAY 2022**

ENGINEERING PROJECTS

RENO-STEAD AIRPORT PROJECTS

Taxiway Alpha and Adjoining Aircraft Parking Apron Rehabilitation

This project consists of the design for the reconstruction of the asphalt cement (AC) general aviation Apron and the adjoining Taxiway Alpha. In addition, the project will correct the FAA identified non-complying intersection of Taxiway A2 and the apron, and the replacement of the aging apron lighting head fixtures to LED fixtures at RTS. The apron consists of approximately 255,070 square yards of AC and Taxiway A consists of 30,540 square yards of AC. Design consists of geotechnical services, final design, and bidding for Apron construction in multiple phases. Construction is anticipated to be constructed in approximately six phases.

Phase 3 – Construction

The design of Phase 3 is near completion with the project planned to be advertised for bids in February 2022 and bids opening in March 2022. This year's phase will include 16,200 square yards of new TWY A & Apron and storm drain improvements. Construction start date will be dependent upon receipt of the FAA AIP grant. Bids were opened on February 24, 2022. The low responsive bidder is Granite Construction. Granite Construction was awarded the construction contract at the April Board meeting for the Base Bid 1, Base Bid 2, Alternate 1, and Alternate 5 pending receipt of the FAA grants. **Staff has submitted all grant request documentation and RTAA is awaiting receipt of the grants.**

Phase 3 – The following are project milestones:

- | | |
|-------------------------|-------------------|
| • Design Completed | February 2, 2022 |
| • Issue for Bid | February 4, 2022 |
| • Bids Opened | February 24, 2022 |
| • Award of Construction | April 14, 2022 |

Phase 3 – The following are the next steps:

- | | |
|---------------------------|-----|
| • Notice for Construction | TBD |
|---------------------------|-----|

RENO-TAHOE INTERNATIONAL AIRPORT PROJECTS

Runway 16R/34L Reconstruction

Runway 16R/34L Construction Phase 2

Granite Construction has completed the Phase 2 of the Runway 16R/34L Reconstruction project for 2021. The remaining work is the Magnetic Variation (MagVar) occurring in October and November 2022. This work will change the runway numbers for all three runways due to the change in the movement of magnetic north.

The following are project milestones for RWY 16R:

- 2021 Project Work Plan Complete October 2021

The project is on schedule with the next steps listed below:

- 2022 Project MagVar October-November 2022

Pavement Management Program (2022-2025)

The Pavement Management Program (PMP) scope consists of airfield and landside pavement inspections at both Reno-Tahoe International (RNO) and Reno-Stead (RTS) Airports. The program is funded from the Capital Improvements Budget for this fiscal year.

An RFQ for the PMP was issued and four SOQs were received on September 28, 2021. The Evaluation Committee short listed to three firms and conducted interviews on November 5, 2021. Scope and fee negotiations occurred in December 2021-January 2022, and the RTAA Board of Trustees approved the PSA **with RDM International** at the February 2022 Board Meeting.

The pavement inspections process has been revised for the 2022-2025 cycle. In the past, the inspections of the airport pavements were split up into thirds over a 3-year cycle. This year, with RDM International, the inspections of all the airport pavements will occur in one-year and producing a report based on projected projects over the following 3-years. Both methods were acceptable to the FAA. RNO airfield and runway pavement inspections began end of April and occur during scheduled runway closures. Inspections are expected to continue into early summer with preparation of the report in fall and completion of the report expected at the end of the year.

The following are project milestones:

- Consultant Interviews November 5, 2021
- Design PSA Approval February 10, 2022
- Kickoff Meeting February 22, 2022
- Pavement Inspections April/May 2022

The project is on schedule with the next steps listed below:

- **Final Report/Closeout December 2022**

Sky Bridge Escalator Modernization Project – Construction Phase

The sky bridge escalators located at the central entrance to the terminal were installed as part of the Parking Garage Construction Project that was completed in 1997 and are now 23 years old. The purpose of this project is the “preservation of infrastructure” by modernizing and refurbishing two (2) public use escalators.

The design phase has been completed which involved selecting a consultant, H+K Architects, to research commercially available products and provide a detailed design, phasing plan, and bid package. The PSA with H+K Architects in the amount of \$58,000 was approved at the September 10, 2020, Board Meeting.

The construction phase includes procurement, delivery, and installation. The project was advertised for bid on April 14, 2021. Two bids were received on May 12, 2021. Upon review of the two bids neither contractor properly Self-Listed as required per NRS 338.141, therefore both

bids were deemed non-responsive. The project was re-bid, with bids due on June 10, 2021. One bid was received by Kone Inc. Staff reviewed the bid and found all documents fully executed and to be responsive. Staff received Board approval at the July 8, 2021, Board Meeting in the amount of \$907,300.

Construction is being phased to minimally impact passenger movements and involves the removal of all existing mechanical and electrical components. The existing escalator truss are being modified to accept new modules to allow quick installation of the latest technology without major disruption and compliance with the most current code requirements.

The project is on schedule. The construction walls are scheduled to be removed with final inspections by the State scheduled for May 11th and 12th and the break-in period during later May. The escalators are scheduled to return to service early June.

The following are project milestones:

- Design PSA Board Approval September 10, 2020
- Notice to Proceed for Design September 17, 2020
- Bids Opening May 12, 2021
- Board Approval July 8, 2021
- Notice to Proceed (Procurement) August 2021
- Submittal's submission September 2021
- Submittal and Schedule review October 2021
- Escalator Construction Begin January 2022

The project is on schedule with the next steps listed below:

- Substantial Completion June 2022

Ticketing Hall Expansion Project - Design (Part of the MoreRNO Program)

A Request for Qualifications (RFQ) for design services was advertised on March 4, 2021, through NGEM. SOQs from six (6) interested respondents were received on April 8, 2021. The review committee, consisting of RTAA staff and a Board of Trustee, evaluated the submittals and short-listed two (2) respondents to proceed to the interview process. Interviews were held on May 12th and 13th. Staff selected RS&H Nevada, Inc. and proceeded with negotiations. A Professional Services Agreement for Design Services with RS&H was presented for Board approval at the July 8th Board Meeting.

RS&H was issued a Notice to Proceed with a contract date of August 2, 2021. Design kick-off meetings site investigations, and stakeholder engagement meetings were held August 16-18.

The solicitation for Construction Manager at Risk (CMAR) services was advertised on July 6, 2021. A mandatory pre-proposal meeting was held on July 15th, with eight (8) contractors in attendance. Proposals were received on August 16th from six (6) interested respondents. The review committee, consisting of members from the RTAA, RS&H, Atkins and the Board of Trustees, evaluated the submittals and short-listed three (3) respondents to proceed to the interview process. The interviews were held on September 8th and staff selected McCarthy Building Companies, Inc.

A Professional Services Agreement for CMAR Services with McCarthy Building Companies, Inc. was presented for Board approval at the October 14th Board Meeting. McCarthy was issued a Notice to Proceed with a contract date of October 26, 2021

The Basis of Design Report was submitted to the RTAA for review on November 1st. RS&H presented a summary of the BOD Report at the November 10th Board Meeting. Schematic Design was completed on January 21st. The RTAA reviewed the documents and provided comments on February 4th. Design Development was completed on March 29th and review of the documents is currently underway. RS&H conducted review meetings with multiple stakeholder groups on April 6-7.

McCarthy is actively providing assistance and insight as the team works through value engineering options, phasing, and logistics. The team is developing pre-packages on several items that will require a long lead time to procure, **including the air handling unit (equipment only), the roofing (material and labor), and enabling work to be able to start the project as soon as possible.**

90% Construction Documents are due on June 3rd. While they are being reviewed by stakeholders, the documents will also be submitted to the City of Reno Building Department for Plan Review and the CMAR will issue them to start bidding the bidding process to establish their GMP.

The following are project milestones:

- Consultant Selection May 13, 2021
- Board Approval for Design July 8, 2021
- Design Kick-off August 2, 2021
- Board approval for CMAR October 14, 2021
- Basis of Design Report Completed November 1, 2021
- Schematic Design (30%) Submittal January 21, 2022
- Design Development (60%) Submittal March 29, 2022

The project is on schedule with the next steps listed below:

- Construction Document (90%) Submittal June 3, 2022
- Submit for Permit June 6, 2022
- Construction Documents (100%) Submittal July 1, 2022
- Pre-package GMP for Board Approval July 14, 2022
- Full GMP for Board Approval August 2022
- **Construction Begins September 2022**

Taxiway B/M Reconstruction & General Aviation Runup Areas (Design)

This project consists of the design for the reconstruction of Taxiway (TWY) B on either side of Runway 7/25 of the Portland Cement Concrete (PCC) Taxiway, reconstruction of TWY M between TWY A & TWY B of the Asphalt Cement (AC) taxiway to a PCC taxiway. In addition, two General Aviation (GA) Runup Areas along TWY C, with one at the north end and the other at the south end of Runway 7/25. The design of TWY B and the GA Runup Areas will include the TWY's, asphalt shoulders, and edge lighting. The design of the GA Runup areas will look at primary aircraft to be served and a pavement section that will provide the most cost efficient to maintain into the future.

The design Request for Qualifications (RFQ) was advertised on April 22, 2021, with the Statement of Qualifications (SOQ) due on May 14, 2021. Three respondents submitted SOQ's and a committee met to review on May 19, 2021. Wood Rodgers was selected, and the design contract was approved at the June 2021 Board Meeting. Project design has been completed and the Issue to Bid plans were released in February 2022.

The project was bid with a Base Bid for the TWY B/M reconstruction and Alternate 1 to construct the North GA Runup area. **Bids were opened on March 24, 2022. Four bids were received for the project. All four bids submitted were substantially over the project budget. Based on review by RTAA Staff, FAA PHX ADO staff and available FAA AIP funding, this project will be rebid in spring 2023.** This project will be funded by a Federal Aviation Administration (FAA) Airport Improvement Program (AIP) grant; the construction start date will be dependent upon receipt of the grant.

The following are project milestones:

- RFQ Advertising April 22, 2021
- Design SOQs submitted May 14, 2021
- Board Approval for Design June 10, 2021
- Notice to Proceed July 11, 2021
- Design Completion February 2022
- Bid Advertising February 10, 2022
- Bid Opening 2022 March 24, 2022

The project is on schedule with the next steps are listed below:

- **Rebid** **Spring 2023**
- Board of Trustees Meeting/Award **Spring 2023**
- Begin Construction TBD

Terminal Arc Flash Study

Arc-Flash Hazard Assessments are required by OSHA and NFPA 70E as a part of an Electrical Hazard Assessment. The Terminal Arc Flash study will be inclusive to the panelboard level or a minimum of 100-amp protective devices. Devices that are found to be non-coordinated will be indicated in a summary report of which corrective action will need to be addressed as a separate task. Arc Flash labels will be provided as recommended by the study. Labels will be installed by the airport facilities staff with guidance by our office. To complete the study, intensive field investigation is needed as well as detailed review of record drawings to determine electrical equipment make and model, conductor size, approximate conductor lengths, fuse sizes, etc. We are estimating approximately 510 points of Arc Flash for the main terminal and concourse and approximately 200 points of Arc Flash for offsite buildings. This will be the first of the two-phase project. The Arc Flash Study will run concurrent with Staff produced Electrical Master Plan. Staff will be requesting approval of a Professional Services Agreement with PK Electrical in the amount of \$90,000, at the July 8, 2021, Board Meeting. The consultant has finished review of the RTS sites and currently working on the review of the RNO sites.

The following are project milestones:

- PSA Executed July 8, 2021

The project is on schedule with the next steps listed below:

- 1st Phase Completion June 2022
- 2nd Phase Completion TBD

Skybridge Wall Crack Repairs - Design

The lateral movement and expansion of the building in this area has caused the stucco wall to crack and is severe enough that the cracks are allowing the intrusion of water and the weather elements. The repair work needs to be designed by a structural engineer to protect the integrity of the building and prevent further damage. RTAA conducted informal bid, Classic Finishes was the low responsive bidder. **The contractor began repairs in April and full completion was on May 6, 2022**

The following are project milestones:

- PSA Executed July 2021
- Informal Bid Completed March 2022
- Begin Construction April 2022

The project is on schedule with the next steps listed below:

- **Project Closeout May 2022**

Airport Terminal Lift Station Project

This project is to replace and relocate the electrical controls for the north and south terminal lift stations. New level sensors and monitors will be installed, the existing control panels will be reviewed, and specifications will be given for repair or replacement. A new lift station bypass pump connection will be installed for emergency use.

Shaw Engineering specializes in the lift station field of civil engineering and has been selected as the consultant for design. Bids were opened on March 31, 2022 and are being evaluated by staff for conformance. **The RTAA received one bid that was substantially over budget. The bid was canceled, and staff is working with the design consultant to redesign improvements with a reduced scope of work and rebid in June 2022.**

Project was over budget and has been sent back to consultant for a redesign

The following are project milestones:

- PSA Executed August 2021
- Design Completed January 2022
- Bid Advertising February 23, 2022
- Bids Opened March 31, 2022

The project is on schedule with the next steps listed below:

- **Redesign Complete May 13, 2022**
- **Rebid Advertising June 1, 2022**

- **Rebid Opening** **June 29, 2022**
- **Board of Trustees Meeting/Award** **August 8, 2022**
- **Construction** **Summer 2022**

Air Cargo Way Lift Station Project

The lift station located in Air Cargo Way that serves the Air Cargo building and FedEx building has been failing and needs replacement. The lift station will be relocated outside of the road to allow safer access to the lift station when needing maintenance. This project will replace a lift station with equipment that is past its design life cycle and create a safer environment for our maintenance teams.

Shaw Engineering specializes in this field of civil engineering and has been direct selected and approved by the Board to do the design. The project design was completed in December and went out to bid in January. Bids were opened on February 24, 2022. Farr Construction was deemed the low responsive bidder and has been awarded the construction contract at the April Board Meeting. **Farr Construction has begun their procurement process.**

The following are project milestones:

- PSA Executed September 9, 2021
- Design Completed December 2021
- Bidding Advertising January 26, 2022
- Bids Opened February 24, 2022
- Board Approval April 12, 2022

The project is on schedule with the next steps listed below:

- Construction Summer 2022

Terminal Loop Road (Part of the MoreRNO Program)

The Terminal Loop Road Reconstruction, ADA, and Safety/Security Project is for the full reconstruction of the existing PCC portion of the Terminal Loop Road, will also include improvements associated with Safety/Security and the Americans with Disabilities Act of 1990 (ADA). The full project consists of the reconstruction of six travel lanes, two pick-up and drop off lanes, drainage improvements as necessary, curb and gutter, post curb, sidewalk, a new crosswalk, landscaping, electrical, street lighting, guidance and traffic signs, striping, security bollards and new ADA pedestrian ramps.

The Request for Qualifications (RFQ) for design services was publicly advertised on July 28, 2021, and Statements of Qualifications (SOQ) were received on September 2, 2021 from Horrocks, Kimley-Horn, NCE, and Wood Rodgers.

An evaluation committee comprised of RTAA staff reviewed the submittals and determined Kimley-Horn and Associates Inc. as the most qualified firm for the project. The evaluation was based on the qualifications and experience requirements stipulated in the RFQ. The PSA for design

services was presented to the Board of Trustees and approved at the October 14, 2021, Board meeting.

Kimley-Horn has completed the early phases of design including data gathering and reaching out to the different departments at the RTAA to determine levels of security and design options. Construction will be coordinated with the Ticketing Hall Expansion Project to ensure safety of airport staff and patrons and maintain consistency of construction phasing of the two projects. Recommendations for ADA, sidewalks, and security were discussed among the stakeholders were presented at the April Planning and Construction Committee Meeting.

The project is on schedule with updates to the stakeholders on a regular basis.

The following are project milestones:

- Board Approval for Design October 14, 2021
- Notice to Proceed October 2021

The project is on schedule with the next steps are listed below:

- Design Completed October 2022
- Bidding Advertising November 2022
- Construction Summer 2023

Blue Lot Reconstruction

The Blue Lot Reconstruction Project is for the full reconstruction of the existing asphalt parking lot on the south side of the south end of the Terminal Loop Road. The project will look at maximizing parking and addressing the pedestrian and traffic flow issues within the lot. The project consists of the full reconstruction of the TSA and tenant employee parking area. The project will look at any necessary drainage improvements, sidewalk upgrades, overhead lighting, landscaping, electrical requirements, and pavement requirements, and expanding the lot to the west.

The Request for Qualifications (RFQ) for design services was publicly advertised on August 18, 2021, and Statements of Qualifications (SOQ) were received on September 22, 2021, from CFA, Kimley-Horn, NCE, and JUB.

An evaluation committee comprised of RTAA staff reviewed the submittals and determined Kimley-Horn and Associates Inc. as the most qualified firm for the project. The evaluation was based on the qualifications and experience requirements stipulated in the RFQ. The PSA was presented to the Board for approval at the November 2021 Board meeting.

The consultant finished design in March. The layout of the parking lot will be revised with the entrance being moved to the north end of the lot and additional spaces being captured. **The project was put out to bid in April and bids were opened on April 21, 2022. One bid was received from Sierra Nevada Construction (SNC). Staff and our design consultant reviewed the bids and pricing and deemed the SNC bid as responsive. Staff will present the construction contract for award at the May 19, 2022, Board meeting.**

The following are project milestones:

- RFQ Advertising August 18, 2021
- Design SOQs submitted September 22, 2021
- Board Approval for Design November 10, 2021
- Notice to Proceed November 29, 2021
- Design Completed March 2022
- Bidding Advertising April 4, 2022
- Bids Opened April 21, 2022

The project is on schedule with the next steps are listed below:

- **Board Approval** **May 19, 2022**
- **Construction** **May 2022**

Arrival/Departure Escalator Modernization Project

The arrival/departure escalators located on the east side of the main lobby were replaced in 2002 and are now 21 years old. The purpose of this project is the “preservation of infrastructure” by modernizing and refurbishing the four (4) public use escalators for arriving and departing passengers.

This project will consist of two (2) phases: design and construction. The design phase involves selecting a consultant to research commercially available products and provide a detailed design, phasing plan, and bid package. The construction phase will involve awarding a contract to a contractor to procure the identified equipment and refurbish the escalators. This phase will include procurement, delivery, and installation.

An RFQ for design was issued and two SOQs were received on October 27, 2021. The Evaluation Committee selected H+K Architects as the most qualified consultant. The PSA with H+K Architects in the amount of \$98,000 design fees was presented and approved at the December 9, 2021, Board Meeting.

The project is funded in PFC 15 in the amount of \$2,889,000

The following are project milestones:

- Design PSA Board Approval December 9, 2021
- Notice to Proceed for Design December 10, 2021
- Design Complete May 2022

The project is on schedule with the next steps are listed below:

- **Bids Advertising** **May 24, 2022**
- **Bid Opening** **June 28, 2022**
- **Board Approval** **August 11, 2022**

Front Reception Remodel Project

Remodeling of the RTAA Front Reception area is to provide better use of the space, and security upgrades for staff members. TSK Architects was direct selected as the design consultant for the project. TSK has completed the design drawings and the project will be bid in February 2022. Bids were opened on March 3, 2022. Reyman Brothers Construction Inc. was determined to be the low responsive bidder.

During conformance review of the bids, staff met with RTAA Executive Team and determined with recent completion of the Workspace study and possible relocation of the RTAA Administrative offices and the RTAA Police, the project should be put on hold and bids cancelled.

The following are project milestones:

- Design Complete January 2022
- Bids Advertising February 3, 2022
- Bids Opened March 3, 2022

The project is on schedule with the next steps are listed below:

- **Project on Hold**

Remote Economy Lot Project

The Remote Economy Parking Lot is an undeveloped site and is approximately 4 acres. It is bordered to the west by Terminal Way, south and east by the rental car surface storage and maintenance lots, and to the north by the NDOT off ramp. The Remote Economy Parking Lot Project consist of all the necessary grading, utilities, drainage, lighting, pavement, and card access gates.

JUB Engineering, Inc. was selected from list of firms that previously submitted on the RFQ for the Parking Lot reconstruction.

The consultant has begun the survey and geotechnical to allow for the possibility of construction being started in the latter half of 2022 with the goal of being able to park cars in the parking lot during Thanksgiving, otherwise construction will begin in the Spring of 2023. The PSA for design services was presented to the Board of Trustees at the March Board meeting for approval.

Enterprise Rental Car has come to an agreement with the RTAA on the reconfiguration of the Remote Economy Lot. Enterprise has agreed to releasing some of their existing parking lot in exchange for new improved parking lot adjacent to their existing lot which they are retaining. This agreement allows RTAA to get additional parking spaces for employee parking quickly. The consultant has been notified and will begin on the newly adjusted scope of work. The intent is to have the additional parking lot for Enterprise completed by early November.

The following are project milestones:

- Survey & Geotechnical February 18, 2022
- Board Approval for Design March 10, 2022

The project is on schedule with the next steps are listed below:

- Design Completed August 2022
- Bidding Advertising August/September 2022
- Construction September - **November** 2022

GA Hangar F Roof Replacement

This project will include rehabilitation of 18,500 square feet of the General Aviation Hangar F. Staff is working on the design phase that would apply a polymer spray-on roof coating to extend the useful life of this 25-plus year-old roof. Paul Cavin Architect was direct selected as the design consultant for this project. Mr. Cavin has started the design work and should be completed in April 2022. The project will be bid in May or June 2022. Funding for construction has been submitted as a FY23 budget request. Construction is anticipated to begin in July of 2022 and would take 4 to 6 weeks once all materials area procured.

The following are project milestones:

- Notice to Proceed February 10, 2022
- Design Complete April 2022

The project is on schedule with the next steps are listed below:

- Bids Advertising May 23, 2022
- Bid Opening **June 16, 2022**
- Board Approval **July 14, 2022**
- Construction Start TBD

FAA VALE PCA/GPU Replacement

The FAA's VALE Program provides Airport Improvement Program (AIP) grant funding to commercial service airports such, as the RNO, that are in non-attainment or maintenance of National Ambient Air Quality Standards areas for emission reduction projects proven to benefit local air quality. VALE AIP funding comes from Noise & Environmental Set Aside funds and does not affect regular RNO entitlements or discretionary allotments. The program is to improve environmental issues with aging equipment by replacing with new efficient equipment.

This project will include the replacement of 26 Pre-Conditioned Air (PCA) units, 26 Ground Power Units (GPU), 1 portable PCA and 1 portable GPU for the Passenger Boarding Bridges (PBB). The PCA units provide fresh conditioned heat or cooling to the aircraft while they are at the PBB. The new units are much more energy efficient than the units being replaced which are at the end of their useful lives. The GPU provide a constant regulated power that is specific to aircraft. The new GPUs are much more efficient than those being replaced which are at the end of their useful lives. The installation of the submeters will allow for electrical usage to be tracked to the respective users.

The PSA with PK Electric, Inc. for design services of \$86,000 is being presented to the Board of Trustees at the March Board meeting for approval.

Should the FAA VALE Program applications be successful in resulting in an FAA AIP grant award, all costs associated with the design, procurement and construction of the equipment is reimbursed in accordance with the percentage established by the FAA's AIP participation rate.

The following are project milestones:

- Consultant Selection February 2022

The project is on schedule with the next steps are listed below:

- Design Completion **July 30, 2022**

Roof Assessment

The RTAA has roughly 1.2 million square feet of roof area throughout the airport that needs to be maintained. The roofs vary in types but are predominantly polyvinyl chloride (PVC) single ply membrane roofs. The last roof assessment was completed in 2003. Since then, the Facilities and Maintenance Department has aggressively replaced roofs each year, based upon the 2003 assessment. Most of the roofs identified in the previous report will soon be approaching the end of their useful life. Similar to the RTAA Pavement Management Program, the roof assessment is a critical tool in developing our future Capital Improvement Program budget for repairs and replacements of the airport roofs.

RTAA Engineering staff direct selected Building Technology Associates Inc. (BTA) based on their experience providing required services, knowledge of weather conditions in the Reno area, knowledge of local labor and material costs, and overall performance with other agencies in the Reno area.

The scope of work will include survey of all RTAA roofs, condition evaluation, create database for RTAA's use, provide direction on replacement and needed maintenance.

The following are project milestones:

- Consultant Selection February 2022

The project is on schedule with the next steps are listed below:

- **Survey Completion May 30, 2022**
- **Report Completion June 30, 2022**

PLANNING PROJECTS

Concourse Redevelopment Project at Reno-Tahoe International Airport (Part of the MoreRNO Program)

The development of replacement concourses was identified in the 2018 Master Plan Update as a critical project to improve functional performance, operational efficiency, address the forecasted passenger demand, be flexible to address changing fleet mixes, and provide adequate passenger and airline spaces. Building off the Master Plan Update, the Detailed Planning Study (Study) will identify the operational, space, and level of service needs to provide a plan for the orderly and efficient redevelopment of the existing concourses. The primary purpose of the Study is to identify the preferred scope for a future concourse redevelopment project which could include renovation/retrofit of the existing concourse(s), renovation/retrofit and expansion-in-place of the existing concourse(s), and/or construction of new replacement concourses.

The 2018 Master Plan Update recommended a three-phase concourse redevelopment program, starting with a replacement Concourse C, followed by a replacement Concourse B, and concluding with new Concourse D. The Study will consider, in further detail, the feasibility of renovating/expanding one or both existing concourses in lieu of total replacement.

The Detailed Planning Study is a necessary precursor to design and construction of a potential future concourse redevelopment project and will provide the airport planning analysis, investigative work, infrastructure assessment, facility needs analysis, alternatives analysis,

preferred alternative, operational plan for accommodating normal airport operations during construction, cost estimates, financial plan, and stakeholder efforts to solidify an accurate statement of work prior to design solicitation.

As required for Passenger Facility Charge (PFC) funded projects, the selection of the preferred consultant team was a qualifications-based selection. An RFQ for consultant services was issued on March 2, 2020, and nine (9) SOQs were received on April 9, 2020. The Evaluation Committee selected Mead & Hunt, Inc. as the most qualified consultant. The PSA with Mead & Hunt, Inc. in the amount of \$2,029,611 was approved at the December 10, 2020, Board Meeting. A Notice to Proceed was issued on January 25, 2021.

Site visits associated with the inventory/data collection phase occurred on February 17 and 18, 2021. Report, plan, and dataset reviews were conducted in February-April 2021.

The first deliverables, the Existing Conditions draft technical memos, have been created and include the following topics: Architectural Building Analysis, Building Systems (Mechanical, Electrical, Plumbing, IT, etc.), Concessions, Pavements & Utilities, Site Utilities, and Engineering Structural Analysis. The analysis and preliminary conclusions were discussed with staff at Workshop: Existing Conditions, on April 29, 2021.

A workshop series, focused on *Visioning the Post-Security Experience for Passengers, Tenants, and Employees*, was held on May 27. Three different workshops were led by Gensler: the first workshop was for post-security tenants (corporate and local representation), the second for airport employees, and the third for RTAA Trustees, the Executive Team, and community leadership. The workshops included over 50 stakeholders.

A preliminary "Minimum Build" Report was received in late July 2021. The report was reviewed and discussed by the primary internal stakeholders in August and then finalized by the consultant team with preliminary cost estimates. The "Minimum Build" Report presents a summary of recommended future improvements to remain in Concourse B and C for the next 20 years. This information was presented to the Planning & Construction Committee on September 7, 2021. Expanded findings were subsequently presented to the RTAA Board of Trustees (October 14), to the RNO Signatory Airlines (October 15), at the monthly RTAA Management Roundtable Meeting (October 20), and at the monthly RNO Station Managers Meeting (October 21).

Also on October 14, a mini-workshop was held with the RTAA Executive Team and key staff to establish the evaluation criteria for the alternate analysis process. This mini-workshop kicked off the alternate development phase of the study. In October and November, the consultant team met regularly to brainstorm and flesh out a variety of alternate concourse redevelopment options. A staff workshop was held on December 9 to discuss the preliminary alternate concepts in anticipation of the next workshop series in late January 2022.

On December 10, a mini-workshop was held with key RTAA staff and the consultant team to discuss measures to improve the flood preparedness of any future concourse development.

A workshop series, focused on the preliminary alternates, occurred at the end of January. Workshops for the RNO Airline Station Managers and the RNO Concessions/Tenants (non-airlines) group was held on January 26, a RNO Airport Airline Affairs Committee workshop occurred on January 28, and a workshop for the RTAA Board of Trustees was subsequently held on January

27. At the January 27 workshop, the RTAA Board of Trustees took action to narrow the preliminary alternates to a short-list of three (3) alternates: Alternate 1 (Minimum Build), Alternate 3 (Expansion, with new building up and over existing building), and Alternate 9 (new two-pier build with equal walking distances and dual taxi-lane between concourses).

Iterative refinement and further development of the short-listed alternates continued into April. The consultant team explored options to increase the total aircraft gates and to maximize space within the concourses, completed new cost estimates, analyzed construction phasing options & impacts, and developed a financial analysis.

A workshop series, focused on the developed alternates began in April and continued into May. In between each workshop, the consultant team further refined their work based on feedback from the workshop participants. A small group staff workshop was held on April 8, followed by a larger staff workshop on April 14 to discuss the progress, and on April 29, a presentation was provided to the RTAA Board of Trustees during the annual Board Retreat.

Stakeholder workshops on the developed alternates for the airlines, concessions, and tenants have been scheduled for May 25 and May 26.

The following are project milestones:

- | | |
|---|---|
| • Planning RFQ Issued | March 2, 2020 |
| • Consultant SOQs Received | April 9, 2020 |
| • Notice of Intent to Award | June 24, 2020 |
| • Study PSA Board Approval | December 10, 2020 |
| • Notice to Proceed for Study | January 25, 2021 |
| • Existing Conditions Site Visits | February 17-18, 2021 |
| • Workshop #1 (Existing Conditions) | April 29, 2021 |
| • Workshop #2 (Visioning) | May 27, 2021 |
| • Final Existing Conditions Deliverables | July 26, 2021 |
| • Final Visioning Deliverables | July 26, 2021 |
| • Financial Assumptions Memo | July 30, 2021 |
| • Workshop #3 (Preliminary Minimum Build) | August 2021, September 7, 2021 |
| • Workshop #4 (Minimum Build & Space Programming) | October 14, 15, 20, and 21, 2021 |
| • Mini-Workshop #1 (Evaluation Criteria) | October 14, 2021 |
| • Mini-Workshop #2 (Preliminary Alternates) | December 9, 2021 |
| • Mini-Workshop #3 (Flood Preparedness) | December 10, 2021 |
| • Workshop #5 (Preliminary Alternates) | January 26, 28, and 31, 2022 |
| • Short-List Analysis and Refinement | February-March 2022 |
| • Workshop #6 (Developed Alternates) | April 8, 14, and 29, 2022 (Staff, Board) |

Next steps for the project are listed below:

- **Workshop #6 (Developed Alternates) May 25-26, 2022 (Airlines, Concessions, Tenants)**
- **Preferred Alternate Recommendation July 2022**
- **Basis of Design Report (Phase 1) August – October 2022**

ENGINEERING & CONSTRUCTION - PROJECT SCHEDULE 2022

PLANNING/ENVIRONMENTAL
PROGRAM STUDY
RFQ/SOQ/PROPOSAL
DESIGN
BIDDING
CONSTRUCTION
PROJECT CLOSEOUT
BA: BOARD ACTION

Project Name	RNO/RTS	PM	JAN 2022							FEB 2022							MARCH 2022							APRIL 2022							MAY 2022							JUNE 2022							JULY 2022							AUG 2022							SEPT 2022							OCT 2022							NOV 2022							DEC 2022						
			W1	W2	W3	W4	W5	W6	W7	W8	W9	W10	W11	W12	W13	W14	W15	W16	W17	W18	W19	W20	W21	W22	W23	W24	W25	W26	W27	W28	W29	W30	W31	W32	W33	W34	W35	W36	W37	W38	W39	W40	W41	W42	W43	W44	W45	W46	W47	W48	W49	W50	W51	W52																																
Airport Improvement Program (AIP)																																																																																						
Runway 16R-34L Reconstruction - Phase 2	RNO	TC																																																																																				
Taxiway B/M & GA Runup Areas Design (Rebid Spring)	RNO	JL																																																																																				
RTS Apron & Taxiway A Phase 3	RTS	BJ																																																																																				
Capital Improvement Program (CIP) 2020-21																																																																																						
Ticketing Hall Expansion	RNO	AT																																																																																				
Blue Lot Reconstruction	RNO	BJ																																																																																				
2022 Pavement Management Program	RNO	BJ																																																																																				
Capital Improvement Program (CIP) 2020-21																																																																																						
Terminal Arc Flash Study	RNO	TO																																																																																				
Skybridge Clerestroy Wall Panels	RNO	TO																																																																																				
Airport Terminal Lift Station	RNO	TO																																																																																				
Air Cargo Way Lift Station	RNO	JL																																																																																				
Front Reception Remodel (On Hold)	RNO	TO																																																																																				
Remote Economy Lot	RNO	BJ																																																																																				
GA Hangar F Roof Replacement	RNO	TO																																																																																				
Roof Assessment	RNO	TO																																																																																				
FAA VALE PCA/GPU Replacement	RNO	TO																																																																																				
Passenger Facility Charge (PFC 14)																																																																																						
Terminal Development (Concourse) Planning Study	RNO	LB																																																																																				
Sky Bridge Escalator Refurbishment Project	RNO	TO																																																																																				
Passenger Facility Charge (PFC 15)																																																																																						
Terminal Loop Road Reconstruction	RNO	JL																																																																																				
Arrival/Departure Escalators	RNO	TO																																																																																				
Customer Facility Charge (CFC)																																																																																						
CONRAC - Design	RNO	TC																																																																																				
Miscellaneous																																																																																						
Dermody Master Development at RTS	RNO	GP																																																																																				

ENGINEERING & CONSTRUCTION - PROJECT SCHEDULE 2022

PLANNING/ENVIRONMENTAL
PROGRAM STUDY
RFQ/SOQ/PROPOSAL
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Project Name	RNO/ RTS	PM	JAN 2022				FEB 2022				MARCH 2022				APRIL 2022				MAY 2022				JUNE 2022				JULY 2022				AUG 2022				SEPT 2022				OCT 2022				NOV 2022				DEC 2022							
			W1	W2	W3	W4	W5	W6	W7	W8	W9	W10	W11	W12	W13	W14	W15	W16	W17	W18	W19	W20	W21	W22	W23	W24	W25	W26	W27	W28	W29	W30	W31	W32	W33	W34	W35	W36	W37	W38	W39	W40	W41	W42	W43	W44	W45	W46	W47	W48	W49	W50	W51	W52
			Stellar - GA East Development	RNO	JL																																																	
NV Army National Guard at RTS (Misc Project Review)	RTS	BJ																																																				