

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, July 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

Public Meeting Notice: 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/81129697349>; **Webinar ID:** 811 2969 7349; 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 three minutes each. No matters raised may be the subject of deliberation or action.

3. APPROVAL OF MINUTES

- 3.1 June 7, 2022, Planning and Construction Committee Meeting

4. INFORMATION, DISCUSSION AND/OR POSSIBLE ACTION

None.

5. ITEMS RECOMMENDED FOR APPROVAL BY THE FULL BOARD

- 5.1 Board Memo #: 07/2022-44: Authorization for the President/CEO to execute a Construction Contract for the General Aviation East “F” Hangar Roof Coating at Reno-Tahoe International Airport with Brazos Urethane, Inc. in the amount of \$320,540 and authorize an Owner’s Contingency in the amount of \$40,000 *(for possible action)*
- 5.2 Board Memo #: 07/2022-45: Authorization for the President/CEO to award a contract for the purchase of 38 Musco High Mast LED Light Fixtures for Concourse C and Cargo Ramp areas in the amount of \$190,000 to ADB Safegate *(for possible action)*
- 5.3 Board Memo #: 07/2022-52: Authorization for the President/CEO to execute a Construction Contract for the AHU-1 Procurement for the Ticketing Hall Expansion Project at Reno-Tahoe International Airport, with Mt Rose Heating and Air Conditioning, Inc. in the amount of \$1,223,790 *(for possible action)*
- 5.4 Board Memo #: 07/2022-53: Authorization for the President/CEO to execute a Construction Contract for the Bid Package #1 of the Ticketing Hall Expansion Project at Reno-Tahoe International Airport, with McCarthy Building Companies, Inc. for the Guaranteed Maximum Price of \$1,466,549 *(for possible action)*

6. PROJECT UPDATE PRESENTATIONS

- 6.1 Concourse Study update
- 6.2 Engineering & Construction Project Schedule update

7. MONTHLY PROJECT STATUS REPORT

A summary of the RTAA Engineering and Planning projects is provided for reference.

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 three minutes each. No matters raised may be the subject of deliberation or action.

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, June 7, 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

1. INTRODUCTORY ITEMS

1.1 Call to Order

The meeting was called to order at 10:15 a.m.

1.2 Roll Call

Roll was taken by the Clerk of the Board. Trustee Kramer was absent. Trustees Sperber, Carey and Chaplin were present.

2. PUBLIC COMMENT

None.

3. APPROVAL OF MINUTES

3.1 May 17, 2022, Planning and Construction Committee Meeting

Motion: Move to approve the minutes of the May 17, 2022, meeting

Moved by: Shaun Carey

Seconded by: Carol Chaplin

Aye: Members Sperber, Carey, Chaplin

Absent: Adam Kramer

Vote: Motion passed

4. INFORMATION, DISCUSSION AND/OR POSSIBLE ACTION

None.

5. ITEMS RECOMMENDED FOR APPROVAL BY THE FULL BOARD

- 5.1 Board Memo #: 06/2022-38:** Authorization for the President/CEO to execute a Professional Service Agreement for professional design services for Airfield Administrative & Airport Duty Managers Offices with Paul Cavin Architecture LLC in the amount of \$156,100 (*for possible action*)

Sr. Facilities Project Manager Ted Ohm presented this item to the Committee. After the presentation and discussion by the Committee, the Committee took the following action:

Motion: Authorize the President/CEO to execute a Professional Service Agreement for professional design services for Airfield Administrative & Airport Duty Managers Offices at the Reno-Tahoe International Airport with Paul Cavin Architecture LLC. in the amount of \$156,100

Moved by: Shaun Carey

Seconded by: Carol Chaplin

Aye: Members Sperber, Carey, Chaplin

Absent: Adam Kramer

Vote: Motion passed

- 5.2 Board Memo #: 06/2022-39:** Authorization for the President/CEO to Execute Amendment No. 1 to the Professional Services Agreement for Consultant Services for the Reno-Tahoe International Airport Administrative Headquarters and Police Station Workspace Study, with H+K Architects, in the amount of \$289,280 (*for possible action*)

Planning & Environmental Services Manager Lissa Butterfield presented this item to the Committee. After the presentation and discussion by the Committee, the Committee took the following action:

Motion: Authorize the President/CEO to execute Amendment No. 1 to the Professional Services Agreement (PSA) for consultant services for the Reno-Tahoe International Airport (RNO) Workspace Study, with H+K Architects, in the amount of \$289,280

Moved by: Carol Chaplin

Seconded by: Shaun Carey

Aye: Members Sperber, Carey, Chaplin

Absent: Adam Kramer

Vote: Motion passed

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6. PROJECT UPDATE PRESENTATIONS**6.1 Concourse Study Update**

Planning & Environmental Services Manager Lissa Butterfield updated the Committee on the progress of the Concourse study since the presentation at the April Board retreat. Subsequent meetings are being held to solicit more feedback and that information will be shared at a future Board meeting. A few alternate hybrids are also being developed that will be presented to the Committee at a future meeting.

[Trustee Chaplin left the meeting at 10:50 a.m.]

6.2 Engineering & Construction Project Schedule Update

Engineering & Construction Manager Chris Cobb walked the Board through the project developments that have occurred since last month.

7. MONTHLY PROJECT STATUS REPORT *(provided for reference only)*

There was no discussion on this item.

8. MEMBER COMMENTS, QUESTIONS AND REQUESTS FOR AGENDA ITEMS

None.

9. PUBLIC COMMENT

None.

10. ADJOURNMENT

The meeting was adjourned at 11:00 a.m.

Board Memorandum

To: All Board Members

Memo #: 07/2022-44

From: Daren Griffin, President/CEO

Subject: Authorization for the President/CEO to execute a Construction Contract for the General Aviation East "F" Hangar Roof Coating at Reno-Tahoe International Airport with Brazos Urethane, Inc. in the amount of \$320,540 and authorize an Owner's Contingency in the amount of \$40,000

STAFF RECOMMENDATION

Authorization for the President/CEO to execute a Construction Contract for the General Aviation East "F" Hangar Roof Coating with Brazos Urethane, Inc. in the amount of \$320,540 and authorize an Owner's Contingency in the amount of \$40,000.

PURPOSE

The purpose of this action is to authorize the President/CEO to execute a Construction Contract for the General Aviation East "F" Hangar Roof Coating with Brazos Urethane, Inc. in the amount of \$320,540 and authorize an Owner's Contingency in the amount of \$40,000.

This action is in support of the 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 "F" Hangar is located on the East side of the Reno-Tahoe International Airport, typically referred to as GA East. The hangar was built in 1972. The metal roof has years of abuse due to the freeze/thaw cycles experienced in the Reno area, bent metal roof panels, and numerous temporary patches and repairs fixing roof leaks.

DISCUSSION

This is a Capital Improvement Project funded in the FY 2022/23 Budget in the amount of \$425,000. A Professional Service Agreement was placed with Paul Cavin Architect, LLC (Consultant) in budget year FY 2021/22 for design. The scope of work included review of the

existing roof and design of a roofing coating to extend the life of the roof. Plans and specifications were prepared for bidding with the Consultants' opinion of probable cost of \$400,000. An Invitation to Bid (ITB) was issued on May 23, 2022, and advertised in the Reno-Gazette Journal, posted on the RTAA website, and posted on the Nevada Government eMarketplace (NGEM). Through NGEM, 6 companies viewed the ITB on-line. A mandatory pre-bid was scheduled on May 31, 2022, where 4 contractors attended. Bids were due on June 16, 2022, at 2:00 pm; and 2 bids were received. Both bids were deemed responsive and responsible. Table 1 – Bids summarizes the results with the low bidder being Brazos Urethane.

Table 1- Bids

Contractors	Bids
Brazos Urethane	\$320,540.00
Olympus & Associates	\$487,980.00

COMPANY BACKGROUND

Brazos Urethane, Inc. was founded in 1987, in Texas City, Texas. They have 7 offices in the Southwest. This project will use their branch located in Madera, California. The Madera branch employs 55 people, and companywide they employ approximately 200 people.

FISCAL IMPACT

Funding for this project was approved by the Board of Trustees, Fiscal Year 2022-2023 Budget, as a Capital Project. Current lease amounts for Hangar "F" are approximately \$90,000 annually.

Table 2 – Project Estimate at Completion

Construction	Owner's Contingency	Other Direct Costs*	Estimate at Completion	Budget
\$320,540	\$40,000	\$3,000	\$363,540	\$425,000

COMMITTEE COORDINATION

Planning and Construction Committee

RECOMMENDED MOTION

Staff recommends that the Board adopt the following motion:

“Move to authorize the President/CEO to execute a Construction Contract for the General Aviation East “F” Hangar Roof Coating at Reno-Tahoe International Airport with Brazos Urethane, Inc. in the amount of \$320,540 and authorize an Owner’s Contingency in the amount of \$40,000.”

Board Memorandum

To: All Board Members

Memo #: 07/2022-45

From: Daren Griffin, President/CEO

Subject: Authorization for the President/CEO to award a contract for the purchase of 38 Musco High Mast LED Light Fixtures for Concourse C and Cargo Ramp areas in the amount of \$190,000 to ADB Safegate

STAFF RECOMMENDATION

Staff recommends that the Board authorize the President/CEO to award a contract for the purchase of 38 Musco High Mast LED Light Fixtures for Concourse C and Cargo Ramp areas in the amount of \$190,000 to ADB Safegate.

PURPOSE

The purpose of this action is to obtain Board of Trustee approval and authorization for the President/CEO to authorize the award of a contract to ADB Safegate for the purchase of 38 High Mast LED Light Fixtures and required accessories, to replace 64 existing antiquated High Intensity Discharge (HID) light fixtures installed on the existing poles located on the north side of Concourse C and Cargo Ramp at the Reno-Tahoe International Airport (RNO).

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

- Strategic Priority #1 Air Service & Cargo
- Strategic Priority #3 Facilities for the Future
- Strategic Priority #4 Safety and Security
- Strategic Priority #6 Customer Service
- Strategic Priority #8 Sustainability

BACKGROUND

The current 64 1000-watt HID fixtures consume 298,000 kilowatts of power annually, are outdated, energy inefficient and cause a lot of unnecessary glare to flight crews maneuvering on the ramp. Reducing the number of fixtures to 38 and lowering the wattage to 600 will save 192,000 kilowatts with an annual energy savings of \$22,700 per year and will receive a one-time rebate of \$8,000 through the NV Energy rebate program.

RTAA staff have already successfully replaced fixtures at all landside areas of the RTIA. Approval of this purchase will complete a decade long list of projects to replace all high energy consumption fixtures that use lamps constructed with hazardous materials requiring expensive recycle costs, and reduce maintenance hours to keep them operational.

DISCUSSION

The Facilities management team met with the RTAA Purchasing department and jointly agreed to purchase this equipment using NRS 333.340 (3) to stay with the current manufacturer for consistency with the lighting output, training, and requiring only one brand of parts for inventory.

COMPANY BACKGROUND

ADB Safegate have been experts in producing high quality lighting since the 1920s. ADB Safegate specializes in lighting for the aviation industry. Their vast knowledge and continued product development makes them one of the top industry leaders in lighting.

FISCAL IMPACT

The adopted FY 2022-2023 Budget including a projected cost of \$190,000 for this purchase. With the energy savings of approximately \$22,700 annually the ROI of this project is 8.3 years.

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 award a contract for the purchase of 38 Musco LED High Mast Light Fixtures to ADB Safegate, in the amount of \$190,000, and authorizes the President/CEO, or her designee, to sign.”

Board Memorandum

To: All Board Members

Memo #: 07/2022-52

From: Daren Griffin, President/CEO

Subject: Authorization for the President/CEO to execute a Construction Contract for the AHU-1 Procurement for the Ticketing Hall Expansion Project at Reno-Tahoe International Airport, with Mt Rose Heating and Air Conditioning, Inc. in the amount of \$1,223,790.

STAFF RECOMMENDATION

Staff recommends the Board authorize the President/CEO to execute a Construction Contract for the AHU-1 Procurement for the Ticketing Hall Expansion Project at Reno-Tahoe International Airport, with Mt Rose Heating and Air Conditioning, Inc. in the amount of \$1,223,790.

PURPOSE

The purpose of this action is to request authorization for the President/CEO to execute a Construction Contract for the AHU-1 Procurement for the Ticketing Hall Expansion Project at Reno-Tahoe International Airport, with Mt Rose Heating and Air Conditioning, Inc. in the amount of \$1,223,790.

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

RS&H began the design for the Ticketing Hall Expansion Project in August 2021 and McCarthy Building Companies, Inc (MBC) was selected as the Construction Manager at Risk (CMAR) in October 2021. The project consists of constructing an approximately 9,500 sf expansion to the west and renovation of the existing ticketing hall located at the Reno-Tahoe International Airport. The scope includes modification of structural steel, elevator relocation, fire riser room relocation, upgraded utilities, roof replacement, new restrooms, and new finishes. The approximate project construction limits extend from the face of the ticket counters to approximately twenty (20) feet to the west of the existing exterior wall, and from the existing escalators at the north end to the south existing wall.

During the design process, the design and CMAR team collaborated to identify and resolve constructability issues, items with significant cost impacts, and schedule impacts. Several items were identified early on as having significant procurement lead time constraints. Two of the items are mechanical equipment and roofing materials. Other items were identified as necessary enabling work in order to meet a desired schedule. The decision was made at the 60% Design Development phase that early bid packages would be created to mitigate potential schedule impacts. The roof and enabling work will be procured by MBC and will be approved in a subsequent Board action titled Bid Package #1.

DISCUSSION

On May 12, 2022, The Reno-Tahoe Airport Authority (RTAA) issued an invitation to bid on the AHU-1 Procurement at the following locations: Reno Gazette Journal (RGJ), RTAA's website, and Nevada Government eMarketplace (NGEM). The scope included procurement of a 40,000 cubic feet per minute (cfm) mechanical frame style air handling unit and associated prefabricated seismic roof curb. The bid opening was scheduled for June 7, 2022, but no bids were received by the 2:00pm deadline.

Per NRS 332.148, the RTAA published a notice, on June 16, 2022, entertaining any response submitted within seven (7) days of the publication. At close of business on June 22, 2022, the RTAA received one (1) bid from Mt Rose Heating and Air Conditioning, Inc. The bid was reviewed and deemed to be responsive and responsible.

Bids results are shown below in Table 1 – Bid Tabulation below:

Table 1 – Bid Tabulation

Bidder	Bid
Mt Rose Heating & Air Conditioning, Inc.	\$1,223,790
Estimate	\$825,539

COMPANY BACKGROUND

Mt. Rose Heating & Air Conditioning, Inc. is a locally owned mechanical contractor. They hold unlimited bonding capacity and licenses in Nevada, California and Idaho and offer a wide range of HVAC-related services including Residential, Commercial, and Industrial HVAC design and installation.

Founded in 1990, Mt. Rose Heating & Air Conditioning, Inc. has established itself as one of the leading heating, ventilation and air conditioning (HVAC) contractors in Northern Nevada and California. Quality installations, trained personnel and commitment to “on time” completion has made them one of the fastest growing companies in our area. They have over 40 years of combined experience, a network of nationally recognized HVAC manufactures, along with “state of the art” in-house duct manufacturing, computer aided drafting and estimating systems.

FISCAL IMPACT

The Ticketing Hall Expansion Project is an RTAA Capital Improvement Project and was approved with the FY 2022-23 budget. The construction is being funded by a combination of money from the RTAA General Fund as well as CARES Act funding. The AHU-1 procurement is one of the items being funded by the CARES act funding.

The program budget and other project costs are tabulated in the following Table 2 – Project Estimate at Completion:

Table 2 – Project Estimate at Completion

Description	Cost
Design	\$2,205,821
CMAR Pre-Con	\$300,000
CM Pre-Con	\$39,080
Bid Package #1	\$1,466,549
AHU-1 Procurement	\$1,223,790
Bid Package #2	\$20,054,760
Construction Management	\$1,360,000
Other Direct Costs	\$350,000
Estimate At Completion	\$27,000,000

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

The Estimate at Completion (EAC) is a preliminary estimate for budgetary purposes only. This estimate will be revised with the content of the design documents, construction schedule, and actual construction bids. The EAC amount is currently used for programming of funds.

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 AHU-1 Procurement for the Ticketing Hall Expansion Project at Reno-Tahoe International Airport, with Mt Rose Heating and Air Conditioning, Inc. in the amount of \$1,223,790.”

Board Memorandum

To: All Board Members

Memo #: 07/2022-53

From: Daren Griffin, President/CEO

Subject: Authorization for the President/CEO to execute a Construction Contract for the Bid Package #1 of the Ticketing Hall Expansion Project at Reno-Tahoe International Airport, with McCarthy Building Companies, Inc. for the Guaranteed Maximum Price of \$1,466,549.

STAFF RECOMMENDATION

Staff recommends the Board authorize the President/CEO to execute a Construction Contract for the Bid Package #1 of the Ticketing Hall Expansion Project at Reno-Tahoe International Airport, with McCarthy Building Companies, Inc. for the Guaranteed Maximum Price of \$1,466,549.

PURPOSE

The purpose of this action is to request authorization for the President/CEO to execute a Construction Contract for the Bid Package #1 of the Ticketing Hall Expansion Project at Reno-Tahoe International Airport, with McCarthy Building Companies, Inc (MBC). for the Guaranteed Maximum Price (GMP) of \$1,466,549.

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

RS&H began the design for the Ticketing Hall Expansion Project in August 2021 and MBC was selected as the Construction Manager at Risk (CMAR) in October 2021. The project consists of constructing an approximately 9,500 sf expansion to the west and renovation of the existing ticketing hall located at the Reno-Tahoe International Airport. The scope includes modification of structural steel, elevator relocation, fire riser room relocation, upgraded utilities, roof replacement, new restrooms, and new finishes. The approximate project construction limits extend from the face of the ticket counters to approximately twenty (20) feet to the west of the existing exterior wall, and from the existing escalators at the north end to the south existing wall.

During the design process, the design and CMAR team collaborated to identify and resolve constructability issues, items with significant cost impacts, and schedule impacts. Several items were identified early on as having significant procurement lead time constraints. Two of the items are the mechanical equipment and roofing materials. Other items were identified as necessary enabling work, in order to meet a desired schedule. The decision was made at the 60% Design Development phase that early bid packages would be created to mitigate potential schedule impacts. The mechanical equipment was procured by the RTAA instead of MBC and will therefore be approved in a subsequent Board action titled AHU-1 Procurement.

DISCUSSION

On May 17, 2022, MBC issued an invitation to bid on the scope of work contained in Bid Package #1. The scope is categorized into two (2) groups, roofing materials and enabling work. Sub-categories of each group are outlined below:

- Roofing Materials - Single-Ply Roof Work:
 - Existing roof assembly replacement (material & labor)
 - New roof assembly (material & labor)
- Enabling Work:
 - Temporary construction fencing
 - Temporary construction walls (material only)
 - Temporary doors
 - Temporary skycap shelter
 - Electrical modifications for relocated tenants
 - Median barricade demolition
 - Temporary crosswalk
 - Concrete modifications
 - Wayfinding signage
 - Emergency egress prep
 - Traffic control

The bidding process complied with Nevada Revised Statutes (NRS) 338, including prequalification of all bidders and owner participation at all bid openings. A summary of the Bid Package #1 GMP are shown below in Table 1 – Bid Package #1 Summary below:

Table 1 – Bid Package #1 Summary

Description	Cost
General Requirements (Enabling Work)	\$374,697
Single-Ply Roofing	\$583,669
Construction Fencing	\$227,785
General Conditions	\$76,316
CMAR Fee	\$123,091
CMAR Contingency	\$80,992
Total GMP	\$1,466,549

COMPANY BACKGROUND

McCarthy is the oldest privately held construction firm in the United States and is ranked number 19 on the ENR Top 400 contractor listing (2021). They were founded in 1864 and have had a presence in Nevada since 1973. McCarthy maintains two (2) field offices in Northern Nevada, where they employ approximately 450 local salaried staff and craft professionals. The services on this project will be provided by members of their Reno, Las Vegas, and Phoenix offices.

McCarthy brings expertise in both CMAR and aviation projects. 80% of their projects are delivered through alternative delivery methods, including CMAR, and they have constructed over \$3 billion of projects at active airports. Past aviation clients include McCarran International Airport, Phoenix Sky Harbor International Airport, and John Wayne Airport.

McCarthy prioritizes the utilization of local talent (subcontractors, vendors, and union workers), and also believe building stronger communities goes beyond constructing spaces. Their team members are passionate about building neighborhoods and improving lives by helping those in need. This past year, they participated in a Christmas holiday drive for Natchez Elementary School, cleaned up the Tahoe Trail, provided school supplies for Lemelson STEM Academy, and supported the Doyle Fire Relief through a monetary donation.

FISCAL IMPACT

This project is a RTAA Capital Improvement Project and was approved with the FY 2022-23 budget. The construction is being funded by a combination of money from the RTAA General Fund as well as CARES Act funding. The single-ply roof replacement is one of the items being funded by the CARES act funding.

The program budget and other project costs are tabulated in the following Table 2 – Project Estimate at Completion:

Table 2 – Project Estimate at Completion

Description	Cost
Design	\$2,205,821
CMAR Pre-Con	\$300,000
CM Pre-Con	\$39,080
Bid Package #1	\$1,466,549
AHU-1 Procurement	\$1,223,790
Bid Package #2	\$20,054,760
Construction Management	\$1,360,000
Other Direct Costs	\$350,000
Estimate At Completion	\$27,000,000

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

The Estimate at Completion (EAC) is a preliminary estimate for budgetary purposes only. This estimate will be revised with the content of the design documents, construction schedule, and actual construction bids. The EAC amount is currently used for programming of funds.

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 Bid Package #1 of the Ticketing Hall Expansion Project at Reno-Tahoe International Airport, with McCarthy Building Companies, Inc. for the Guaranteed Maximum Price of \$1,466,549.”

**RENO-TAHOE AIRPORT AUTHORITY
PLANNING AND CONSTRUCTION COMMITTEE
PROJECT STATUS REPORT
JULY 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. **The RTAA has received the two base bid grants and is working with Granite Construction on a Notice to Proceed. Its anticipated construction will begin mid/late July.**

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 | July 2022 |
|---------------------------|------------------|

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 shifting of magnetic north.

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. Pavement inspections were completed in May and pavement coring will be done during June. The preparation of the report will extend into the 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.

The project has been substantially completed. The contractor is finalizing the punch list and making adjustments during operational break-in period.

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
- Substantial Completion May 2022
- Punch List/Operational Run-in June 2022

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

- Project Closeout Aug 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 RS&H conducted review meetings with multiple stakeholder groups on April 6-7.

McCarthy actively provided assistance and insight as the team worked through value engineering options, phasing, and logistics. The design team developed 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. **These items were issued for bid in May 2022 and are being brought in front of the Board in July for approval.**

90% Construction Documents were completed on June 3rd. The 90% documents were then submitted to the City of Reno Building Department for Plan Review and to the CMAR to start bidding the bidding process to establish their GMP. **McCarthy opened the bids on July 7th and are currently in the descoping phase. 100% Construction Documents were completed on July 8th and provided to McCarthy for reconciliation.**

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
- Construction Document (90%) Submittal June 3, 2022
- Submit for Permit June 6, 2022
- Construction Documents (100%) Submittal July 8, 2022

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

- Pre-package GMP for Board Approval July 14, 2022
- Full GMP for Board Approval August 18, 2022
- Enabling Work Begins August 2022
- Construction Begins September 2022
- Substantial Completion December 2023

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. Consultant is currently surveying the Terminal Building.

The following are project milestones:

- PSA Executed July 8, 2021
- 1st Phase Completion June 2022

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

- 2nd Phase Completion TBD

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 1, 2022. **The project was bid June 1, 2022, and bids were opened on June 29, 2022. Two bids were received, and Triumph Electric was deemed the low responsive bidder. It is anticipated that this project will be brought to the Board of Trustees for award in August 2022.**

The following are project milestones:

- PSA Executed August 2021
- Design Completed January 2022
- Bid Advertising February 23, 2022
- Bids Opened March 31, 2022
- Redesign Complete May 13, 2022
- Rebid Advertised June 1, 2022
- Rebid Opening June 29, 2022

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

- 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 **with construction planned to start in September.**

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 **September 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. Board approved the construction contract at the May 19, 2022, Board meeting. Construction began May 23, 2022. **Major components of construction have been completed to facilitate parking operations to open by July 1, 2022.**

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 |
| • Board Approval | May 19, 2022 |
| • Construction | May 23, 2022 |
| • Parking Lot Open | July 1, 2022 |

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

- Construction Complete July 15, 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 project was bid May 24, 2022, and bids were opened on June 28, 2022. One bid was received by Kone, Inc. and staff reviewed the bid and found all documents fully executed and to be responsive. It is anticipated that this project will be brought to the Board of Trustees for award in August 2022.**

The following are project milestones:

- | | |
|--------------------------------|-------------------|
| • Design PSA Board Approval | December 9, 2021 |
| • Notice to Proceed for Design | December 10, 2021 |
| • Design Complete | May 2022 |
| • Bids Advertised | May 24, 2022 |
| • Bids Opened | June 28, 2022 |

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

- | | |
|------------------|-----------------|
| • 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. **This project is on hold until further information is received from the Workspace Study – Phase 2 project.**

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 came 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 Coating

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. Funding for construction has been submitted as a FY23 budget request. The project was bid May 23, 2022, **and bids opened on June 16, 2022. Two bids were received, and Brazos Urethane is the low apparent bidder.** Construction is anticipated to begin in July of 2022 and 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
- Bids Advertised May 23, 2022
- Bids Opened June 16, 2022

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

- 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 includes a survey of all RTAA roofs, condition evaluation, create database for RTAA's use, provide direction on replacement, and needed maintenance. **The final report has been completed and submitted to the RTAA.**

The following are project milestones:

- Consultant Selection February 2022
- Survey Completion May 30, 2022
- Report Completion June 30, 2022

Airfield Admin. & Airport Duty Managers Offices Remodel Project

Airfield Administrative Offices: The current airfield administrative offices are located within the existing vehicle maintenance building. The office space is inadequate in the number of offices and the size of the offices, are inefficient in layout and continuity, located in areas with inadequate heating and cooling systems, located adjacent to loud work, and many offices don't meet the American Disabilities Act (ADA) requirements. In addition, the vehicle maintenance storage areas/rooms have been minimized due to conversion to offices. Management and administrative staffing levels have increased since the original building was constructed in 1978. The proposed

project would consolidate the administrative/management staff to a central location, provide a professional atmosphere to conduct business and significantly increase the efficiency of the administrative operations as well as the vehicle maintenance services at Airfield Maintenance.

Airport Duty Managers Office: The existing Airport Duty Managers (ADM) offices are located in the Airport Vassar Annex (AVA) warehouse building. The building houses the ADMs, Airport Communications and Purchasing departments. Traveling between the ADM's current office location to anywhere on the airfield or landside requires the ADM's to travel a circuitous and congested section of deteriorated roadway, drive at a low rate of speed, and weave between Air Cargo aircraft. The congestion is created by tugs towing multiple containers as well as other ground equipment in the area. Additional delays can occur if aircraft are pushing back or taxiing in the area as aircraft always have the right of way. The ADM's have a mission critical role to provide quick emergency response. In addition, they need to have quick response during winter operations and to wildlife hazard management. The mission critical roles are hampered by the remote location and lack of connectivity to the airport operation.

RTAA Engineering staff direct selected Paul Cavin Architect LLC 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 RTAA and other agencies in the Reno area.

The scope of work will include design services and providing construction documents for the bidding of the Airfield Administrative and Airport Duty Managers Offices and was presented and approved by the Board at the June 9, 2022, Board Meeting.

The following are project milestones:

- Consultant Selection May 2022
- Board Approval of Design June 9, 2022

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

- Award PSA July 5, 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 were held on May 25 and May 26.

In June and July, the project team refined the remaining three (3) alternates and developed derivatives in order to explore options to increase capacity and/or decrease costs. Airline coordination meetings were held on June 9, 10, and 15. The next airline coordination meeting has been scheduled for July 21.

During the June coordination meetings, staff and the airlines agreed that Alternate 2 (Expansion, with new building up and over existing building) was the least preferred of the remaining alternates. As a result, the project team is focusing on Alternate 1 (Minimum Build), Alternate 3 (new two-pier build with equal walking distances and dual taxi-lane between concourses), and derivatives of Alternate 1 & 3.

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)
- Workshop #6 (Developed Alternates Tenants) May 25-26, 2022 (Airlines, Concessions, Tenants)
- Workshop #6 (Developed Alternates) June 9, 10, and 15, 2022 (Airlines)

Next steps for the project are listed below:

- Workshop #6 (Developed Alternates) July 21, 2022 (Airlines)
- Preferred Alternate Recommendation September 2022
- Basis of Design Report (Phase 1) September – December 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) 2021-22																																																						
Ticketing Hall Expansion	RNO	AT																																																				
Blue Lot Reconstruction	RNO	BJ																																																				
2022 Pavement Management Program	RNO	BJ																																																				
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 (Design)	RNO	TO																																																				
Roof Assessment	RNO	TO																																																				
FAA VALE PCA/GPU Replacement	RNO	TO																																																				
Capital Improvement Program (CIP) 2022-23																																																						
Airfield Admin & Airport Duty Mngr Office Remodel	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																																																				

ENGINEERING & CONSTRUCTION - PROJECT SCHEDULE 2022

PLANNING/ENVIRONMENTAL
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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																																
			Customer Facility Charge (CFC)																																																																																			
CONRAC - Design	RNO	TC																																																																																				
Miscellaneous																																																																																						
Dermody Master Development at RTS	RNO	GP																																																																																				
Stellar - GA East Development	RNO	JL																																																																																				
NV Army National Guard at RTS (Misc Project Review)	RTS	BJ																																																																																				