

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 & Construction 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, August 9, 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/81141748897>; **Webinar ID: 811 4174 8897**; 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 July 12, 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 #08/2022-57: Authorization for the President/CEO to execute a Construction Contract for the Arrival and Departure Escalator Modernization Project at the Reno-Tahoe International Airport with KONE, Inc. accepting the Base Bid and Alternate 2 in the amount of \$1,962,000 and authorizes an Owner's Contingency in the amount of \$150,000 *(for possible action)*
- 5.2 Board Memo #08/2022-58: Authorization for the President/CEO to award a Construction Contract for the Reno Stead Pavement Maintenance Project – 2022 at the Reno-Stead Airport, with Sierra Nevada Construction Inc., accepting the Base Bid and Bid Alternates 1 - 4 in the amount of \$557,007 and authorizes an Owner's Contingency in the amount of \$80,000 *(for possible action)*

6. PROJECT UPDATE PRESENTATIONS

- 6.1 Ticketing Hall 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, 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

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 June 7, 2022, Planning and Construction Committee Meeting

Motion: Move to approve the minutes of the June 7, 2022, meeting

Moved by: Shaun Carey

Seconded by: Carol Chaplin

Aye: Trustees 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 #: 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**

Ted Ohm presented this item to the Committee. The purpose of the request is to repair the metal roof that has years of abuse due to weather cycles and numerous temporary patches and repair fixes. After hearing the presentation and having discussion, the Committee took the following action:

Motion: 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.

Moved by: Shaun Carey

Seconded by: Carol Chaplin

Aye: Trustees Sperber, Carey, Chaplin

Absent: Adam Kramer

Vote: Motion passed

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

Dave Derie presented this item to the Committee. The purpose of the request is to replace the 64 existing antiquated light fixtures. After hearing the presentation and having discussion, the Committee took the following action:

Motion: Authorize 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 authorize the President/CEO, or his designee, to sign.

Moved by: Shaun Carey

Seconded by: Carol Chaplin

Aye: Trustees Sperber, Carey, Chaplin

Absent: Adam Kramer

Vote: Motion passed

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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

Amanda Twitchell presented this item to the Committee. This item is for the procurement of one 40,000 cfm mechanical Air Handling Unit to replace the four existing units. After hearing the presentation and having discussion, the Committee took the following action:

Motion: 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.

Moved by: Carol Chaplin

Seconded by: Shaun Carey

Aye: Trustees Sperber, Carey, Chaplin

Absent: Adam Kramer

Vote: Motion passed

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

Amanda Twitchell presented this item to the Committee. This item is for the procurement of roofing materials and enabling work. After hearing the presentation and having discussion, the Committee took the following action:

Motion: 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

Moved by: Shaun Carey

Seconded by: Carol Chaplin

Aye: Trustees Sperber, Carey, Chaplin

Absent: Adam Kramer

Vote: Motion passed

6. PROJECT UPDATE PRESENTATIONS

6.1 Concourse Study update

Lissa Butterfield presented this update to the Committee. She discussed the progress they've been making since the last update at the Board Retreat in April. The consultants have refined the cost estimates for the top three alternates. Option 2 is turning out to be the least attractive alternate, so they've developed derivatives of Options 1 and 3. Revised versions of these alternates will be forthcoming.

6.2 Engineering & Construction Project Schedule update

Chris Cobb walked the Committee through the project developments that have occurred since last month.

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

None.

9. PUBLIC COMMENT

None.

10. ADJOURNMENT

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

DRAFT

Board Memorandum

To: All Board Members

Memo #: 08/2022-57

From: Daren Griffin, President/CEO

Subject: Authorization for the President/CEO to execute a Construction Contract for the Arrival and Departure Escalator Modernization Project at the Reno-Tahoe International Airport with KONE, Inc. accepting the Base Bid and Alternate 2 in the amount of \$1,962,000 and authorizes an Owner's Contingency in the amount of \$150,000

STAFF RECOMMENDATION

Authorization for the President/CEO to execute a Construction Contract for the Arrival and Departure Escalator Modernization Project at the Reno-Tahoe International Airport with KONE, Inc. accepting the Base Bid and Alternate 2 in the amount of \$1,962,000 and authorizes an Owner's Contingency in the amount of \$150,000.

PURPOSE

The purpose of this action is to authorize the President/CEO to execute a construction contract for the modernization of the Arrival and Departure Escalators at the Reno-Tahoe International Airport (RNO) with KONE, Inc. in the amount of \$1,962,000 which includes Bid Alternate 2 for a two-year warranty. In addition, authorizes an Owner's Contingency in the Amount of \$150,000.

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 two arrival and two departure escalators were replaced in July of 2002 and are over twenty years old. The four escalators run continuously and have approximately 188,400 hours of run time. The two departure escalators are located at the exit point of the Transportation Security Administration (TSA) checkpoint to transport passengers to the second floor. The two arrivals escalators are located at the exit corridor on the second floor across from the McDonalds restaurant.

DISCUSSION

The purpose of this project is the preservation of the existing infrastructure by modernizing the four public use escalators. Key project features include variable speed motors that will help reduce energy usage, LED UV-C sterilization modules for the handrails, LED edge lit handrails, LED demarcation lights on the steps, and upper and lower LED traffic flow lights. The refurbished escalators will reduce maintenance and trouble calls with the two-year warranty vs the standard one-year warranty.

H+K Architects (consultant) prepared the plans and specifications. The consultant's estimate for the project was \$2,344,233. The Arrival and Departure Escalator Modernization project was advertised on May 24, 2022, in the Reno-Gazette Journal, posted on the RTAA website and posted on the Nevada Government eMarketplace (NGEM) where 22 companies viewed the ITB on-line. A mandatory pre-bid was schedule on June 14, 2022, with seven contractors attending. Bids were due June 28, 2022, at 2:00 pm and one bid was received by KONE Inc. Staff reviewed the bid with the consultant and discussed the contractor to insure no items of work are missing. All bid documents met conformance. Below is a recap of the submitted bid:

Table 1- Bids

Contractors	Bids
KONE Inc.	\$1,962,000
Engineers Estimate	\$2,344,233

COMPANY BACKGROUND

KONE, Inc. is headquartered in Lisle, Illinois, with operations spanning the United States, Canada & Mexico and has a branch office in Reno, Nevada. KONE Inc. is the current maintenance contractor for the RTAA escalators and elevators. KONE Inc. has satisfactorily completed escalator modernization projects at other airports, including Harry Reid International Airport.

FISCAL IMPACT

Funding for this project was approved by the Board of Trustees in the Fiscal Year 2022-2023 Budget as a Capital Project funded by Passenger Facility Charges (PFC) 15. This project is eligible for rehabilitation using Passenger Facility Charges under Terminal Development Projects - Rehabilitate Terminal Building as defined by Table N-9(d)(3)(b) Terminal Project Requirements.

Table 2 – Project Estimate at Completion

Description	Cost
Design	\$98,000
Base Bid	\$1,890,000
Bid Alternate #2 (Warranty)	\$72,000
Total Construction	\$1,962,000
Construction Administration	\$70,000
Other Direct Costs	\$18,000
Owner's Contingency	\$150,000
Estimate At Completion	\$2,298,000
Project Budget	\$2,889,000

* 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:

“Move to authorize President/CEO to execute a Construction Contract for the Arrival and Departure Escalator Modernization Project at the Reno-Tahoe International Airport with KONE, Inc., accepting the Base Bid and Alternate 2 for a total amount of \$1,962,000 and authorizes an Owner's Contingency in the amount of \$150,000.

Board Memorandum

To: All Board Members

Memo #: 08/2022-58

From: Daren Griffin, President/CEO

Subject: Authorization for the President/CEO to award a Construction Contract for the Reno Stead Pavement Maintenance Project – 2022 at the Reno-Stead Airport, with Sierra Nevada Construction Inc., accepting the Base Bid and Bid Alternates 1 - 4 in the amount of \$557,007 and authorizes an Owner's Contingency in the amount of \$80,000

STAFF RECOMMENDATION

Staff recommends the Board authorize the President/CEO to award a Construction Contract for the Reno Stead Pavement Maintenance Project – 2022 at the Reno-Stead Airport, with Sierra Nevada Construction Inc., accepting the Base Bid and Bid Alternates 1 - 4 in the amount of \$557,007 and authorizes an Owner's Contingency in the amount of \$80,000.

PURPOSE

Staff recommends the Board authorize the President/CEO to award a construction contract for the pavement maintenance program at the Reno-Stead Airport with Sierra Nevada Construction Inc. The project is accepting the Base Bid and Bid Alternates 1 - 4 for a total amount of \$557,007 and authorizes an Owner's Contingency in the amount of \$80,000.

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 #2 – General Aviation
- Strategic Priority #3 – Facilities for the Future
- Strategic Priority #4 – Safety and Security

BACKGROUND

To maximize the useful life of the Airport pavement assets, the RTAA has implemented a Pavement Management Program for monitoring the status of the pavements it is responsible for maintaining. This program evaluates the condition of airside and landside pavements and provides recommendations for reconstruction and maintenance. The Reno-Stead Airport (RTS) has over six million square feet of pavement that must be maintained.

The 2021 Pavement Management Program Survey identified pavement repairs and rehabilitation for the airfield and roadways outlined in the scope of this project as viable options for a preventative maintenance surface treatments.

This project will benefit the tenants at RTS including the Fixed Base Operator (FBO) - Aviation Classics, Ltd., the Bureau of Land Management (BLM) Tanker Base, Tactical Air Support (TAC-Air), Nevada Army National Guard, Reno Air Race Association, and the general aviation box and t-hangar tenants by extending the life of the pavements.

Recent projects at RTS requiring a pavement maintenance program include the Runway 8-26 Reconstruction, Taxiway C Reconstruction, Terminal Access Roads, and the Taxiway A & Aircraft Apron Reconstruction Projects Phases 1 & 2. Minimal preventative maintenance projects have taken place at RTS outside of RTAA maintenance crews performing crack sealing and fog sealing in the past several years. The overall project includes the surface treatment of approximately 2,325,879 square feet of asphalt pavement and paint markings.

DISCUSSION

The Reno Stead Pavement Maintenance Project – 2022 consists of a Base Bid and four alternate items. The list below describes the work contained with each of these items:

- Base Bid
 - Surface treating 19,899SY of Army Aviation Drive with Type 2 Slurry Seal.
 - Surface treating 9,302SY of Landside Streets and Parking Lot in front of Stead Terminal Building with Type 2 Slurry Seal.
 - Surface treating 29,166SY of Taxiway Brave and Taxiway Charlie with P-608 dilution of 2:1 and 2% Polymer.
 - Surface treating 29,166SY of Taxiway Alpha and T Hanger Apron with P-608 dilution of 2:1 and 2% Polymer.
 - Installation of new pavement markings.
- Alternates 1
 - Surface treating 34,527SY of Taxiway Alpha and Apron with P-608 dilution of 2:1 and 3% Polymer, and associated striping.
- Alternate 2
 - Surface treating 37,362SY of Taxiway Alpha and Apron with P-608 dilution of 1:1 and 2:1 and 1-4% Polymer.
- Alternates 3
 - Surface treating 10,278SY of Airfield Maintenance Yard and BLM service roads with P-608 dilution of 2:1 with 3% polymer.
- Alternate 4
 - 18,014SY of Type 1 Slurry Seal for the O-Block Taxi Lanes

The Reno Stead Pavement Maintenance Project – 2022 was publicly advertised on July 1, 2022, at the following locations: Reno Gazette Journal (RGJ), RTAA’s website, and Nevada Government eMarketplace (NGEM). The bid opening occurred on July 22, 2022, with bids received from the following five contractors:

Table 1 – Bid Tabulation

Activity	Total
Maxwell Asphalt	\$682,737.80
Pavement Coatings	\$558,825.57
C.R. Contracting LLC	\$769,914.82
American Road Maintenance	\$699,623.85
Sierra Nevada Construction	\$557,007.00
<i>Engineers Estimate</i>	<i>\$700,000.00</i>

The low, responsive, and responsible bidder is Sierra Nevada Construction Inc. in the amount of \$557,007 for the Base Bid and Bid Alternate 1 - 4. The bids were reviewed for conformance with the bid requirements by RTAA staff, with the recommendation to award the construction contract to Sierra Nevada Construction Inc.

The project duration is 40 calendar days and has both a landside and airside component. Construction is scheduled to start after the Reno Air Races in late September 2022.

The following is the estimated schedule shown in Table 2 – Preliminary Schedule:

Table 2 – Preliminary Schedule

Activity	Date
Board Approval	August 11, 2022
Notice to Proceed	August 22, 2022
National Championship Air Races	September 5 – September 19, 2022
Construction	September 21 – October 4, 2022
Notice of Competition	October 12, 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 Blue Parking Lot Reconstruction Project and the Airfield Maintenance Yard Reconstruction Project.

FISCAL IMPACT

The Reno Stead Pavement Maintenance Project – 2022 was identified as qualifying for reimbursement from The Coronavirus Aid, Relief, and Economic Security (CARES) Act funds allocated to the RTAA and proposed as an additional capital project during the 2023 budget review process. The project cost will be initially paid using the RTAA Fund, followed by a reimbursement request to the Federal Aviation Administration (FAA) from CARES Act grant. The project budget is \$800,000 for completing this work with a breakdown provided below in Table 3 – Project Estimate at Completion.

Table 3 – Project Estimate at Completion

Description	Cost
Design (RTAA)	\$0
Base Bid	\$397,263.50
Bid Alternates 1-4	\$159,743.50
Total Construction	\$557,007.00
Construction Management (Atkins)	\$25,400
Other Direct Costs	\$137,593
Owner’s Contingency	\$80,000
Estimate At Completion	\$800,000
Project Budget	\$800,000

* Other Direct Costs include but are not limited to paint, beads, asphalt patching materials, pavement marking stencils, 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 award a Construction Contract for the Reno Stead Pavement Maintenance Project – 2022 at the Reno-Stead Airport, with Sierra Nevada Construction Inc., accepting the Base Bid and Bid Alternates 1 - 4 in the amount of \$557,007 and authorizes an Owner’s Contingency in the amount of \$80,000.

**RENO-TAHOE AIRPORT AUTHORITY
PLANNING AND CONSTRUCTION COMMITTEE
PROJECT STATUS REPORT
AUGUST 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 issued Granite a Notice to Proceed for July 25, 2022. **Construction will be completed in two phases to allow for the Reno Air Races. The first phase will be from July 25 to September 5, and the second phase will be from September 21 thru October 31, 2022.**

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 |
|---------------------------|-----------|

RTS-Pavement Preventative Maintenance Project

This project consists of 2 million square feet of preventative maintenance surface treatments on landside and airside pavement at Reno-Stead Airport. The RTAA received five (5) bids to provide traffic control, safety and security, slurry seal and striping. The low responsive bidder WAS Sierra Nevada Construction. The project will be presented to the Board for approval at the August 11, 2022, meeting.

The following are project milestones:

- **Bid Advertising** **July 1, 2022**
- **Bid Opening** **July 22, 2022**

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

- **Board Approval** **August 11, 2022**
- **Begin Construction** **August 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:

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. **RTAA staff is working with McCarthy on finalizing the Guaranteed Maximum Pricing (GMP) to be presented to the Board for approval in September.**

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
- Pre-package GMP for Board Approval July 14, 2022

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

- **Full GMP for Board Approval** **September 8, 2022**
- Enabling Work Begins August 2022
- Construction Begins September 2022
- **Substantial Completion** **January 2024**

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. Phase 1 was completed in June 2022.

The consultant is working on developing the scope of work for Phase 2 being anticipated to include the remaining RTAA owned offsite facilities at RNO and RTS.

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 with a bid of \$249,500. Staff is working with the contractor to determine equipment lead times in order to develop the construction schedule.**

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
- **Intent to Award July 19, 2022**

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

- **Notice to Proceed Oct/Nov 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. **Staff received the 60% plans for review and comments.**

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 contractor is completing the punch list items and should be completed in early August.**

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. **The bid amount was for \$1,890,000. The project will be presented for award at the August 11, 2022 Board of Trustees meeting.**

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

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.

J-U-B Engineering, Inc. (JUB) was selected from list of firms that previously submitted on the RFQ for the Parking Lot reconstruction. The PSA for design services was presented to the Board of Trustees at the March Board meeting for approval.

RTAA and Enterprise Rental Car have agreed to reconfigure the Enterprise Lot with adjacent RTAA land. Enterprise will release some of their existing parking lot in exchange for new improved parking adjacent to their existing lot. **This agreement allows RTAA to get additional parking spaces for employee parking quickly as a portion of the area RTAA is receiving is already paved.**

JUB has completed the plans with the project going out to bid on July 28, 2022. The bid opening is scheduled for August 16, 2022. 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
- Design Complete July 25, 2022

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

- **Bidding Advertising July 28, 2022**
- **Bid Opening August 16, 2022**

- **Board Approval**
- **Construction**

September 8, 2022
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 September of 2022.

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
- Board Approval July 14, 2022

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

- Construction Start September 2022

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

- Design Complete July 26, 2022

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

- Prepare Grant Documentation November 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
- Award PSA July 5, 2022

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

- Design Complete December 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, 15, and 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.

During the July coordination meeting, staff and the airlines agreed that of the final alternates: 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 best option is likely the new two-pier build with equal walking distances and a dual taxi-lane between the new concourses. As a result, staff and the project team are working on a formal presentation to share at Corporate Airline HQ meetings in August to secure critical partner support of the preferred concourse redevelopment plan.

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) May 25-26, 2022 (Airlines, Concessions, Tenants)
- Workshop #6 (Developed Alternates) June 9, 10, and 15, 2022 (Airlines)
- **Workshop #6 (Developed Alternates) July 21, 2022 (Airlines)**

Next steps for the project are listed below:

- **Corporate Airline HQ Meetings August 2022**
- **Preferred Alternate Recommendation September – October 2022**
- **Basis of Design Report (Phase 1) September – December 2022**

RNO Workspace Study, Phase 2 (Part of the MoreRNO Program)

A Professional Services Agreement (PSA) for consultant services was executed on September 13, 2021, for the RNO Workspace Study in the amount of \$100,000. Approval for the PSA was granted by the RTAA Board of Trustees at the August 2021

Board of Trustees Meeting. The scope of work included an evaluation and recommendations for administrative workspaces for RTAA staff based at RNO. Although the primary focus was on landside administrative functions, consideration was also given to Airport Communications, Airfield Maintenance, Fire, Police, Purchasing, Security, Airside Operations, Landside Operations, and Building Maintenance.

The final deliverable documented immediate life-safety issues in existing offices and locations, current and future space needs, new office/workspace configuration options, new office/workspace location options, alternate use options for existing spaces, and rough order of magnitude costs for location options. The RNO Workspace Study final deliverable was provided on April 13, 2022.

In May 2022, staff began discussions with H+K Architects regarding supplementing the original RNO Workspace Study PSA with an amendment focused on the relocation and expansion of the Administrative Headquarters (HQ) and the Police Station. The goal for Phase 2 is to solidify the location and scope of a future Administrative HQ and Police Station and enable staff to move forward with design and construction, pending future funding. The final deliverable will be a basis of design report.

Amendment No. 1 to the PSA with H+K Architects, in the amount of \$289,280, was approved at the June 9, 2022, Board Meeting, increasing the total value of the PSA to \$389,280. A Notice to Proceed was issued on July 1, 2022.

The following are project milestones:

- Phase 1 Completed April 13, 2022
- Amendment No. 1 Board Approval June 9, 2022
- Notice to Proceed for Study July 1, 2022
- WG Meeting #1 (Kick Off) July 29, 2022

Next steps for the project are listed below:

- WG Meeting #2 August 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																																																																																						
Blue Lot Reconstruction	RNO	BJ																																																																																				
2022 Pavement Management Program	RNO	BJ																																																																																				
Airport Terminal Lift Station	RNO	TO																																																																																				
Air Cargo Way Lift Station	RNO	JL																																																																																				
FAA VALE PCA/GPU Replacement	RNO	TO																																																																																				
Capital Improvement Program (CIP) 2022-23																																																																																						
Airfield Admin & Airport Duty Mngr Office Remodel	RNO	TO																																																																																				
Remote Economy Lot	RNO	BJ																																																																																				
GA Hangar F Roof Replacement	RNO	TO																																																																																				
Terminal Arc Flash Study Phase 2	RNO	TO																																																																																				
Ticketing Hall Expansion	RNO	AT																																																																																				
MZ3 HVAC Replacement	RNO	AT																																																																																				
Pavement Preventative Maintenance	RTS	BJ																																																																																				
Passenger Facility Charge (PFC 14)																																																																																						
Terminal Development (Concourse) Planning Study	RNO	LB																																																																																				
Passenger Facility Charge (PFC 15)																																																																																						
Terminal Loop Road Reconstruction	RNO	JL																																																																																				
Arrival/Departure Escalators	RNO	TO																																																																																				

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
			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																																																				