

COMMITTEE MEMBERS

Trustees

Art Sperber, Chair
Carol Chaplin, Vice Chair
Shaun Carey, Member
Jenifer Rose, Member
Lisa Gianoli, 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, September 6, 2022

Time: 9:00 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/86158344370>; **Webinar ID:** 861 5834 4370; 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**3. APPROVAL OF MINUTES**

- 3.1 August 9, 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 #09/2022-60: Authorization for the President/CEO to execute a Construction Contract for the Remote Economy Parking Lot Construction Project Phase 1 at Reno-Tahoe International Airport, with Armac Excavating & Paving, LLC accepting the Base Bid and Bid Alternate 1 in the amount of \$1,135,043 and authorize an Owner's Contingency in the amount of \$75,000 (*for possible action*)
- 5.2 Board Memo #09/2022-61: Authorization for the President/CEO to execute a Construction Contract for the Bid Package #2 of the Ticketing Hall Expansion Project at Reno-Tahoe International Airport, with McCarthy Building Companies, Inc., accepting the Base Bid and Alternate 1, for the Guaranteed Maximum Price of \$25,678,143 (*for possible action*)
- 5.3 Board Memo #09/2022-62: Authorization for the President/CEO to execute Amendment No. 6 (Ticketing Hall Expansion) to the Professional Service Agreement for the 2022 Annual Construction Management Service for the Airport Capital Improvement Plan at Reno-Tahoe International Airport, with Atkins North America, in the Amount of \$1,359,900, for a total of \$2,062,700 (*for possible action*)

6. PROJECT UPDATE PRESENTATIONS

- 6.1 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****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 & Construction 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, 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

1. INTRODUCTORY ITEMS

1.1 Call to Order

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

1.2 Roll Call

Roll was taken by the Clerk of the Board.

Present: Art Sperber
Shaun Carey
Carol Chaplin (by Zoom)

Absent: Adam Kramer

2. PUBLIC COMMENT

None.

3. APPROVAL OF MINUTES

3.1 July 12, 2022, Planning and Construction Committee Meeting

Motion: Move to approve the minutes of the July 12, 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 #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

This item was presented by Ted Ohm, Sr. Facilities Project Manager. After hearing the presentation and having discussion, the Committee took the following action:

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

Moved by: Shaun Carey

Seconded by: Carol Chaplin

Aye: Trustees Sperber, Carey, Chaplin

Absent: Adam Kramer

Vote: Motion passed

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

This item was presented by Bryce Juzek, Project Manager. After hearing the presentation and having discussion, the Committee took the following action:

Motion: Move to 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

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 Ticketing Hall update**

This update was presented by Amanda Twitchell. The Ticketing Hall Guaranteed Maximum Price will be brought to the Board in September. The temporary walls are going up mid-October with completion of the project expected in late January.

6.2 Engineering & Construction Project Schedule update

This update was presented by Gary Probert, Chief Planning & Officer. Mr. Probert 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 was provided for reference. 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 10:45 a.m.

Board Memorandum

To: All Board Members

Memo #: 09/2022-60

From: Daren Griffin, President/CEO

Subject: Authorization for the President/CEO to execute a Construction Contract for the Remote Economy Parking Lot Construction Project Phase 1 at Reno-Tahoe International Airport, with Armac Excavating & Paving, LLC accepting the Base Bid and Bid Alternate 1 in the amount of \$1,135,043 and authorize an Owner's Contingency in the amount of \$75,000

STAFF RECOMMENDATION

Staff recommends the Board authorize the President/CEO to execute a Construction Contract for the Remote Economy Parking Lot Construction Project Phase 1 at Reno-Tahoe International Airport, with Armac Excavating & Paving, LLC accepting the Base Bid and Bid Alternate 1 in the amount of \$1,135,043 and authorize an Owner's Contingency in the amount of \$75,000.

PURPOSE

The purpose of this action is to request authorization for the President/CEO to execute a Construction Contract for the Remote Economy Parking Lot Construction Project Phase 1 at Reno-Tahoe International Airport (RNO), with Armac Excavating & Paving, LLC accepting the Base Bid and Bid Alternate 1 in the amount of \$1,135,043 and authorize an Owner's Contingency in the amount of \$75,000.

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

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

BACKGROUND

The Remote Economy parking lot is located adjacent to the FAA's ASR (Radar) Tower at RNO. The parking lot is undeveloped and is approximately 4 acres in size. 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 Nevada Department of Transportation (NDOT) off ramp.

The Remote Economy parking lot is an undeveloped vacant lot that has been mainly used as rental car overflow parking, and as a construction staging lot. With the increase in customer

parking demands, the parking lot is being developed to provide additional parking for airport tenant employees and as a low-cost customer parking lot.

The proposed parking lot has been deemed essential to Airport Landside Operations. With the earlier than expected return of passenger levels over the pre-pandemic levels, the RTAA is in immediate need of additional parking spaces. The RTAA is unable to wait for the additional recovered parking spaces that the ConRAC project will provide when it is completed in 2025 or 2026.

Over the past several years, the RTAA has been able to find offsite parking spaces at Wooster High School and the Reno-Sparks Convention Authority to accommodate the additional parking needs. To accommodate the passengers using the offsite parking locations, the RTAA rented buses to transport the passengers back and forth to the airport and the parking locations. The cost of the busing was exorbitant. With the return of conventions and the schools returning to full-time, the use of the previously used parking lots is not available.

DISCUSSION

The Remote Economy Parking Lot Phase 1 project is the first phase of a multi-phase project to add an additional 600 parking spaces. Construction consists of approximately 68,200 square feet (1.6 acres) of asphalt pavement, storm drain improvements and lighting. The RTAA was able to negotiate with Enterprise Rent-A-Car (also owners of National and Alamo rental cars) a land swap which will increase the efficiency for Enterprise by consolidating their two surface lots. Phase 1 will combine Enterprise's two surface lots into one by removing the existing fences separating the two lots, paving the alley that separates the lots, and expand the surface lot west to the state motor pool. In return the RTAA will receive the existing pavement north and east of Enterprise for immediate use.

With the land swap, the main entrance to the Remote Economy parking lot will be off Aviation Way as opposed to Terminal Way. This provides a more intuitive entrance to the lot. The Aviation Way entrance will save money by not having to widen Terminal Way. This allows construction with the first phase to begin in the fall of 2022 and will provide approximately 200 additional parking spaces for the 2022 holiday season.

The base bid includes 68,200 square feet of asphalt pavement, over 1000 lineal feet of new storm drain line, and 800 lineal feet of new fence line. One bid alternate was included with the Remote Economy Parking Lot Phase 1 Project which covered additional work necessary in the Blue Parking Lot Reconstruction Project. Repackaging the additional work with the Remote Economy Parking Lot Phase 1 Project provided a \$28,367 savings.

RTAA staff is currently working with J-U-B Engineers on the design of Phase 2 of the Remote Economy parking lot which is estimated to provide an additional 400 parking spaces. Phase 2 will be constructed in the spring of 2023.

Construction Documents for the Remote Economy Parking Lot Construction Project Phase 1 was publicly advertised on July 28, 2022, at the following locations: Reno Gazette Journal (RGJ), RTAA's website, and Nevada Government eMarketplace (NGEM). A pre-bid was held on August 4, 2022, and four contractors attended. The bid opening occurred on August 16, 2022,

with two contractors submitting bids. Bids results are shown below in Table 1 – Bid Tabulation below.

Table 1 – Bid Tabulation

Bidder	Base Bid	Bid Alternate 1	Bid Total
Sierra Nevada Construction	\$1,299,007	\$25,000	\$1,324,007
Armac Excavating & Paving	\$1,102,843	\$32,200	\$1,135,043
Engineer’s Estimate	\$1,448,727	\$56,060	\$1,504,787

The low, responsive, and responsible bidder is Armac Excavating & Paving in the amount of \$1,135,043. The bids were reviewed for conformance with the bid requirements by RTAA staff, with the recommendation to award the construction contract to Armac Excavating & Paving.

The total project duration is forty-five (45) calendar days. The Notice to Proceed is expected to be issued September 12, 2022, with construction of the parking lot completed by the end of October 2022. The following is the estimated schedule shown in Table 2 – Preliminary Schedule:

Table 2 – Preliminary Schedule

Activity	Date
Board Approval	September 8, 2022
Notice to Proceed	September 12, 2022
Construction	September 12 - October 26, 2022
Notice of Completion	October 26, 2022

COMPANY BACKGROUND

Armac Excavating & Paving is a full-service general engineering and building contractor with a local office in Carson City, Nevada. Work associated with this project is expected to be performed by the staff based in the Reno/Carson area and will primarily utilize locally based subcontractors and material suppliers. Armac Excavating & Paving has been in business since 2009 and this will be their first project for the RTAA.

FISCAL IMPACT

The design services were approved with the RTAA Capital Improvement Project FY 2021-22 midyear budget. The construction budget for Phases 1 & 2 in the amount of \$3,872,000 was approved with the RTAA Capital Improvement Project budget for FY 2022-2023.

The overall anticipated budget for the Remote Economy Parking Lot Construction Project Phase 1 is estimated at \$1,626,343 and a breakdown is provided below in Table 3 – Project Estimate at Completion:

Table 3 – Project Estimate at Completion

Description	Cost
Design (J-U-B Engineers)	\$311,400
Base Bid	\$1,102,843
Bid Alternates 1	\$32,200
Total Construction	\$1,135,043
Construction Management (Atkins)	\$99,900
Other Direct Costs	\$5,000
Owner’s Contingency	\$75,000
Estimate At Completion	\$1,626,343
Project Budget	\$3,872,000

* 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:

“It is hereby moved that the Board authorize the President/CEO to execute a Construction Contract for the Remote Economy Parking Lot Construction Project Phase 1 at Reno-Tahoe International Airport, with Armac Excavating & Paving, LLC accepting the Base Bid and Bid Alternate 1 in the amount of \$1,135,043 and authorize an Owner’s Contingency in the amount of \$75,000.”

Board Memorandum

To: All Board Members

Memo #: 09/2022-61

From: Daren Griffin, President/CEO

Subject: Authorization for the President/CEO to execute a Construction Contract for the Bid Package #2 of the Ticketing Hall Expansion Project at Reno-Tahoe International Airport, with McCarthy Building Companies, Inc., accepting the Base Bid and Alternate 1, for the Guaranteed Maximum Price of \$25,678,143

STAFF RECOMMENDATION

Staff recommends the Board authorize the President/CEO to execute a Construction Contract for the Bid Package #2 of the Ticketing Hall Expansion Project at Reno-Tahoe International Airport, with McCarthy Building Companies, Inc., accepting the Base Bid and Alternate 1, for the Guaranteed Maximum Price of \$25,678,143.

PURPOSE

The purpose of this action is to request authorization for the President/CEO to execute a Construction Contract for the Bid Package #2 of the Ticketing Hall Expansion Project at Reno-Tahoe International Airport, with McCarthy Building Companies, Inc (MBC). accepting the Base Bid and Alternate 1, for the Guaranteed Maximum Price (GMP) of \$25,678,143.

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.

On July 14, 2022, The Board authorized the execution of two (2) other contracts related to the Ticketing Hall Expansion Project: the AHU-1 Procurement with Mt. Rose Heating and Air, and the single-ply roof and enabling work in Bid Package #1 with MBC.

DISCUSSION

On June 6, 2022, MBC issued an invitation to bid on the scope of work contained in Bid Package #2 to all pre-qualified bidders. Sealed bids were received at the MBC Reno office on July 7th at 2:00pm and the bid opening took place that same day at the RTAA offices. 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 #2 GMP is shown below in Table 1 – Bid Package #2 Summary below:

Table 1 – Bid Package #2 Summary

Description	Cost
General Conditions	\$2,657,173
Work/Construction	\$19,379,919
CMAR Contingency	\$581,250
Owner Contingency (Estimated in Risk Register)	\$854,513
CMAR Fee	\$2,205,288
Total GMP	\$25,678,143

Program Management/Construction Management services for construction are not included and are being procured separately.

The following is the tentative schedule identifying major milestones for the project shown in Table 2 – Preliminary Schedule

Table 2 – Preliminary Schedule

Activity	Dates
Enabling Work	08/29/22-10/10/22
Construction (*temp wall down)	10/10/22-*02/01/24
Punch List/Finalization	02/01/24-03/06/24
Substantial Completion	03/06/24
Post Substantial Completion Construction	03/07/24-04/03/24
Project Closeout	04/03/24-06/07/24

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. The services on this project have been 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.

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 through the letter of credit, to be repaid by CARES or ARPA funding.

The program budget and other project costs are tabulated in the following Table 3 – Project Estimate at Completion:

Table 3 – 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	\$25,678,143
Construction Management	\$1,359,900
Other Direct Costs	\$472,600
Estimate At Completion	\$32,745,883

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

The Estimate at Completion (EAC) is a preliminary estimate for budgetary purposes only. This estimate will be revised as we progress through the construction. 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 #2 of the Ticketing Hall Expansion Project at Reno-Tahoe International Airport, with McCarthy Building Companies, Inc., accepting the Base Bid and Alternate 1, for the Guaranteed Maximum Price of \$25,678,143.”

Board Memorandum

To: All Board Members

Memo #: 09/2022-62

From: Daren Griffin, President/CEO

Subject: Authorization for the President/CEO to execute Amendment No. 6 (Ticketing Hall Expansion) to the Professional Service Agreement for the 2022 Annual Construction Management Service for the Airport Capital Improvement Plan at Reno-Tahoe International Airport, with Atkins North America, in the Amount of \$1,359,900, for a total of \$2,062,700

STAFF RECOMMENDATION

Staff recommends the Board authorize the President/CEO to execute Amendment No. 6 (Ticketing Hall Expansion) to the Professional Service Agreement for the 2022 Annual Construction Management Service for the Airport Capital Improvement Plan at Reno-Tahoe International Airport, with Atkins North America, in the Amount of \$1,359,900, for a total of \$2,062,700.

PURPOSE

The purpose of this action is to request authorization for the President/CEO to execute Amendment No. 6 (Ticketing Hall Expansion) to the Professional Service Agreement for the 2022 Annual Construction Management Service for the Airport Capital Improvement Plan at Reno-Tahoe International Airport (RNO), with Atkins North America (Atkins), in the Amount of \$1,359,900, for a total of \$2,062,700.

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

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

BACKGROUND

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

The CM services include, but are not limited to, program administration, project management, client coordination, construction management, owner’s representation, construction inspection, materials testing, survey controls, quality assurance, certified payroll compliance, and other related tasks.

DISCUSSION

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

- Work Order 22-07 Ticketing Hall Expansion

Construction Management Services for the Ticketing Hall Expansion (Work Order 22-07) as shown in Table 1 below, is being added at this time in conformance with the standard provision in the Board approval for construction contracts: “Construction Management services will be retained by a separate amendment to the agreement for 2022 Annual CM Services with Atkins North America.”

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

The following Table 1 – 2022 Annual Work Plan, itemizes the individual project specific work orders from previous approvals and the pending Amendment Number 6:

Table 1 - 2022 Annual Work Plan with Atkins

Work Order	Project	Funding	Board Approval	PM/CM Fee
22-01 (RNO & RTS)	Project Programming and Admin. Services	Airport Improvement Program (AIP) Grant	AAOC 1/30/2020	\$49,000
Amendment No. 1				
22-02 (RNO)	Air Cargo Way Lift Station	Capital Improvement Project	April 14, 2022	\$86,000
Amendment No. 2				
22-03 (RTS)	Taxiway Alpha and Aircraft Apron Reconstruction Project, Phase 3	Airport Improvement Program (AIP) Grant + O&M	April 14, 2022	\$328,400
Amendment No. 3				
22-04 (RNO)	Blue Parking Lot Reconstruction Project	Capital Improvement Project	May 19, 2022	\$114,100
Amendment No. 4				

22-05 (RNO)	Reno-Stead Pavement Maintenance Project - 2022	CARES Act	AAOC	\$25,400
Amendment No. 5				
22-06 (RNO)	Remote Economy Parking Lot Phase 1	O&M	AAOC	\$99,900
Amendment No. 6				
22-07 (RNO)	Ticketing Hall Expansion	O&M	Pending	\$1,359,900
Total				\$2,062,700

The following is the tentative schedule identifying major milestones for the project shown in Table 2 – Preliminary Schedule

Table 2 – Preliminary Schedule

Activity	Dates
Enabling Work	08/29/22-10/10/22
Construction (*temp wall down)	10/10/22-*02/01/24
Punch List/Finalization	02/01/24-03/06/24
Substantial Completion	03/06/24
Post Substantial Completion Construction	03/07/24-04/03/24
Project Closeout	04/03/24-06/07/24

COMPANY BACKGROUND

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

FISCAL IMPACT

This project is a RTAA Capital Improvement Project and was approved with the FY 2022-23 budget. The construction is being funded by a combination of money from the RTAA General Fund as well as through the letter of credit, to be repaid by CARES or ARPA funding.

The program budget and other project costs are tabulated in the following Table 3 – Project Estimate at Completion:

Table 3 – 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
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The Estimate at Completion (EAC) is a preliminary estimate for budgetary purposes only. This estimate will be revised as we progress through the construction. 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 Amendment No. 6 (Ticketing Hall Expansion) to the Professional Service Agreement for the 2022 Annual Construction Management Service for the Airport Capital Improvement Plan at Reno-Tahoe International Airport, with Atkins North America, in the Amount of \$1,359,900, for a total of \$2,062,700.”

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 - Phase 1	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																																																				
Shared Use Phase 1	RNO	TO																																																				
HQ/PD Workspace Study	RNO	LB																																																				
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																																																																																				

**RENO-TAHOE AIRPORT AUTHORITY
PLANNING AND CONSTRUCTION COMMITTEE
PROJECT STATUS REPORT
SEPTEMBER 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 is currently under construction and will be completed 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 was awarded at the August 11, 2022, Board Meeting. **The project tentative start is September 21, 2022.**

The following are project milestones:

- Bid Advertising July 1, 2022
- Bid Opening July 22, 2022
- Board Approval August 11, 2022

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

- **Begin Construction September 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 and the RS&H teams have finalized the Guaranteed Maximum Pricing (GMP) and will be presented to the Board for approval at the September Board meeting.**

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. **Based on lead times for materials the construction will begin in the Spring of 2023.**

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**
- **Construction** **Spring 2023**

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 the procurement process, **however, due to long lead material items, the project will not start until the Spring of 2023.**

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 **Spring 2023**

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 **that opened on July 1, 2022.** **The remaining punch list items will be completed by the end of September 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
- **Punch List Complete September 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 was awarded by the Board at the August 11, 2022, meeting. **The contractor will take measurements onsite and begin the procurement process in September 2022, with construction anticipated to begin in March/April of 2023.**

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
- Board Approval August 11, 2022

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

- **Notice for Procurement** September 2022
- **Construction** Spring 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. **Bids were opened on August 16, 2022. RTAA received two bids and Armac Construction was the low apparent bidder. Staff will request award of the project at the September Board meeting.**

The following are project milestones:

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

- Design Complete July 25, 2022
- Bidding Advertising July 28, 2022
- Bids Opened August 16, 2022

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

- **Board Approval** **September 8, 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 scheduled to begin the last week of August and is anticipated to be completed by end of September.**

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
- Construction August 2022

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

- **Project Competition** **September 30, 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 Administration & 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 consultant provided 30% plans for staff review.

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 developed a formal presentation to share at Corporate Airline HQ meetings in August to secure critical partner support of the preferred concourse redevelopment plan.

The August Corporate Airline HQ meetings went extremely well. As presented by the RTAA Executive Team, the alternatives analysis process and recommendations, alongside the proposed financial plan, was well received and is expected to be formally supported by our airline partners. An update on the progress will be presented to the Board of Trustees on September 8, 2022.

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)
- **Corporate Airline HQ Meetings August 2022**

Next steps for the project are listed below:

- **Board Update (Preferred Alternate) September 8, 2022**
- **Workshop #7 (Preferred Alternate) September 2022 (Staff, Tenants)**
- **Preferred Alternate Adoption October 13, 2022**
- **Basis of Design Report (Phase 1) October - 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 Study is currently in the Space Program and Potential Locations Phase, in which the staffing projections from Phase 1 and space program assumptions are being re-analyzed and revised based on new information. The Working Group (WG) includes participation from Ops & Public Safety, People Operations, Commercial Business, Facilities & Maintenance, IT, Planning, and Engineering. Additionally, there are five (5) representatives from the Police Division in the WG who are providing critical feedback.

In July and August 2022, the full WG has met twice, and a third meeting was held with just the Police. The focus of the initial meetings has been on process, timeline, staffing assumptions, space requirements, and potential alternate site locations.

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
- **WG Meeting #2 (Alternate Brainstorming) August 18, 2022**
- **Police Only Meeting #1 (Spaces, Functions) August 19, 2022**
- **ET Briefing #1 (Staffing, Spaces) August 23, 2022**

Next steps for the project are listed below:

- **ET Briefing #2 (Alternates) September 6, 2022**
- **WG Meeting #3 September 9, 2022**
- **Police Only Meeting #2 September 2022**