



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.

CHIEF LEGAL COUNSEL

Ian Whitlock

CLERK OF THE BOARD

Lori Kolacek

**AGENDA
PLANNING & CONSTRUCTION COMMITTEE**

Date: Tuesday, June 6, 2023

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/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. CALL TO ORDER**2. ROLL CALL****3. PUBLIC COMMENT****4. APPROVAL OF MINUTES**

4.1 May 16, 2023, Planning and Construction Committee meeting

5. INFORMATION, DISCUSSION AND/OR POSSIBLE ACTION**6. ITEMS RECOMMENDED FOR APPROVAL BY THE FULL BOARD**

6.1 Board Memo # 06/2023-33: Authorization for the President/CEO to execute Amendment No. 1 to the Professional Services Agreement (PSA) for consultant services for the design of the Airfield Signage Replacement & Taxiway Renaming Project at Reno-Tahoe International Airport, with Wood Rodgers inc., in the amount of \$85,500 to include additional Airport Layout Plan Update services associated with the MoreRNO Program, for a total PSA value of \$333,500 (*for possible action*)

6.2 Board Memo # 06/2023-34: Authorization for the President/CEO to execute the Professional Services Agreement for consultant services for design of the Reno-Tahoe International Airport New Gen B&C Project to Gensler Architecture, Design & Planning, P.C., in the amount of \$17,994,409 (*for possible action*)

6.3 Board Memo # 06/2023-36: Authorization for the President/CEO to Execute Construction Change Order #2 for the Terminal Loop Road Reconstruction project, and to clarify funding allocation on the project (*for possible action*)

7. PROJECT UPDATE PRESENTATIONS

7.1 Red Brick Consulting update

7.2 Ticketing Hall project update

7.3 Engineering & Construction Project Schedule update

8. INFORMATIONAL ITEMS (*provided for reference only*)

8.1 Administrative Award of Contracts (Expenditures)

8.2 Monthly Project Status Report

9. MEMBER COMMENTS, QUESTIONS AND REQUESTS FOR AGENDA ITEMS**10. PUBLIC COMMENT****11. ADJOURNMENT**



COMMITTEE MEMBERS

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- Richard Jay, Alternate

Staff Liaison

Gary Probert, Chief Planning & Construction Officer

PRESIDENT/CEO

Daren Griffin, A.A.E.

CHIEF LEGAL COUNSEL

Ian Whitlock

CLERK OF THE BOARD

Lori Kolacek

--DRAFT--

MINUTES

PLANNING & CONSTRUCTION COMMITTEE

Date: Tuesday, May 16, 2023

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. CALL TO ORDER

The meeting was called to order at 9:50 a.m.

2. ROLL CALL

Roll was taken by the Clerk of the Board. All members were present.

3. PUBLIC COMMENT

None.

4. APPROVAL OF MINUTES

4.1 April 11, 2023, Planning and Construction Committee Meeting

Motion: Move to approve the April 11, 2023, minutes as presented

Moved: Carol Chaplin **Seconded:** Shaun Carey

Aye: Trustees Sperber, Chaplin, Carey, Rose

Nay:

Absent:

Abstain:

Vote: Motion passed

5. INFORMATION, DISCUSSION AND/OR POSSIBLE ACTION**5.1 On-Call CM Services overview**

This item was pulled and will be heard at the full Board meeting on May 18, 2023. Before proceeding to the action items, an announcement was made by Ian Whitlock, Chief Legal Officer. He brought to the attention of the Board that the date indicated on the agenda was incorrect and that the order of some of the agenda items have changed.

6. ITEMS RECOMMENDED FOR APPROVAL BY THE FULL BOARD

6.1 Board Memo # 05/2023-20: Authorization for the President/CEO to execute a Purchase Order for the procurement of three (3) Automated Exit Lanes for the Reno-Tahoe International Airport, with DormaKaba, in a not-to-exceed amount of \$315,000 (*for possible action*)

This item was presented by Jon Lau, Project Manager. After discussion and comments, the Committee took the following action:

Motion: Move to recommend that this item be presented to the full Board on May 18, 2023, for consideration and approval of the proposed motion: “*Authorize the President/CEO to execute a Purchase Order to procure three (3) automated exit lanes for the Reno-Tahoe International Airport, with DormaKaba, in a Not-to-Exceed Amount of \$315,000.*”

Moved: Shaun Carey **Seconded:** Jenifer Rose

Aye: Trustees Sperber, Chaplin, Carey, Rose

Nay:

Absent:

Abstain:

Vote: Motion passed

6.2 Board Memo # 05/2023-24: Authorization for the President/CEO to execute Change Order No. 1 to the Construction Contract for the Taxiway A & Aircraft Apron Reconstruction Project - Phase 4 at Reno-Stead Airport, with Granite Construction Inc., in the amount of \$306,044.40 for a revised contract totaling \$4,782,520.40, pending acceptance of a Federal Aviation Administration’s Airport Improvement grant (*for possible action*)

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

Motion: Move to recommend that this item be presented to the full Board on May 18, 2023, for consideration and approval of the proposed motion: “*Authorize the President/CEO to execute Change Order No. 1 to the Construction Contract for the Taxiway A & Aircraft Apron Reconstruction Project - Phase 4 at Reno-Stead Airport, with Granite Construction Inc., in the amount of \$306,044.40 for a revised contract totaling \$4,782,520.40, pending acceptance of a Federal Aviation Administration’s Airport Improvement Grant.*”

Moved: Shaun Carey **Seconded:** Carol Chaplin

Aye: Trustees Sperber, Chaplin, Carey, Rose

Nay:

Absent:

Abstain:

Vote: Motion passed

- 6.3 Board Memo # 05/2023-25:** Authorization for the President/CEO to execute Amendment No. 4 (Taxiway Alpha & Aircraft Apron Reconstruction Project - Phase 4) to the Professional Service Agreement for the 2023 Annual Construction Management Service for the Airport Capital Improvement Plan at Reno-Stead Airport, with Atkins North America, in the Amount of \$296,600, for a total of \$379,750, pending acceptance of a Federal Aviation Administration's Airport Improvement Program grant (*for possible action*)

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

Motion: Move to recommend that this item be presented to the full Board on May 18, 2023, for consideration and approval of the proposed motion: "*Authorize the President/CEO to accept pending Federal Aviation Administration Airport Improvement Program Grant Offer and execute Amendment No. 4 (Taxiway A & Aircraft Apron Reconstruction Project - Phase 4) to the Professional Service Agreement for the 2023 Annual Construction Management Service for the airport capital improvement plan at Reno-Stead Airport, with Atkins North America, in the Amount of \$296,600, for a total of \$379,750.*"

Moved: Shaun Carey **Seconded:** Jenifer Rose

Aye: Trustees Sperber, Chaplin, Carey, Rose

Nay:

Absent:

Abstain:

Vote: Motion passed

- 6.4 Board Memo # 05/2023-26:** Authorization for the President/CEO to execute a Construction Contract for the Taxiway B Reconstruction and General Aviation Run-Up Area project accepting the Base Bid and Alternate 1 at Reno-Tahoe International Airport, with Granite Construction, accepting the Base Bid and Bid Alternate 1 in the amount of \$8,767,767 and authorize adjustment of Airport Improvement Program cost allocation line items to maximize awarded Airport Improvement Program grant on the project, and an Owner's Contingency in the amount of \$200,000, pending acceptance of a Federal Aviation Administration's Airport Improvement Program grant (*for possible action*)

This item was presented by Jon Lau, Project Manager. After discussion and comments, the Committee took the following action:

Motion: Move to recommend that this item be presented to the full Board on May 18, 2023, for consideration and approval of the proposed motion: "*Authorize the President/CEO to execute a Construction Contract for the Reconstruction of Taxiway B and General Aviation Run-Up Area project accepting the Base Bid and Alternate 1 at Reno-Tahoe International Airport, with Granite Construction, accepting the Base Bid and Bid Alternate 1 in the amount of \$8,767,767 and authorize adjustment of Airport Improvement Program cost allocation line items to maximize awarded Airport Improvement Program grant on the project, and an Owner's*"

Contingency in the amount of \$200,000, pending acceptance of a Federal Aviation Administration's Airport Improvement Program grant."

Moved: Shaun Carey **Seconded:** Jenifer Rose

Aye: Trustees Sperber, Chaplin, Carey, Rose

Nay:

Absent:

Abstain:

Vote: Motion passed

6.5 Board Memo # 05/2023-27: Authorization for the President/CEO to execute a Professional Service Agreement for Construction Management Services for the Taxiway B Reconstruction and General Aviation Run-Up Area project accepting the Base Bid and Alternate 1 at Reno-Tahoe International Airport with Construction Materials Engineering Inc. in the amount of \$397,155, pending acceptance of a Federal Aviation Administration's Airport Improvement Program grant *(for possible action)*

This item was presented by Jon Lau, Project Manager. After discussion and comments, the Committee took the following action:

Motion: Move to recommend that this item be presented to the full Board on May 18, 2023, for consideration and approval of the proposed motion: *"Authorize the President/CEO to execute a Professional Service Agreement for Construction Management Services for the Taxiway B Reconstruction and General Aviation Run-Up Area project accepting the Base Bid and Alternate 1 at Reno-Tahoe International Airport with Construction Materials Engineering Inc., in the amount of \$397,155, pending acceptance of a Federal Aviation Administration's Airport Improvement Program grant."*

Moved: Carol Chaplin **Seconded:** Jenifer Rose

Aye: Trustees Sperber, Chaplin, Carey, Rose

Nay:

Absent:

Abstain:

Vote: Motion passed

6.6 Board Memo # 05/2023-28: Authorization for the President/CEO to execute a Construction Contract for the Remote Economy Parking Lot Construction Project Phase 2 at Reno-Tahoe International Airport, with Sierra Nevada Construction, Inc. accepting the Base Bid in the amount of \$3,598,007 and authorize an Owner's Contingency in the amount of \$200,000 *(for possible action)*

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

Motion: Move to recommend that this item be presented to the full Board on May 18, 2023, for consideration and approval of the proposed motion: *"Authorize the President/CEO to execute a Construction Contract for the Remote Economy Parking Lot Construction Project Phase 2 Reno-Tahoe International Airport, with Sierra Nevada Construction, Inc. accepting the Base Bid in the amount of \$3,598,007 and authorize an Owner's Contingency in the amount of \$200,000."*

Moved: Jenifer Rose **Seconded:** Carol Chaplin

Aye: Trustees Sperber, Chaplin, Carey, Rose

Nay:

Absent:

Abstain:

Vote: Motion passed

- 6.7 Board Memo # 05/2023-29:** Authorization for the President/CEO to execute a Professional Services Agreement for Construction Management Services for the Remote Economy Parking Lot Phase 2 Project at Reno-Tahoe International Airport, with Cumming, in the amount of \$214,000 (*for possible action*)

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

Motion: Move to recommend that this item be presented to the full Board on May 18, 2023, for consideration and approval of the proposed motion: *“Authorize the President/CEO to execute a Professional Services Agreement for Construction Management Services for the Remote Economy Parking Lot Phase 2 Project at Reno-Tahoe International Airport, with Cumming, in the amount of \$214,000.”*

Moved: Carol Chaplin **Seconded:** Shaun Carey

Aye: Trustees Sperber, Chaplin, Carey, Rose

Nay:

Absent:

Abstain:

Vote: Motion passed

- 6.8 Board Memo # 05/2023-30:** Authorization for the President/CEO to execute a Professional Service Agreement for Construction Management Services for Terminal Loop Road Reconstruction, ADA, Safety/Security Improvements, and Canopy project at Reno-Tahoe International Airport with Construction Materials Engineering Inc. in the amount of \$1,058,550 and authorize adjustment of Airport Improvement Program cost allocation line items to maximize pending Airport Improvement Program grant on the project (*for possible action*)

This item was presented by Jon Lau, Project Manager. After discussion and comments, the Committee took the following action:

Motion: Move to recommend that this item be presented to the full Board on May 18, 2023, for consideration and approval of the proposed motion: *“Authorize the President/CEO to execute a Professional Service Agreement for Construction Management Services for Terminal Loop Road Reconstruction, ADA, Safety/Security Improvements, and Canopy project at Reno-Tahoe International Airport with Construction Materials Engineering Inc. in the amount of \$1,058,550 and authorize adjustment of Airport Improvement Program cost allocation line items to maximize pending Airport Improvement Program grant on the project.”*

Moved: Jenifer Rose **Seconded:** Carol Chaplin

Aye: Trustees Sperber, Chaplin, Carey, Rose

Nay:

Absent:

Abstain:

Vote: Motion passed

7. PROJECT UPDATE PRESENTATIONS**7.1 Ticketing Hall project update**

A brief update on the progress of the Ticketing Hall project was presented by Amanda Twitchell, Sr. Project Manager.

7.2 Engineering & Construction Project Schedule update

An update on current project developments was presented by Jackie Borman, Engineering & Construction Manager.

8. INFORMATIONAL ITEMS *(provided for reference only)***8.1 Administrative Award of Contracts (Expenditures)****8.2 Monthly Project Status Report**

There was no discussion on these items.

9. MEMBER COMMENTS, QUESTIONS AND REQUESTS FOR AGENDA ITEMS

Trustee Carey inquired about the pavement at the intersection of Terminal Way and Plumb Lane, indicating that it is a safety hazard. He asked staff to speak to the City of Reno and request that it be fixed.

10. PUBLIC COMMENT

None.

11. ADJOURNMENT

The meeting was adjourned at 10:33 a.m.

Board Memorandum

To: All Board Members

Memo #: 06/2023-33

From: Daren Griffin, President/CEO

Subject: Authorization for the President/CEO to execute Amendment No. 1 to the Professional Services Agreement (PSA) for consultant services for the design of the Airfield Signage Replacement & Taxiway Renaming Project at Reno-Tahoe International Airport, with Wood Rodgers Inc., in the amount of \$85,500 to include additional Airport Layout Plan Update services associated with the MoreRNO Program, for a total PSA value of \$333,500

STAFF RECOMMENDATION

Staff recommends that the Board authorize the President/CEO to execute Amendment No. 1 to the Professional Services Agreement (PSA) for consultant services for the design of the Airfield Signage Replacement & Taxiway Renaming Project at Reno-Tahoe International Airport.

PURPOSE

The purpose of this action is to request authorization for the President/CEO to execute Amendment No. 1 to the Professional Services Agreement (PSA) with Wood Rodgers, Inc. for design services for the Airfield Signage Replacement & Taxiway Renaming Project at the Reno-Tahoe International Airport (RNO). The previously approved design services include consultant services necessary to complete a targeted Airport Layout Plan (ALP) update required by the Federal

Aviation Administration (FAA) to approve the proposed renaming of the existing taxiways. Amendment No. 1 includes additional consultant services necessary to complete a larger, more complicated ALP update that is necessary to pursue Passenger Facility Charge (PFC) funding and federal grants (FAA Airport Improvement Program, FAA Airport Infrastructure, and FAA Airport Terminal Program grants) for the MoreRNO Program construction projects.

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

BACKGROUND

An Airport Layout Plan (ALP) is a scaled, graphical representation of the existing and future facilities at an airport, their locations, along with clearance and dimensional information. The ALP documents an airport sponsor's compliance with design standards and airspace protections associated with facility and approach/departure procedures. A current, FAA-approved ALP ensures the safety, utility, and efficiency of the airport and is required for an airport sponsor to receive financial assistance from FAA federal grant programs and PFC funding. Additionally,

FAA Grant Assurance 29: Airport Layout Plan, requires that an airport sponsor maintain a current ALP and forbids an airport sponsor from making any change or alternation to the airport campus that is not in conformity with an FAA-approved ALP.

Airport ALPs are usually current for no more than five (5) years, and the RNO ALP was last updated as part of the 2018 RNO Master Plan Update. It was approved by the FAA in January 2019.

In 2022, staff conducted an audit of the current RNO ALP to identify changes needed to support the MoreRNO Program. Based on the volume and complexity of the anticipated changes, staff felt a significant ALP update, requiring consultant services, was necessary. Staff secured a preliminary cost estimate of \$140,000-\$190,000 from an experienced, reputable consultant for ALP update services. From a timing perspective, the MoreRNO Program related update would have to occur in FY23-24 to maintain eligibility for federal and PFC funding.

In 2023, staff identified an opportunity to reduce the overall cost for the ALP update and escalate the schedule, by amending the scope of work for the RNO Airfield Signage Replacement & Taxiway Renaming Project. The ALP update, required for the proposed renaming of the existing taxiways, is a targeted, streamlined ALP update, commonly referred to as a “pen & ink” update. By adding additional consultant services to expand the “pen & ink” update to a larger, more complex ALP update, staff can reduce the overall cost and reduce inefficiencies by utilizing a single consultant and undertaking a single FAA review and approval process.

DISCUSSION

A PSA in the amount of \$248,000 for consultant services for the design of the RNO Airfield Signage Replacement & Taxiway Renaming Project was approved by the RTAA Board of Trustees in April 2023 (Board Memo No. 04/2023-12). The consultant team, led by Wood Rodgers, Inc., was selected through a qualifications-based selection process as required for FAA AIP funded projects.

In April 2023, staff began discussions with Wood Rodgers regarding supplementing the original scope of work with an amendment to include additional ALP update services. The scope of work, included in the amendment, adds the following services:

- Topographic surveying services, as required under FAA Advisory Circular (AC) 150/5300-18B Airport Design, for all new as-built conditions/facilities,
- Drawing depictions of projects and/or building limits for newly identified or amended future conditions/facilities,
- Drawing depictions of projects and/or land acquisition recommendations from the adopted Landside Development Plan,
- Wind analysis, in accordance with FAA AC 150/5300-13B Airport Design, Appendix B, and subsequent Wind Rose updates for All Weather, Instrument Flight Rules (IFR), and Visual Flight Rules (VFR) conditions,
- Runway and taxiway data updates and approach and departure surface updates based on changes made by the FAA with the publication of FAA AC 150-5300-13B Airport Design.
- Preparation of the detailed FAA ALP Review Checklist,
- GIS deliverables, and
- FAA coordination.

The fee associated with Amendment No. 1 is \$85,500.

COMPANY BACKGROUND

Wood Rodgers, Inc. operates a local office of approximately 90 staff members in Reno and is headquartered in Sacramento, California. All work associated with this project will be performed by the staff based in Reno.

FISCAL IMPACT

The original PSA for design services is funded by an FAA AIP grant in the amount of \$285,938. The amendment is not eligible for funding under the FAA AIP grant, because it includes services not required for successful implementation of the RNO Airfield Signage Replacement & Taxiway Renaming Project.

Funding in the amount of \$90,000 for the amendment is included in the Planning & Environmental Services division FY23-24 annual budget, as approved by the RTAA Board of Trustees in May 2023.

Table 1 – Project Costs & Funding

Project	Total Cost	Primary Funding Source	Funding Shares
PSA Design	\$248,000	FAA AIP Grant	FAA 93.75% / RTAA 6.25%
RTAA Administrative Costs	\$3,000	FAA AIP Grant	FAA 93.75% / RTAA 6.25%
Amendment No. 1	\$85,500	RTAA FY23-24 Budget	RTAA 100%
Total Project	\$336,500		

The total value of the PSA and Amendment No. 1 is \$333,500. An additional \$3,000 for RTAA Administrative Costs was approved by the RTAA Board of Trustees in April 2023.

COMMITTEE COORDINATION

Planning and Construction Committee

RECOMMENDED MOTION

Staff recommends that the Board adopt the following motion:

“It is hereby moved that the Board authorizes the President/CEO to execute Amendment No. 1 to the Professional Services Agreement for consultant services for the design of the RNO Airfield Signage Replacement & Taxiway Renaming Project, with Wood Rodgers Inc., in the amount of \$85,500, to include additional Airport Layout Plan Update services associated with the MoreRNO Program, for a total PSA value of \$333,500, and authorizes the President/CEO, or his designee, to sign.”

Board Memorandum

To: All Board Members

Memo #: 06/2023-34

From: Daren Griffin, President/CEO

Subject: Authorization for the President/CEO to execute the Professional Services Agreement for consultant services for design of the Reno-Tahoe International Airport New Gen B&C Project to Gensler Architecture, Design & Planning, P.C., in the amount of \$17,994,409

STAFF RECOMMENDATION

Staff recommends that the Board authorize the President/CEO to execute the Professional Services Agreement (PSA) for consultant services for design of the Reno-Tahoe International Airport (RNO) New Gen B&C Project to Gensler Architecture, Design & Planning, P.C. (Gensler) in the amount of \$17,994,409. Previously this project was referred to as the RNO Concourse Redevelopment Project. Going forward, the project will be called New Gen B&C. These services will also include 100% design of a new Central Utility Plant (CUP) and 100% design of the South Remain Overnight (RON) area.

PURPOSE

The purpose of this action is to request authorization for the President/CEO to execute the PSA with Gensler for design services for the New Gen B&C Project. The services will include 30% design of New Gen B&C, 100% design of the new CUP, and 100% design of the South RON area (the Project).

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 #1 – Air Service & Cargo
- Strategic Priority #3 – Facilities for the Future
- Strategic Priority #4 – Safety & Security
- Strategic Priority #6 – Customer Experience
- Strategic Priority #7 – People
- Strategic Priority #8 - Sustainability

BACKGROUND

Constructed in 1981, the two existing Terminal Concourses at RNO are undersized, aging, and in need of significant investment to last another 20 years. A Concourse Redevelopment Planning Study was completed in February 2023 and identified a preferred alternative for two new concourses. RTAA Board Approval of the preferred alternative for redevelopment occurred in October 2022 and was backed by stakeholder consensus. Formal airline support and financial

commitment to the Project was achieved via the new Airline Lease and Use Agreement (AULA) agreement.

Based on the Detailed Planning Study and Stakeholder Outreach, the Project has the following primary targets and goals:

- Replace the two (2) existing twenty-three (23) gate-concourses with twenty-eight (28) gate-concourses,
- Provide taxilanes sized to accommodate ADG III, including dual taxilanes between the replacement concourses,
- Maintain the same level of RON aircraft parking spaces after construction,
- Construct a new CUP and protect critical building infrastructure from flooding,
- Provide for expanded and improved spaces for amenities, concessions, holdrooms, circulation, and airport operations,
- Improve passenger and employee experience with higher ceilings, natural light and mountain views, outdoor spaces, intuitive wayfinding, and exceed ADA requirements with adult changing tables in ADA restrooms, an outdoor pet relief area, and built-in lactation rooms with extra amenities such as windows and family seating,
- Improve first floor employee safety and overall functional experience with 50-foot drive tunnels, open interior circulation halls, orderly distribution and location of airport, airline, and concession spaces, and a centralized distribution center, and
- Reduce construction impacts on passengers, tenant employees, and aircraft operations, including air cargo and Customs and Border Protection (CBP) operations, when possible.

The Basis of Design Report (BODR) serves as a guiding document but is not intended to be a constraint as investigation and design develops further.

The overall Project is envisioned as a multi-year, multi-phase project with the following design deliverables:

- Data gathering & record information review, including technical reviews, stakeholder & board coordination, and presentations.
- Baseline design requirements.
- Schematic design.
- Preliminary opinion of construction cost.
- Design development/construction documents, including updated opinion of construction cost, phasing plan, and project schedule.
- Permits and construction bidding, including addenda.
- Bid evaluation services.
- Construction administration, facility commissioning, acceptance, record drawings, project close out.

The Project will be constructed using the Construction Manager at Risk (CMAR) project delivery method. The CMAR Request for Proposals process is currently underway with proposals due on Wednesday, June 21, 2023. It is anticipated that the CMAR contract will be brought before the board at the September meeting for consideration of approval.

Gensler shall work in collaboration with the RTAA, RTAA's Representative, and CMAR during the Pre-Construction and Construction Services phases to implement this Project in a cost

effective, quality driven, “team” approach. Additionally, based on funding sources, the RTAA may require that specific parts of the Project be carved out and bid separately for construction. The RTAA and Gensler shall work in collaboration to identify smaller projects that may be eligible for specific grant funding, if bid separately.

DISCUSSION

In December of 2020, a PSA in the amount of \$2,029,611 for consultant services to Mead & Hunt, for the development of the preferred alternative and subsequent BODR, was approved by the RTAA Board of Trustees.

In October of 2022, the RTAA Board of Trustees approved the Preferred Alternative for the Concourse Redevelopment project, presented as part of the RNO Concourse Redevelopment Detailed Planning Study. This Concourse Redevelopment Planning Study was further developed into a BODR that was completed in early February 2023.

Shortly after completion of the BODR, a Request for Qualifications (RFQ) was released by the RTAA for Concourse Development Design Services (newly renamed as New Gen B&C). Six (6) firms submitted Statement of Qualifications (SOQs). The evaluation committee and subject matter experts on the RFQ selection committee reviewed the SOQs per the evaluation criteria listed in the RFQ and developed a short-list of firms selected to be interviewed. Interviews were conducted with the four (4) selected firms and the evaluation committee unanimously deemed Gensler most qualified. Gensler’s vision for the design and lessons learned during the BODR process (design charrettes, board workshops, etc.), other airport terminal designs with comparable size projects, set a separating distinction from the other proposing firms.

COMPANY BACKGROUND

Gensler is a global architecture, design, and planning firm with 58 locations and more than 7,000 professionals worldwide. Gensler serves clients as trusted advisors, combining localized expertise with global perspective wherever new opportunities arise. With roots centered in four decades of aviation facilities experience, planning and architectural design, Gensler acknowledges that each square foot in an airport represents a significant investment and must justify itself in performance and productivity. For over 38 years, Gensler has been providing design services on more than 145 domestic and international airport terminal projects.

FISCAL IMPACT

Funding Sources

Table 1 – Design Costs & Funding

Design Project	Total Cost	Primary Funding Source
30% New Gen B&C	\$11,130,000	PFC & Operating Revenues
South Remain Overnight	\$789,160	PFC
Central Utility Plant	\$4,915,249	PFC & Operating Revenues
Geotech, Survey & Other T&M Allowances	\$1,160,000	PFC & Operating Revenues
Total Project	\$17,994,409	PFC & Operating Revenues

It is anticipated that 100% design fees will be approximately 10% of the construction costs. This total is estimated to be \$41,600,000. The RTAA is authorized to collect \$24,543,200 under PFC Application No. 16. The remaining \$17,056,800 is anticipated to be covered by RTAA Operating Revenues and/or revenue-backed bonds.

The total value of this PSA is \$17,994,409. Future amendments to this PSA will be brought to the board for approval for the remaining New Gen B&C design efforts.

COMMITTEE COORDINATION

Planning and Construction Committee

RECOMMENDED MOTION

Staff recommends that the Board adopt the following motion:

“Authorization for the President/CEO to execute the Professional Services Agreement for consultant services for design of the Reno-Tahoe International Airport New Gen B&C Project to Gensler Architecture, Design & Planning, P.C., in the amount of \$17,994,409.”

Board Memorandum

To: All Board Members

Memo #: 06/2023-36

From: Daren Griffin, President/CEO

Subject: Authorization for the President/CEO to Execute Construction Change Order #2 for the Terminal Loop Road Reconstruction project, and to clarify funding allocation on the project

STAFF RECOMMENDATION

This agenda seeks authorization for a Change Order to the contract for the Terminal Loop Road Reconstruction project, which includes several separate elements. The contract is with Q&D Construction, and was originally approved by the Board on April 13, 2023. The specific staff recommendation is as follows:

Staff recommends that the Board authorize the President/CEO to execute Construction Change Order #2 for the Terminal Loop Road Reconstruction, ADA, Safety/Security Improvements, and Canopy project at Reno-Tahoe International Airport, with Q&D Construction, LLC, to construct canopy alternates 1 through 4 in the Amount of \$1,484,000, pending acceptance of a Community Project Funding request sponsored by Congressman Amodei, and to construct canopy alternate 5 in the amount of \$393,000 pending acceptance of Federal Aviation Administration's Passenger Facility Charge application #17 approval.

PURPOSE

The purpose of this action is to execute a Construction Change Order with Q&D Construction for the construction of installing canopies associated with the reconstruction of the Terminal Loop Road project and to clarify funding allocations at the Reno-Tahoe International Airport (RNO).

This action is in support of the recommendations of the Landside Study and 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 #6 – Customer Experience

BACKGROUND

Canopy Alternates 1 - 4 will be installed on both the passenger drop-off and pick up locations along the center median to protect passengers from the elements and to encourage passengers to utilize more of the curb length. The canopies are each 90' in length. In addition to the canopies

providing protection from rain and snow, the canopies will entice passengers to congregate away from the crosswalks, increasing curb length usage, and reducing congestion. Canopy Alternates 1 - 4 of the project will be paid for with the Community Project Funding request sponsored by Congressman Amodei pending final funding approval.

As a part of the base bid, the passenger drop-off canopy will be extended 200' to the south of the existing canopy. The drop-off area south of the terminal building is very busy and without any canopy protection. The new canopy will provide passengers being dropped off protection from the elements. This portion of the project will be removed from the original FAA Passenger Facilities Charge (PFC) #15 funding and reallocated to the Community Project Funding request.

Canopy Alternate 5 is an additional 90' long canopy located furthest south on the median island at the passenger drop-off curb. This canopy will help encourage passengers to congregate under the canopy and decrease the congestion near the crosswalks. This portion of the project will be paid for with PFC #17 application pending funding approval estimated in December 2023.

DISCUSSION

The original PFC application was to cover the design and construction of only the roadway with ADA and Safety/Security Improvements. The canopies on this project came later in the design process after recommendation by the Landside Study and were not included with the original PFC funding application. Additional funding in the form of a Community Project Funding request sponsored by Congressman Amodei and supported by the entire federal Nevada delegation has been allocated to this project and will be used to cover canopy costs for the base bid canopy and alternates 1 through 4. Further additional funding will be necessary to cover the remaining alternate 5 canopy. PFC application #17 will be submitted to provide the additional funding necessary to construct this remaining canopy.

Any remaining PFC #15 funding of this project will be able to be rolled over and utilized for future projects like the concourses. These funds will not be lost.

Table 1 – Funding Allocation

Scope	Original PFC #15	Community Project Funding	New PFC #17
Total Funding Amount	\$16,082,403	\$3,828,267	\$393,000
Base Bid Roadway	\$7,528,754		
Base Bid Canopy (Ticketing Hall)		\$2,154,515	
Alternates 1-4 Canopies		\$1,484,000	
Alternate 5 Canopy			\$393,000
Total Allocation	\$7,528,754	\$3,638,515	\$393,000

COMPANY BACKGROUND

Q&D Construction, LLC has a local office in Sparks, Nevada. The 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 where possible. Q&D Construction, LLC has performed multiple construction projects at the Reno–Tahoe International (RNO) and Reno–Stead (RTS) Airports, including the 2016-2019 Airfield Pavement Repair projects. The local Q&D Construction personnel have prior experience in airport construction, phasing airport construction work, and coordinating facility closures at the RNO and RTS Airports.

FISCAL IMPACT

The Construction is funded by FAA PFC Application #15 in the amount of \$16,082,403, Community Project Funding grant in the amount of \$3,828,267, and pending FAA PFC Application #17 in the amount of \$393,000.

COMMITTEE COORDINATION

Planning and Construction Committee

RECOMMENDED MOTION

Staff recommends that the Board adopt the following motion:

”Staff recommends that the Board authorize the President/CEO to execute Construction Change Order #2 for the Terminal Loop Road Reconstruction, ADA, Safety/Security Improvements, and Canopy project at Reno-Tahoe International Airport, with Q&D Construction, LLC, to construct canopy alternates 1 through 4 in the Amount of \$1,484,000, pending acceptance of a Community Project Funding grant and to construct canopy alternate 5 in the amount of \$393,000 pending acceptance of Federal Aviation Administration’s Passenger Facility Charge application #17 approval.”

ENGINEERING & CONSTRUCTION - PROJECT SCHEDULE 2023

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

Project Name	RNO/RTS	PM	JAN 2023							FEB 2023							MARCH 2023							APRIL 2023							MAY 2023							JUNE 2023							JULY 2023							AUG 2023							SEPT 2023							OCT 2023							NOV 2023							DEC 2023						
			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 & GA Runup	RNO	JL																						BA																																																														
RTS Apron & Taxiway A Phase 3	RTS	BJ																																																																																				
RTS Apron & Taxiway A Phase 4	RNO	BJ																						BA							BA																																																							
Airfield Signage & Taxiway Renaming (Design)	RNO	JL																																																																																				
Capital Improvement Program (CIP) 2021-22																																																																																						
Airport Terminal Lift Station	RNO	TO																																																																																				
Air Cargo Way Lift Station	RNO	JL																																																																																				
FAA VALE PCA Replacement	RNO	TO																																																					BA																															
Capital Improvement Program (CIP) 2022-23																																																																																						
Airfield Admin & Airport Duty Mngr Office Remodel	RNO	TO	BA																																																																																			
Remote Economy Lot - Phase 2	RNO	BJ																					BA																																																															
Terminal Arc Flash Study Phase 2	RNO	TO																																																																																				
Ticketing Hall Expansion	RNO	AT																																																																																				
MZ3 HVAC Replacement	RNO	AT																																																																																				
Shared Use Phase 1	RNO	TO								BA																																																																												
THE HQ	RNO	LB																																																					BA																															
Passenger Facility Charge (PFC 14)																																																																																						
NEW GEN B/C DESIGN & CMAR	RNO	LB								Design RFQ																					CMAR RFQ							DESIGN BA							CMAR BA																																									
Passenger Facility Charge (PFC 15)																																																																																						
THE LOOP	RNO	JL																						BA							BA																																																							
Arrival/Departure Escalators	RNO	TO																																																																																				

Administrative Report

Date: June 6, 2023
To: All Board Members
From: Daren Griffin, President/CEO
Subject: Administrative Award of Contracts (Expenditures) Pursuant to Resolution No. 557 for the Month of May 2023

BACKGROUND

At the July 14, 2022, Board of Trustees' Meeting of the Reno-Tahoe Airport Authority, the Board approved Resolution No. 557 authorizing the President/CEO to administratively award contracts for:

- budgeted professional services when the scope of work is \$200,000 or less, and to approve amendments where the sum of the total net of amendments per agreement does not to exceed \$50,000; and
- budgeted goods, materials, supplies, equipment, technical services, and maintenance contracts when the estimated amount to perform the contract, including all change orders, is \$250,000 or less; and
- budgeted construction contracts when the estimated amount to perform the work is \$500,000 or less, and approve change orders to construction contracts where the sum of the total net of change orders per contract does not exceed \$250,000; and
- budgeted Construction Management and Administration professional service agreements and amendments ("Work Order") where a single Work Order does not exceed \$250,000.

All construction contracts exceeding \$500,000 must be approved by the Board of Trustees, along with a request to establish an Owner's Contingency. Additionally, if the Board of Trustees originally approved the construction contract, any construction change order exceeding the sum of the total of the contract and Owner's Contingency must also be approved by the Board.

DISCUSSION

Resolution No. 557 requires that the President/CEO provide the Board of Trustees with a monthly administrative report listing of all agreements and purchase orders in excess of \$25,000 and approved administratively as a result of this Resolution. Further, all change orders and amendments approved administratively as a result of this Resolution shall be included in a separate administrative report regardless of value.

May 2023 – Agreements and POs in Excess of \$25,000

Date	Name of Company	Dollar Amount	Description	Funding Source	Department / Division
04/15/23	Barich, Inc.	\$97,520.00	A PSA was issued for implementation of a resource management system, Airport Management System (AMS).	FY23 CIP	Technology & Information Systems
04/21/23	Landrum & Brown, Inc.	\$200,000.00	A PSA was issued for a multi-year (FY23 – FY28) airport financial consulting services for on-call / T&M support associated with AULA reviews, annual airline rates and charged, ongoing financial modeling support and analysis, and other ad hoc items.	FY23 O&M	Finance
05/02/23	EASE Airport Ops, LLC	\$130,000.00	A Technical Services Agreement was issued for implementation and second year of annual license and support for a dashboard software called Enterprise Awareness & Situational Exceptions (EASE).	FY23 O&M	Technology & Information Systems

May 2023 – Change Orders, Amendments, and Work Orders

Date	Name of Company	Dollar Amount	Description	Funding Source	Department / Division
05/10/23	Henriksen Butler, Nevada LLC	\$29,725.35	A PO was issued for office furniture associated with the Airfield Maintenance Office Remodel Project. This was a consortium purchase made in conjunction with the State of Nevada Contract #MA3967.	FY23 CIP	Engineering & Construction
05/11/23	Featherlite of Reno, Inc.	\$32,177.25	A PO was issued for a V-Nose Trailer for gear.	FY23 O&M (Fixed Asset)	Police
05/12/23	Henriksen Butler, Nevada LLC	\$78,713.55	A PO was issued for office furniture associated with the Airport Duty Managers' Office Remodel Project. This was a consortium purchase made in conjunction with the State of Nevada Contract #MA3967.	FY23 CIP	Engineering & Construction

Key to abbreviations:

AIP = Airport Improvement Project
 CIP = Capital Improvement Program
 CFC = Customer Facility Charge

CO = Change Order
 NTE = Not to Exceed
 PFC = Passenger Facility Charge

WO = Construction Mgmt Work Order
 PO = Purchase Order
 PSA = Professional Service Agreement

**RENO-TAHOE AIRPORT AUTHORITY
PLANNING AND CONSTRUCTION COMMITTEE
PROJECT STATUS REPORT
JUNE 2023**

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

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. The first phase of construction was completed September 5 to allow for the Reno Air Races. Granite has paved out the second phase of this year's work. Due to value engineering of the pavement section, the RTAA was able to add in paving Bid Alternates 2, 3, and LED lighting upgrade Bid Alternates 5 & 6 to the original contract. The storm drain structures are installed and the project is in closeout.

Phase 3 – The following are project milestones:

- | | |
|---------------------------------|---------------------|
| • Award of Construction | April 14, 2022 |
| • Notice for Construction | July 20, 2022 |
| • Substantial Completion | May 26, 2023 |

Phase 3 – The following are the next steps:

- | | |
|---------------------------|------------------|
| • Project Closeout | June 2023 |
|---------------------------|------------------|

Phase 4 – Construction

The design of Phase 4 was completed and went out to bid in March 2023. This year's current contract includes approximately 51,205 square yards of new TWY A & Apron improvements and LED Lighting upgrades. Change Order No. 1 adds an additional 4,340 square yards of TWY A & Apron improvements. Construction start date will be dependent upon receipt of the FAA AIP/AIG grant. **The AIP grant has been received.**

Phase 4 – The following are project milestones:

- Design Completed February 2023
- Issue for Bid March 2023
- Bids Opened March 23, 2023
- Board Approval April 13, 2023
- Change Order No. 1 May 18, 2023

Phase 4 – The following are the next steps:

- Notice for Construction June 19, 2023 (tentative)

RENO-TAHOE INTERNATIONAL AIRPORT PROJECTS

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 shortlisted 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 are 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. RDM submitted final reports to the RTAA and we have provided these to the FAA PHX ADO on March 14, 2023.

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
- Final Report Delivered March 14, 2023

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

- GIS/Closeout **June 2023**

Ticketing Hall Expansion Project (Part of the MoreRNO Program)

All footings have been poured and the majority of the structural steel has been erected. A majority of the slab on grade was poured in April and the remainder was poured in mid-May, **including the elevator pit**. The new air handler unit was successfully installed and the

contractor is working on installing the hydronic piping and ductwork to the unit. The walker duct installation is complete. The self-leveling **compound is completed**, followed by tile in July **and framing of the interior walls has begun**. Overhead work continues for the installation of new ductwork and other utilities. The project is currently on schedule and within budget.

The following are project milestones:

- 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
- Full GMP Board Approval September 8, 2022
- Enabling Work Complete October 12, 2022
- Construction Walls Erected October 13, 2022
- Change Order No. 1 Awarded February 9, 2023

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

- Substantial Completion March 2024

Taxiway B Reconstruction & General Aviation Runup Areas (Design)

The original project has been redefined per input and comments from the FAA and RNO Tower. The revised project consists of the design for the reconstruction of the Portland Cement Concrete (PCC) Taxiway (TWY) B on either side of Runway 8/26, reconstruction of TWY M between TWY A & TWY B from an Asphalt Cement (AC) taxiway to a PCC taxiway. In addition, an asphalt cement General Aviation (GA) Runup Area at the north end of TWY C. The project will include the reconstruction of the TWY's, asphalt shoulders, and edge lighting, pavement markings and drainage upgrades.

Wood Rodgers was selected as the design consultant for the original project and an amendment was approved for the redesign of the project. The revised plans were re-bid and opened on March 28, 2023. Two bids were received and the low responsive bidder is Granite Construction. Based on available FAA AIP grant funding, the Base Bid (TWY B Reconstruction) and Alternate 1 (General Aviation Runup Area Construction) **was approved at the May Board meeting**. The FAA AIP grant has been awarded, **and the final application has been turned in**. Construction will begin upon receipt of the FAA AIP grant.

The following are project milestones:

- Re-design Completion February 21, 2022
- Bid Advertising February 21, 2022
- Bid Opening 2022 March 23, 2022
- Re-Bids Opened March 28, 2023
- Board of Trustees Meeting/Award May 2023

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

- 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. Phase 2 has started and the consultant is in the process of reviewing the reports.

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 July 2023

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.

The design consultant, Shaw Engineering specializes in sewer lift station design.

Bids were opened on March 31, 2022, and was substantially over budget. The bid was canceled. The project was re-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. Construction began on April 10, 2023. The South lift station **is completed** and the North lift station is anticipated to be complete by the end of June 2023.

The following are project milestones:

- Redesign Complete May 13, 2022
- Rebid Advertised June 1, 2022
- Rebid Opening June 29, 2022
- Intent to Award July 19, 2022
- Notice to Proceed Oct/Nov 2022
- Start of Construction April 10, 2023

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

- **Project Completion June 30, 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 began construction on September 19, 2022. Substantial completion of construction of the lift station work except for the generator was on December 2nd. The emergency backup generator is anticipated to be installed in July 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
- Substantial Completion December 2, 2022

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

- Emergency Generator Install July 2023

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.

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.

Three qualified bids were received on February 8, 2023. Q&D Construction is the low apparent bidder. Q&D was awarded the project at the April Board meeting and will begin construction in July. Change order #2 will be presented to the Board in June to add in the canopy portion of the project. A PSA for Construction Management services with CME **was** presented to the Board for award at the May Board meeting.

The following are project milestones:

- Board Approval for Design October 14, 2021
- Notice to Proceed October 2021
- Design Completed December 19, 2022
- Bidding Advertising January 11, 2023
- Bid Opening February 8, 2023
- Board Approval April 13, 2023

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

- Construction July 2023

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. The project consists 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 mid-April of 2023.

Escalator shop drawings have been submitted, reviewed and comments sent back to Kone Inc. The contractor has mobilized onsite and **installed** construction walls for the escalator modernization **and has begun refurbishing two of the escalators, one for arrivals and one for departures.**

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
- Notice Procurement September 2022

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

- Construction April 10, 2023

Remote Economy Lot Project – Phase 2

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.

Phase 1 has been completed.

Design of Phase 2 was completed, and the project was advertised for bid on March 21, 2023. The low responsive bidder was Sierra Nevada Construction (SNC). Sierra Nevada Construction, construction contract **was approved** at the May 2023 board meeting. Construction is set to start in June and continue into October 2023.

The following are project milestones:

- Substantial Completion Phase 1 November 18, 2022
- Bids Advertised March 21, 2023
- Bid Opening April 12, 2023
- **Board Approval May 18, 2023**

The project is on schedule with the next steps are listed below (Phase 2):

- Construction July 5, 2023 (tentative)

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.

The VALE PCA and GPU Replacement Project was advertised on February 22, 2023. A mandatory pre bid was held on March 3, 2023; 5 contractors attended. Bids were opened on April 17, 2023. One responsive bid was received from Q&D Construction. **Staff has submitted the FAA grant application for funding of the project.** It is anticipated that staff will bring the project for award at the **July 2023** board meeting.

The following are project milestones:

- | | |
|------------------------|-------------------|
| • Consultant Selection | February 2022 |
| • Design Complete | July 26, 2022 |
| • Bid Advertising | February 22, 2023 |
| • Bid Opening | April 17, 2023 |

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

- | | |
|------------------|------------------|
| • Board Approval | July 2023 |
| • Construction | TBD |

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 has completed the plans and specifications and the project is currently out to bid. Three responsive bids were received on December 13, 2022. The low responsive bidder was Reyman Brothers and was awarded by the Board at the January 12, 2023 meeting.

Contractor began construction March 15, 2023, with anticipated completion July 2023. **Project is on schedule.**

The following are project milestones:

- Consultant Selection May 2022
- Board Approval of Design June 9, 2022
- Award PSA July 5, 2022
- Design Complete November 1, 2022
- Bidding Advertising November 8, 2022
- Bids Opened December 13, 2022
- Board Approval January 12, 2023
- Construction Start March 15, 2023

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

- Anticipated Completion July 2023

Shared Use – Construction Only

The construction portion of the Shared Use project includes installation of 12 gate podiums, 12 scanner podiums, and 18 ticketing inserts with corresponding electrical and data runs.

PK Electric, Inc., is providing design services for the electrical and data runs.

The original millwork bid was received and was substantially over budget. Project specifications were revised and rebid. Two bids were received with MSM the being the low bidder. The Board awarded MSM the contract to provide the millwork at the March 9, 2023 Board Meeting. The electrical/data improvement along with installation of the millwork was bid and Q&D was the low bidder. Q&D was awarded the contract by the CEO since the contract was under \$500,000 per Resolution 557.

The following are project milestones:

- Mill Work Bid Advertising December 17, 2022
- Millwork Bids Open February 15, 2023
- Electrical/Data Design Complete January 2023
- Board Approval – Shared Use Millwork March 9, 2023
- Electrical/Data Bid Advertising March 2023

- Electrical/Data Bids Opened April 14, 2023

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

- Electrical Installation April 2023
- Millwork Installation May 12, 2023

MZ3 Replacement Project

This project will include demolition of an existing roof mounted multi-zone mechanical unit that provides conditioned air to the RTAA TIS Department offices. The multi-zone unit will be replaced by two (2) fan coil units that will be installed in an existing mechanical room. The scope of work also includes installation of new ductwork and new grid ceilings, lights, and diffusers.

A design contract was awarded to Ainsworth Associates Mechanical Engineers, through an Administrative Award of Contract, on July 25, 2022. Design was completed on September 19th and subsequently submitted for permitting with the City of Reno. An Invitation to Bid was issued on October 14th and a mandatory pre-bid meeting was held on October 25th. The bid opening was held on November 17th. Two responsive bids were received and Gardner Engineering, Inc. was the low apparent bidder. The project is currently in the submittal and procurement phase.

Construction began on March 27th and will be completed in 4 phases to minimize impact to the TIS staff. The project scope requires coordination with the ticketing hall expansion, which is occurring regularly.

The following are project milestones:

- Contract Award July 25, 2022
- Design Complete September 19, 2022
- Bids Advertised October 14, 2022
- Bids Opened November 17, 2022
- NTP for Procurement January 2023
- NTP for Construction March 27, 2023

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

- Project Completed June 2023

Concourse Redevelopment Project (Part of the MoreRNO Program)

The project includes full replacement of the two existing Terminal Concourses, that were originally constructed in 1981, full or partial replacement of the two connector concourses, a new Central Utility Plant (CUP), airfield pavement (apron and taxiway/taxi-lane) work, infrastructure and utility relocation, and demolition of existing structures and pavements.

The project has the following primary goals and objectives:

- Replace the existing twenty-three (23) gate-concourses with twenty-eight (28) gate-concourses,
- Provide taxi-lanes sized to accommodate ADG III aircraft, including dual taxi-lanes between the replacement concourses,

- Maintain the same level of Remain Over Night (RON) aircraft parking spaces after construction,
- Construct a new CUP and protect critical building infrastructure from flooding,
- Provide for expanded and improved spaces for amenities, concessions, holdrooms, circulation, and airport operations,
- Improve passenger and employee experience with higher ceilings, natural light and mountain views, outdoor spaces, intuitive wayfinding, and exceed ADA requirements with adult changing tables in ADA restrooms, an outdoor pet relief area, and built-in lactation rooms with extra amenities such as windows and family seating,
- Improve first floor employee safety and overall functional experience with 50-foot drive tunnels, open interior circulation halls, orderly distribution and location of airport, airline, and concession spaces, and a centralized distribution center, and
- Reduce construction impacts on passengers, tenant employees, and aircraft operations when possible.

The following are project milestones:

- | | |
|-------------------------------------|-------------------------|
| • Planning Study Completed | February 2023 |
| • Design RFQ Issued | February 13, 2023 |
| • Consultant SOQs Received | March 13, 2023 |
| • Selection Committee Meeting | March 29, 2023 |
| • Short-List Interviews | April 6-7, 2023 |
| • Notice of Intent to Award | April 10, 2023 |
| • Scope & Fee Kick Off Meeting | April 18, 2023 |
| • FAA Approval to Collect PFCs | April 24, 2023 |
| • Scope and Fee Negotiations | April – May 2023 |
| • | |

Next steps for the project are listed below:

- | | |
|--|---------------|
| • CMAR RFP Issued | May 9, 2023 |
| • CMAR RFP Pre-Proposal Meeting | May 19, 2023 |
| • Design PSA Board Approval (Pt. 1) | June 8, 2023 |
| • CMAR RFP Proposals Due | June 21, 2023 |
| • Notice to Proceed for Design (Pt. 1) | July 2023 |
| • Design PSA Board Approval (Pt. 2) | August 2023 |

Runway 17R-35L Remediation

The Contractor has completed construction staging, grinding, **grooving, light can replacements, painting, and continues to work on remediating the rough surfaces and overall cleanup. Flight check by the FAA was completed on May 31, 2023.** Staff is working daily with the contractor, owner's representative, and consultants to document and track efforts to remediate RWY 17R-35L.

Next steps for the project are listed below:

- Remediation efforts completed June 15, 2023

PLANNING PROJECTS

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.

As of October 2022, the Study has completed the Space Program and Potential Locations Phase and transitioned into the Alternatives Phase.

In the Space Program and Potential Locations Phase, staffing projections and space program assumptions were re-analyzed and revised based on new information. The Admin HQ space program is now approximately 1.8 acres, while the Police Station space program is now approximately 1.3 acres. Additionally, twenty-eight (28) alternate sites were identified for the Admin HQ and/or the Police Station. Two (2) of those alternate sites were off-airport and required acquisition.

In the Alternatives Phase, the project team, in collaboration with the Working Group (WG) identified ten (10) criteria for the Police Station Phase 1 evaluation, and seven (7) criteria for the Admin HQ Phase 1 evaluation. The Phase 1 evaluation focused on critical issues that helped identify the most viable sites for continuation into the more detailed Phase 2 evaluation.

Upon completion of the Phase 1 evaluation process, eight (8) of the original twenty-eight (28) alternative sites were selected to move forward into the Phase 2 evaluation process. Seven (7) alternative sites were further analyzed for the Admin HQ, three (3) alternative sites for the Police Station, and two (2) alternative sites as co-location sites.

The Phase 2 evaluation process was completed in December. The top two (2) sites for a standalone Admin HQ were the Yellow Lot and the area south of Hyatt Place. The top two (2) sites for a standalone Police Facility were the Yellow Lot and the existing Admin area on the second floor of the Terminal Building. The Yellow Lot was also identified as the best location for a joint-use, co-located facility. The recommended alternate, as agreed upon by the project team, Working Group, and Executive Team, was shared with the Planning & Construction Committee on February 7 and the Board of Trustees on February 9.

The project team has completed a draft Basis of Design Report and updated cost estimates to include soft costs. The total cost of the project is \$79 million including hard and soft costs. On April 13, the RTAA Board of Trustees accepted the primary study recommendations and approved moving the project forward into design.

The primary study recommendations included the recommendations below.

Item	Recommendations
Space Program	Accommodate 20-year employment growth in design or expansion capability. Minimize required footprint with multi-story, joint-use facility.
Location	Overflow Public Parking Surface Lot AKA the Yellow Lot.
Building Orientation	Primary entrance on north side of building, facing Terminal Building. Immediate airside and landside access for police vehicles.
Building Organization	First Floor: Shared reception area and all police-only functions. Second Floor: Joint-use functions and public meeting rooms. Third Floor and higher: Administrative functions.
Schedule	Police fully relocated by June 30, 2025 (preferred) but no later than December 31, 2025. Schedule subject to change if Concourse Redevelopment phasing changes.
Delivery Method	Construction Manager at Risk.

Upon finalization of the Basis of Design Report, this project has been handed off to the Engineering & Construction team for design solicitation.

The planning study project team is supported by a Working Group (WG) that 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 input and feedback.

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
- ET Briefing #2 (Alternates) September 6, 2022
- WG Meeting #3 (Eval. Matrix) September 9, 2022
- Police Only Meeting #2 September 29, 2022
- WG Meeting #4 (Phase 1 Eval.) October 20, 2022
- ET Briefing #3 (Phase 1 Eval.) October 25, 2022
- P&C Committee Update November 8, 2022
- ET Briefing #4 (Recommended Alt.) December 6, 2022
- WG Meeting #5 (Phase 2 Eval.) December 1, 2022
- WG Meeting #6 (Space Plans) December 22, 2022
- ET Briefing #5 (Open Office, Space Plans) January 3, 2023
- WG Meeting #7 (Open Office, Space Plans) January 9, 2023
- WG Meeting #8 (Final Meeting) February 2, 2023
- P&C Committee February 7, 2023
- WG Meeting #9 (Regroup Meeting) March 31, 2023
- P&C Committee April 11, 2023
- Board of Trustees (Trans. to Design) April 13, 2023
- **Basis of Design Report** **May 2023**

Next steps for the project are listed below:

- **Transition to Design** **June 2023**