

## COMMITTEE MEMBERS

### Trustees

Art Sperber, Chair  
Shaun Carey, Vice Chair  
Joel Grace, Member  
Cortney Young, Member  
Kitty Jung, Alternate  
Carol Chaplin, Alternate

### Staff Liaison

Gary Probert, Chief Planning &  
Construction Officer



## PRESIDENT/CEO

Daren Griffin, A.A.E.

## CHIEF LEGAL COUNSEL

Ian Whitlock

## BOARD CLERK

Lori Kolacek

## AGENDA

### Planning & Construction Committee

**Tuesday, September 12, 2023 | 9:30 AM**

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

**Reno-Tahoe International Airport, 2001 E. Plumb Lane, Reno, NV**

**Administrative Offices, Second Floor**

### Notice of Public Meeting

Meetings are open to the public and notice is given pursuant to [NRS 241.020](#).

This meeting will be livestreamed and may be viewed by the public at the following link:

**Watch on Zoom:** <https://us02web.zoom.us/j/86158344370> (Webinar ID: 861 5834 4370)

### Accommodations

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

### Public Comment

Anyone wishing to make public comment may do so in person at the Board meeting, or by emailing comments to [lkolacek@renoairport.com](mailto: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.

### Posting

This agenda has been posted at the following locations:

1. RTAA Admin Offices, 2001 E. Plumb
2. [www.renoairport.com](http://www.renoairport.com)
3. <https://notice.nv.gov/>

### Supporting Materials

Supporting documentation for this agenda is available at [www.renoairport.com](http://www.renoairport.com), and will be available for review at the Board meeting. Please contact the Board Clerk at [lkolacek@renoairport.com](mailto:lkolacek@renoairport.com), or (775) 328-6402 for further information.

## **1. INTRODUCTORY ITEMS**

- 1.1 Call to Order
- 1.2 Roll Call

## **2. PUBLIC COMMENT**

## **3. APPROVAL OF MINUTES**

- 3.1 August 8, 2023, Planning & Construction Committee meeting

## **4. INFORMATION, DISCUSSION AND/OR POSSIBLE ACTION ITEMS**

- 4.1 Automated Exit Lane Construction Contract

## **5. ITEMS RECOMMENDED FOR CONSIDERATION BY THE FULL BOARD ON SEPTEMBER 14, 2023**

- 5.1 Board Memo No. 09/2023-59: Request for authorization to execute a multi-year Professional Services Agreement for Construction Manager at Risk Pre-construction Services with Holder / Q&D Joint Venture for the New Gen B&C Project at Reno-Tahoe International Airport in the not-to-Exceed amount of \$2,745,000 (*for possible action*)
- 5.2 Board Memo No. 09/2023-60: Request for authorization to accept a pending FAA Voluntary Airport Low Emissions, Airport Improvement Grant Offer, and upon acceptance, execute a Construction Contract for the Pre-Conditioned Air and Ground Power Unit Replacement Project at the Reno-Tahoe International Airport, with Q&D Construction, LLC in the amount of \$6,903,768 and authorize an Owner's Contingency in the amount of \$200,000 (*for possible action*)

## **6. AIRPORT PROJECT UPDATES and INFORMATION**

- 6.1 Ticketing Hall
- 6.2 MoreRNO
- 6.3 New Gen B&C
- 6.4 Engineering & Construction Project Schedule
- 6.5 Monthly Project Status Report
- 6.6 Administrative Award of Contracts (Expenditures)

## **7. MEMBER COMMENTS, QUESTIONS AND REQUESTS**

## **8. PUBLIC COMMENT**

## **9. ADJOURNMENT**

## COMMITTEE MEMBERS

### Trustees

Art Sperber, Chair  
Carol Chaplin, Vice Chair  
Shaun Carey, Member  
Richard Jay, Alternate

### Staff Liaison

Gary Probert, Chief Planning &  
Construction Officer



## PRESIDENT/CEO

Daren Griffin, A.A.E.

## CHIEF LEGAL COUNSEL

Ian Whitlock

## BOARD CLERK

Lori Kolacek

**--DRAFT--**

## MINUTES

### Planning & Construction Committee

Tuesday, August 8, 2023 9:30 AM

Reno-Tahoe International Airport, 2001 E. Plumb Lane, Reno, NV

Administrative Offices, Second Floor

#### 1. INTRODUCTORY ITEMS

The meeting was called to order at 9:40 a.m.

Roll was taken by the Clerk of the Board. A quorum was present.

MEMBERS PRESENT: Art Sperber, Carol Chaplin, Shaun Carey

#### 2. PUBLIC COMMENT

None.

#### 3. APPROVAL OF MINUTES

**Motion:** Approve minutes of the June 6, 2023, Planning & Construction Committee meeting

**Moved by:** Shaun Carey

**Seconded by:** Carol Chaplin

**Vote:** Motion passed unanimously

#### 4. INFORMATION, DISCUSSION AND/OR POSSIBLE ACTION ITEMS

None.

#### 5. ITEMS RECOMMENDED FOR CONSIDERATION BY THE FULL BOARD ON AUGUST 10, 2023

- 5.1 Board Memo 08/2023-52:** Consideration to authorize the President/CEO to execute a multi-year Professional Services Agreement for Airline Technical Representative Services with AvAirPros for the New Gen B&C Project at Reno-Tahoe International Airport in the Not-to-Exceed amount of \$3,395,070 (*for possible action*)

This item was presented by Bennett Sloan, Executive Program Manager. After discussion, the Committee took the following action:

**Motion:** Recommend that this item be presented to the full Board on August 10, 2023, for consideration and approval of the proposed motion: *Authorize the President/CEO to execute a multi-year Professional Services Agreement for Airline Technical Representative Services with AvAirPros for the New Gen B&C Project at Reno-Tahoe International Airport in the Not-to-Exceed amount of \$3,395,070*”

**Moved by:** Shaun Carey

**Seconded by:** Carol Chaplin

**Vote:** Motion passed unanimously

**5.2 Board Memo 08/2023-53:** Consideration of President/CEO to execute a Construction Contract for the Air Cargo Way Reconstruction Project at Reno-Tahoe International Airport, with Sierra Nevada Construction, Inc. accepting the Base Bids 1, 2 & 3, and Bid Alternates 1 & 2 in the amount of \$1,356,007 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, the Committee took The following action:

**Motion:** Recommend that this item be presented to the full Board on August 10, 2023, for consideration and approval of the proposed motion: *“Authorize the President/CEO to execute a Construction Contract for the Air Cargo Way Reconstruction Project at Reno-Tahoe International Airport, with Sierra Nevada Construction, Inc. accepting the Base Bids 1, 2 & 3 and Bid Alternates 1 & 2 in the amount of \$1,356,007 and authorize an Owner’s Contingency in the amount of \$200,000”*

**Moved by:** Shaun Carey

**Seconded by:** Carol Chaplin

**Vote:** Motion passed unanimously

## **6. AIRPORT PROJECT UPDATES**

### **6.1 Ticketing Hall**

An update on the Ticketing Hall project was given by Amanda Twitchell, Sr. Project Manager.

### **6.2 MoreRNO**

An update on the New Gen B&C Design, New Gen B&C CMAR and the HQ Design projects was presented by Bennett Sloan, Executive Program Manager.

### **6.3 Engineering & Construction Project Schedule**

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



## **7. INFORMATIONAL ITEMS *(provided for reference only)***

### **7.1 Administrative Award of Contracts (Expenditures)**

### **7.2 Monthly Project Status Report**

There was no discussion on these items.

## **8. MEMBER COMMENTS, QUESTIONS AND REQUESTS**

None.

## **9. PUBLIC COMMENT**

None.

## **10. ADJOURNMENT**

The meeting was adjourned at 9:40 a.m.

# Board Memorandum

09/2023-59

**In Preparation for the Regular Board Meeting on September 14, 2023**

**Subject:** Request for authorization to execute a multi-year Professional Services Agreement for Construction Manager at Risk Pre-construction Services with Holder / Q&D Joint Venture for the New Gen B&C Project at Reno-Tahoe International Airport in the not-to-exceed amount of \$2,745,000

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## STAFF RECOMMENDATION

Staff recommends that the Board adopt the Proposed Motion stated below.

## BACKGROUND

This is the first of several contracts necessary to accomplish the new concourse construction which the Board recently approved, in concept. Pre-construction services are required during the design and early construction phases of the New Gen B&C project.

The purpose of the Construction Manager at Risk (CMAR) Pre-construction Services is for the CMAR to work hand-in-hand with the Architect throughout the design phase of the New Gen B&C project(s).

The selection process was as follows:

- A formal request for proposal (RFP) was released May 9, 2023 and a pre-proposal meeting held on site with interested parties May 19, 2023.
- Statements of Qualifications (SOQs) were due June 21, 2023 and RTAA received 4 SOQs from qualified firms.
- SOQs were reviewed by the selection committee and 2 firms were shortlisted for interview.
- Both firms were interviewed on August 7, 2023
- The selection committee consisted of 3 RTAA employees, 1 Board of Trustees Member and the AAAC Representative.
- One firm was unanimously selected as the most responsive and best qualified.

## DISCUSSION

The pre-construction services contract is to engage the CMAR to work hand-in-hand with the Architect (Gensler) throughout the design phase of the New Gen B&C projects: Concourses B & C, South Remain Overnight Apron and Central Utility Plant; with a view to ultimately provide multiple Guaranteed Maximum Price (GMP) amendments for the actual construction costs.

As noted above, the period of time for pre-construction services represents the design and early construction phases of the New Gen B&C project.

The scope of work in this pre-construction phase is for the CMAR to provide the following services:

- Phasing of construction, working closely with the architect to plan out the most efficient, least disruptive means of building the components.
- Constructability reviews of documents as design progresses
- Construction cost estimating and validation or reconciliation of budgets
- Developing a strategic procurement plan
- Subcontractor outreach and education
- Value engineering
- Critical path scheduling
- Providing regular updates and report to RTAA

#### **FISCAL IMPACT**

The successful CMAR submitted a pre-construction services cost proposal in the amount of \$2,745,000.

#### **COMMITTEE COORDINATION**

Planning and Construction Committee

#### **PROPOSED MOTION**

“Move to authorize the President/CEO to execute a multi-year Professional Services Agreement for Construction Manager at Risk Pre-construction Services with Holder / Q&D Joint Venture for the New Gen B&C Project at Reno-Tahoe International Airport in the amount of \$2,745,000.

# Board Memorandum

09/2023-60

## In Preparation of the Regular Board Meeting on September 14, 2023

**Subject:** Request for authorization to accept a pending FAA Voluntary Airport Low Emissions, Airport Improvement Grant Offer, and upon acceptance, execute a Construction Contract for the Pre-Conditioned Air and Ground Power Unit Replacement Project at the Reno-Tahoe International Airport, with Q&D Construction, LLC in the amount of \$6,903,768 and authorize an Owner's Contingency in the amount of \$200,000

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### STAFF RECOMMENDATION

Staff recommends approval of the Proposed Motion stated below.

### BACKGROUND

This item concerns the pending receipt of an FAA air pollutant reduction grant, and the application of those funds to an equipment upgrade project.

The FAA's Voluntary Airport Low Emissions (VALE) program is a national program designed to reduce all sources of airport ground emissions. The VALE grants are for commercial airports located in compromised air quality areas of the country to help airport sponsors meet their state-related air quality responsibilities under the Clean Air Act. The RTAA has applied for and will receive VALE grant funds to replace pre-conditioned air (PCA) equipment and ground power units (GPUs) at each of the RNO passenger boarding bridges. The existing PCAs and GPUs were originally installed between 2004 and 2007 and will be between 17 and 20 years old at the time of replacement. They are at or near their end of life. Refrigerant and parts costs have increased substantially. The replacement units will use new, safer refrigerants, have readily available parts, and use less power. As part of the VALE project, electrical submeters will be installed on all Passenger Boarding Bridges, PCAs, and GPUs to allow tracking and billing for electrical usage, if deemed appropriate in the future.

### DISCUSSION

Each of the 23 existing passenger boarding bridges have a PCA and a GPU on them. The PCA is a system to introduce fresh conditioned air into the aircraft cabin while the aircraft is parked at the gate. The air is filtered, heated, or cooled and moisture is removed prior to the delivery to the aircraft. They are similar to large air conditioners that heat and cool the air for the aircraft. The GPU is a device attached to the passenger boarding bridge that provides electrical power to aircraft while they are on the ground at their gate. The electricity is used to run the lights, air conditioning, avionics, maintenance, cleaning, and other activities. The new PCAs and GPUs are attached to the

passenger boarding bridges and will be relocated to the new concourses for the New Gen B&C project.

The VALE program is a national program designed to reduce all sources of airport ground emissions. The VALE grants are for commercial airports located in compromised air quality areas of the country to help airport sponsors meet their state-related air quality responsibilities under the Clean Air Act. The application for the grant must show a reduction in emissions for the benefit of the local air quality.

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 by Q&D Construction, LLC. See Table 1 for a summary.

**Table 1 – Bid Recap**

Description	Cost
Engineer's Estimate (based on Pre-application)	\$6,622,000
Q&D Construction	\$6,903,768

Q & D Construction, LLC, a local general contractor, has completed projects throughout Nevada, California, and many west coast states. Their commercial project experience includes airport terminals, airport expansion projects, warehousing, commercial, retail, medical, and civil work. They have successfully completed numerous projects for the RTAA over the past 20 years. Q&D employs approximately 600 – 900 employees depending on workload.

### **FISCAL IMPACT**

The FAA VALE Grant is for the replacement of 23 PCAs and 23 GPUs. The grant reimburses the RTAA with 93.75% of the construction costs, with the RTAA paying the remaining 6.25% cost. The VALE AIP grants are for commercial airports. RNO entitlements and discretionary allotments are not affected by acceptance of a VALE grant. The final application has been approved by the FAA. Summary is given below in Table 2:

**Table 2 – Costs & Funding**

Description	Cost	Primary Funding Source
Design Fees	\$86,000	RTAA 2021-22 CIP
Application Fees	\$34,900	RTAA 2021-22 CIP
Other Direct Cost	\$10,000	FAA AIP VALE Grant
<b>Construction</b>	<b>\$6,903,768</b>	<b>FAA AIP VALE Grant</b>
Project Inspection Fees	\$270,000	FAA AIP VALE Grant
Demolition	(\$217,034)	Not eligible
Total Grant Eligible	\$7,087,634	-

Grant Portions		
FAA AIP VALE Grant Portion	\$6,644,657	FAA AIP VALE Grant
RTAA Grant Portion	\$442,977	General Fund
Total	\$7,087,634	-
RTAA O&M		
Demolition	\$217,034	General Fund
<b>Owner's Contingence</b>	<b>\$200,000</b>	<b>General Fund</b>
RTAA Total O&M	\$417,034	General Fund
Total Project Costs		
Total Project Cost	\$7,504,668	-
FAA AIP Vale Grant Portion	\$6,644,657	FAA AIP VALE Grant
RTAA Portion	\$860,011	General Fund

**COMMITTEE COORDINATION**

Planning and Construction Committee

**PROPOSED MOTION**

“Move to authorize the President/CEO to accept a pending FAA Voluntary Airport Low Emissions, Airport Improvement Grant offer, and upon acceptance of the grant, execute a Construction Contract for the Pre-Conditioned Air and Ground Power Unit Replacement Project at the Reno-Tahoe International Airport, with Q&D Construction, LLC in the amount of \$6,903,768 and authorize an Owner's Contingency in the amount of \$200,000”.

[illegible]

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

**ENGINEERING PROJECTS**

**RENO-STEAD AIRPORT PROJECTS**

**Taxiway Alpha and Adjoining Aircraft Parking Apron Rehabilitation**

This project consists of 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 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. The FAA AIP & AIG grants have been received. **All major construction activities have been completed. Supply chain issues have delayed the LED lighting upgrades and will be completed after air races.**

Phase 4 – The following are project milestones:

- |                         |                |
|-------------------------|----------------|
| • Issue for Bid         | March 2023     |
| • Bids Opened           | March 23, 2023 |
| • Board Approval        | April 13, 2023 |
| • Change Order No. 1    | May 18, 2023   |
| • Start of Construction | June 26, 2023  |

Phase 4 – The following are the next steps:

- |                          |                         |
|--------------------------|-------------------------|
| • Substantial Completion | <b>October 23, 2023</b> |
|--------------------------|-------------------------|

**RENO-TAHOE INTERNATIONAL AIRPORT PROJECTS**

**RNO Pavement Maintenance Project – 2023**

The RNO Pavement Maintenance Project – 2023 is slurry sealing six RTAA owned parking lots and patching one. The parking lots include Pro Collision, Airport Mini Storage, Fed Ex, Crew Lot, GAOB Lot, and the State Motor Pool.

The project was designed and put out to bid by RTAA Staff on May 31, 2023, with Intermountain Slurry Seal Inc. as the low bidder. Contracts were signed on June 29 with construction began in July.



The following are project milestones:

- |                           |                 |
|---------------------------|-----------------|
| • Bids Advertised         | May 31, 2023    |
| • Bid Opening             | June 9, 2023    |
| • Notice for Construction | June 30, 2023   |
| • Start of Construction   | Mid - July 2023 |

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

- |                    |                       |
|--------------------|-----------------------|
| • Construction     | July - September 2023 |
| • Project Closeout | November 1, 2023      |

### **RNO Airside Pavement Maintenance Project – 2023**

The RNO Airside Pavement Maintenance Project – 2023 is slurry sealing of runway 8/26 shoulders and Taxiway Lima shoulders. There are two bid alternates included in the bid to slurry the east lighting vault pavement and the central disposal facility pavement.

The project was designed and put out to bid by RTAA Staff as an informal quote on July 18, 2023.

The following are project milestones:

- |                   |               |
|-------------------|---------------|
| • Bids Advertised | July 18, 2023 |
|-------------------|---------------|

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

- |                    |                  |
|--------------------|------------------|
| • Bid Opening      | August 3, 2023   |
| • Construction     | September 2023   |
| • Project Closeout | December 1, 2023 |

### **Ticketing Hall Expansion Project (Part of the MoreRNO Program)**

**The expansion is largely enclosed with the majority of the curtainwall constructed. The entry portals have been framed and all but one door has been installed. Ceiling grid installation in the public area is almost complete and the light fixtures and mechanical diffusers have begun to be installed. Painting and the installation of wallcovering has begun on the interior framed spaces.** The installation of terrazzo in the lobby floor phase 1 work began on July 26th and **is on schedule to be completed in mid-September. Lobby Terrazzo phase 2 will begin in mid-September and is anticipated to be completed in late October.** 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 Area**

The project consists of reconstruction of the Portland Cement Concrete (PCC) Taxiway (TWY) B on either side of Runway 8/26, and 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.

The low responsive bidder is Granite Construction and was approved at the May Board meeting. The FAA AIP grant has been awarded, and funding has been received. Contract with Granite is finalized and construction is anticipated to begin mid-September.

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 18, 2023      |

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

- |                      |               |
|----------------------|---------------|
| • Begin Construction | Mid-September |
|----------------------|---------------|

### **Air Cargo Way Lift Station Project**

The lift station located in Air Cargo Way that serves the Air Cargo building and FedEx building was failing and in need of replacement. The lift station was relocated outside of the road to allow safer access to the lift station when needing maintenance.

Farr Construction was deemed the low responsive bidder and is substantially complete with work. A change order was approved last month for the contractor to purchase and install a new electrical fuse. The project will be complete with the installation of the fuse this month.

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  |
| • Emergency Generator Install | July 2023         |

The next steps listed below:

- |             |             |
|-------------|-------------|
| • Close out | August 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.

Q&D was awarded the project at the April Board meeting. Change order #2 was presented to the Board in June to add in the canopy portion of the project. **Construction of Phase 1 (east side of Loop Road) began late July in front of the baggage claim area with bollards being laid out.**

The following are project milestones:

- |                       |                   |
|-----------------------|-------------------|
| • Design Completed    | December 19, 2022 |
| • Bidding Advertising | January 11, 2023  |
| • Bid Opening         | February 8, 2023  |
| • Board Approval      | April 13, 2023    |
| • Construction Start  | July 2023         |

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

- |                               |               |
|-------------------------------|---------------|
| • Phase 1 completion estimate | November 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 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. was awarded the construction contract at the August 11, 2022, board meeting. The contractor took measurements onsite and began the procurement process in September 2022, and construction began in mid-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   |
| • Notice Procurement           | September 2022    |
| • Start of Construction        | April 10, 2023    |

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

- |                                      |                    |
|--------------------------------------|--------------------|
| • Switchover to west side escalators | September 21, 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.

The low responsive bidder was Sierra Nevada Construction (SNC). Sierra Nevada Construction, construction contract was approved at the May 2023 board meeting. Construction is underway and set to be finished November 2023. **Paving has been completed and landscaping is underway.**

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      |
| • Start of Construction          | July 5, 2023      |

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

- |                          |                  |
|--------------------------|------------------|
| • Substantial Completion | November 1, 2023 |
|--------------------------|------------------|

### **Air Cargo Way Reconstruction Project**

The Air Cargo Way Reconstruction Project is an existing roadway being reconstructed that is approximately 900 feet long along with the entrance to the purchasing lot. Both areas tie into Vassar Street to the north and provide access for freight deliveries to the air cargo tenants and the RTAA purchasing office. The Air Cargo Way Reconstruction Project consist of the removal and repaving of the roadway areas along with making site access improvements and repairing damaged curb gutter and sidewalk.

The project was advertised for bid on July 5, 2023, with bid openings scheduled on July 26, 2023. The construction contract is anticipated to be brought to the August board meeting.

The following are project milestones:

- |                         |                        |
|-------------------------|------------------------|
| • Bids Advertised       | July 5, 2023           |
| • Bid Opening           | July 26, 2023          |
| • <b>Board Approval</b> | <b>August 10, 2023</b> |

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

- |                             |                           |
|-----------------------------|---------------------------|
| • <b>Construction Start</b> | <b>September 11, 2023</b> |
|-----------------------------|---------------------------|

### **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 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 **September** 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 | September 14, 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 ADMs current office location to anywhere on the airfield or landside requires the ADMs 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.

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 low responsive bidder was Reyman Brothers and was awarded by the Board at the January 12, 2023, meeting. Contractor began construction March 15, 2023. Based upon some changes in the field at both buildings, the anticipated completion has changed to mid-September 2023. Due to supply chain issues of HVAC equipment, overall completion is anticipated to be end of October to beginning of November.

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 | Mid-October 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.

MSM was the low bidder for production of the millwork and approved by the board at the March 9, 2023, meeting. Q&D was the low bidder for the electrical/data improvement along with installation of the millwork was approved by the CEO. The millwork installation for the Shared Use cannot be installed before the Ticketing Hall counters are complete. In coordinating these projects, millwork for eight Shared Use stations have been installed. The remaining twelve will be installed by the end of July. Millwork for the Gate Counters and Gate Podiums in the Concourses are in production. Q&D will begin installation in mid-July with anticipated completion in early August. All ticket counter millwork in the Ticketing Hall for Shared Use has been completed. Concourse Gate Counters and Podium installation starts in August.

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 |

- |                                    |                    |
|------------------------------------|--------------------|
| • Ticketing Hall Counter Retrofits | End of July 2023   |
| • Gate Counters & Podiums          | Mid-September 2023 |

### **New Gen B&C (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.

Design has kicked-off and RTAA staff are meeting weekly with the design team. Stakeholder visioning sessions have occurred along with workshops on sustainability and resiliency.

Programming **workshops with the RTAA, Airlines, and concessions began in August. The CMAR solicitation process began in May with the release of the RFP. We received four (4) SOQs on June 21<sup>st</sup> and the selection committee shortlisted two (2) for interviews. Interviews were held on August 7<sup>th</sup> and the selection for Pre-construction services was made. The recommendation is being brought to the Board at the September Board meeting for authorization to award.**

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  |
| • 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 Contract Awarded June 20, 2023
- Design PSA Board Approval (Pt. 2) August 2023
- CMAR Evaluations & Negotiations July – August 2023
- 

Next steps for the project are listed below:

- CMAR Recommendation to Board September 14, 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. The Runway opened for departure flights on June 15, 2023 and for arrivals on August 4, 2023. **Staff continually monitors the remediation results and logs all results on a daily basis.**

## **PLANNING PROJECTS**

### **RTAA Geographic Information System (GIS) Master Plan, Phase 1**

A Notice to Proceed was issued on July 24, 2023, for the RTAA GIS Master Plan, Phase 1, in the amount of \$64,600, to Michael Baker International (MBI). MBI has provided on-call GIS support services for the RTAA for the last **four (4)** years.

The goals of the GIS Master Plan, Phase 1 are to define the current geospatial “footprint” for the RTAA and to identify an implementation plan that supports future GIS use in a manner that achieves improved system and data maintenance and modernization.

The scope of work for Phase 1 includes compiling an inventory of all geospatial data and applications used throughout the organization and planned for the near-term, including where data is hosted, the type of data used by specific applications, and the application architecture and support. The scope of work also includes recommending a formal Enterprise Implementation Plan that will include system architecture diagrams, specification documents, and a technical roadmap for deployment that shows how the GIS should be positioned within IT infrastructure and the hardware, software, and resources needed for the new architecture. The final deliverable of Phase 1 is a GIS System Architecture and Deployment Plan.

**In August 2023, the project team identified internal stakeholders to participate in one of two working groups – a Technical Working Group, consisting of GIS and TIS staff, and an End User Working Group, consisting of application-related subject matter experts and/or GIS power users. Additionally in August, the project scope, process, and timeline was presented to the Executive Team for feedback.**

The following are project milestones:

- Notice to Proceed for Study July 24, 2023
- **Executive Team Briefing #1 August 29, 2023**



Next steps for the project are listed below:

- **Initial Working Group Meetings**
- **Inventory Development**

**September – October 2023**

**September – October 2023**

Depending on the recommendations of the GIS Master Plan, Phase 1 and pending funding availability, Phase 2 of the RTAA GIS Master Plan is tentatively scheduled to begin in July 2024.

# Administrative Report

**Date:** September 12, 2023

**Subject:** Administrative Award of Contracts (Expenditures) Pursuant to Resolution No. 557 - September 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.

**Agreements and POs in Excess of \$25,000**

<b>Date</b>	<b>Name of Company</b>	<b>Dollar Amount</b>	<b>Description</b>	<b>Funding Source</b>	<b>Department / Division</b>
08/02/23	Theodore Robins, Inc	\$65,325.00	A PO was issued for 1 Ford transit passenger shuttle.	FY24 O&M	Landside
08/02/23	Team Ford LLC	\$42,450.25	A PO was issued for 1 Ford Ranger crew cab.	FY24 O&M	Landside
08/04/23	WTR Electric, Inc.	\$ 149,999.97	A 3-year contract was issued on a T&M basis, not to exceed \$49,999.99 / year, for technology investigations and repairs as needed.	FY24 O&M	Technology & Information Systems
08/08/23	Q&D Construction LLC	\$25,000.00	A Contract/PO was issued for a QTA water-line leak repair.	FY24 O&M	Outside Properties
08/11/23	Axon Enterprise, Inc.	\$96,393.60	A Contract/PO was issued for a 5-year contract for taser bundles, warranty, and certification/instructor course with trade-in of existing equipment. Issued on the basis of a consortium contract pricing utilizing Sourcewell.	FY24 O&M	Police
08/14/23	Tyler Technologies	\$ 76,183.00	A PO was issued for annual SaaS renewals for the Human Resources and Talent Management software (Year 4 of 5).	FY24 O&M	Technology & Information Systems
08/24/23	Incline Technology Consulting, LLC	\$37,467.33	A PO was issued for video components and professional services and installation.	FY24 O&M	Technology & Information Systems
08/25/23	Incline Technology Consulting, LLC	\$29,314.50	A PO was issued for additional switches and components associated with the network switch upgrade.	FY24 O&M	Technology & Information Systems
08/29/23	Regional Air Service Corporation	\$50,000.00	A Contract/PO was issued for annual membership fee.	FY24 O&M	Non-Departmental
08/29/23	Champion Chevrolet Inc	\$ 194,194.52	A PO was issued for 2 Chevrolet Trucks with ballistic panels utilizing the state pricing contract.	FY24 O&M	Police

## Change Orders, Amendments, and Work Orders

Date	Name of Company	Dollar Amount	Description	Funding Source	Department / Division
06/28/23	Granite Construction Company	\$306,044.40	CO#1 to the construction contract for the Taxiway Alpha and Aircraft Apron Reconstruction at RTS was executed for additional asphalt pavement amounts (see attached). Contract total including this CO = \$4,782,520.40.	Special Fund	Engineering & Construction
08/04/23	Reyman Brothers Construction, Inc.	\$6,833.42	CO#5 for the Airfield Admin & Airport Operations Admin Office Remodel Project for additional scope of work to include keypad readers and install (attached). Contract total including this CO = \$1,667,413.50.	FY23 CIP	Engineering & Construction
08/07/23	Q&D Construction	\$13,215.00	CO#2 to the contract for the shared use Phase 1 – Podium installation for additional electrical wiring and installation of GIDs screens and brackets (see attached). Contract total including this CO = \$275,517.00.	FY23 CIP	Engineering & Construction
08/10/23	Michael Baker International, Inc.	(\$35,000.00)	Amendment #1 for the PSA associated with GIS consulting services was a deductive amendment to remove the third-party integrations from scope of work. PSA total including this Amendment = \$35,000.00.	FY24 O&M	Planning & Environmental
08/10/23	R&R Partners, Public Affairs, LLC	\$15,000.00	Amendment #2 for PSA associated with strategic consulting services for ARFF amended for FY24 services on a T&M basis. PSA total including this Amendment = #	FY24 O&M	Operations Admin for ARFF
08/22/23	The Station Inc.	\$12,000.00	A lease contract for the fire apparatus was extended to create coverage until the new Rosenbauer is put into service.	FY24 O&M	ARFF
08/29/23	PFM Financial Advisors LLC	\$15,000.00	Amendment #2 for PSA associated with financial advisory consulting services approved for additional amount on a T&M basis.	FY23 O&M	Finance

**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

**CHANGE  
ORDER**

**Distribution to:**

RTAA PURCHASING ☒  
PM ☒  
CM ☒  
ENGINEER ☒  
CONTRACTOR ☒  
FAA ☒

**Reno-Tahoe Airport Authority**

Reno-Tahoe International Airport  
Reno-Stead Airport  
Box 12490  
Reno, NV 89510



Project: Taxiway Alpha and Aircraft Apron Reconstruction  
Project-Phase 4

Solicitation #: ITB #22/23-25

To: Granite Construction Company  
P.O. Box 2087  
Sparks, NV 89431

Change Order Number 01 (Grant 49-2023)  
Change Order Initiation Date: June 22, 2023  
AIP No. 3-32-0018-49-2023  
Original Contract Date: 6/22/2023

**You are directed to make the following changes in the Contract:**

**Add additional asphalt pavement per the enclosed plan sheet and  
schedule of Values**

**\$306,044.40**

**All other terms, conditions, and requirements not modified herein remain unchanged.**

Not valid until signed by ALL parties. Execution of this Change Order by both Owner and Contractor constitutes a binding agreement and serves as a full accord and satisfaction of any claim, demand, lien, stop notice or further request for compensation, past or present, known or unknown, and/or time extension arising out of or by virtue of the work described above in the Change Order. Contractor's signature indicates agreement herewith, including any adjustments in the Contract Sum or Contract Time.

The Original Contract Sum was.....	\$4,476,476.00
Net Changes by Previously Authorized Change Orders .....	\$0.00
Net Changes by Previously Authorized Contingency Change Orders .....	\$0.00
The Revised Contract Sum Prior to this Change Order was .....	\$4,476,476.00
The Contract Sum will be <b>increased</b> by this Change Order.	\$306,044.40
The new Contract Sum, including this Change Order will be .....	\$4,782,520.40

The Contract Completion date prior to this Change Order was August 23, 2023.  
The Contract Time will not change due to this change order.

**Authorized By:**

**Atkins North America**

Construction Manager  
10509 Professional Cir. Ste 103  
Reno, NV 89521

*Kara Bymers*

By: Kara Bymers

06/22/2023

Date

**Kimley-Horn**

Engineer/Architect  
7900 Rancharra Pky, Ste 100,  
Reno, Nevada 89511

*Heath Hildebrandt*

By: Heath Hildebrandt

6/23/2023

Date

**Granite**

Contractor  
P.O. Box 2087  
Sparks, NV 89431

By: *Paul Shogren*  
PAUL SHOOREN  
6/23/2023

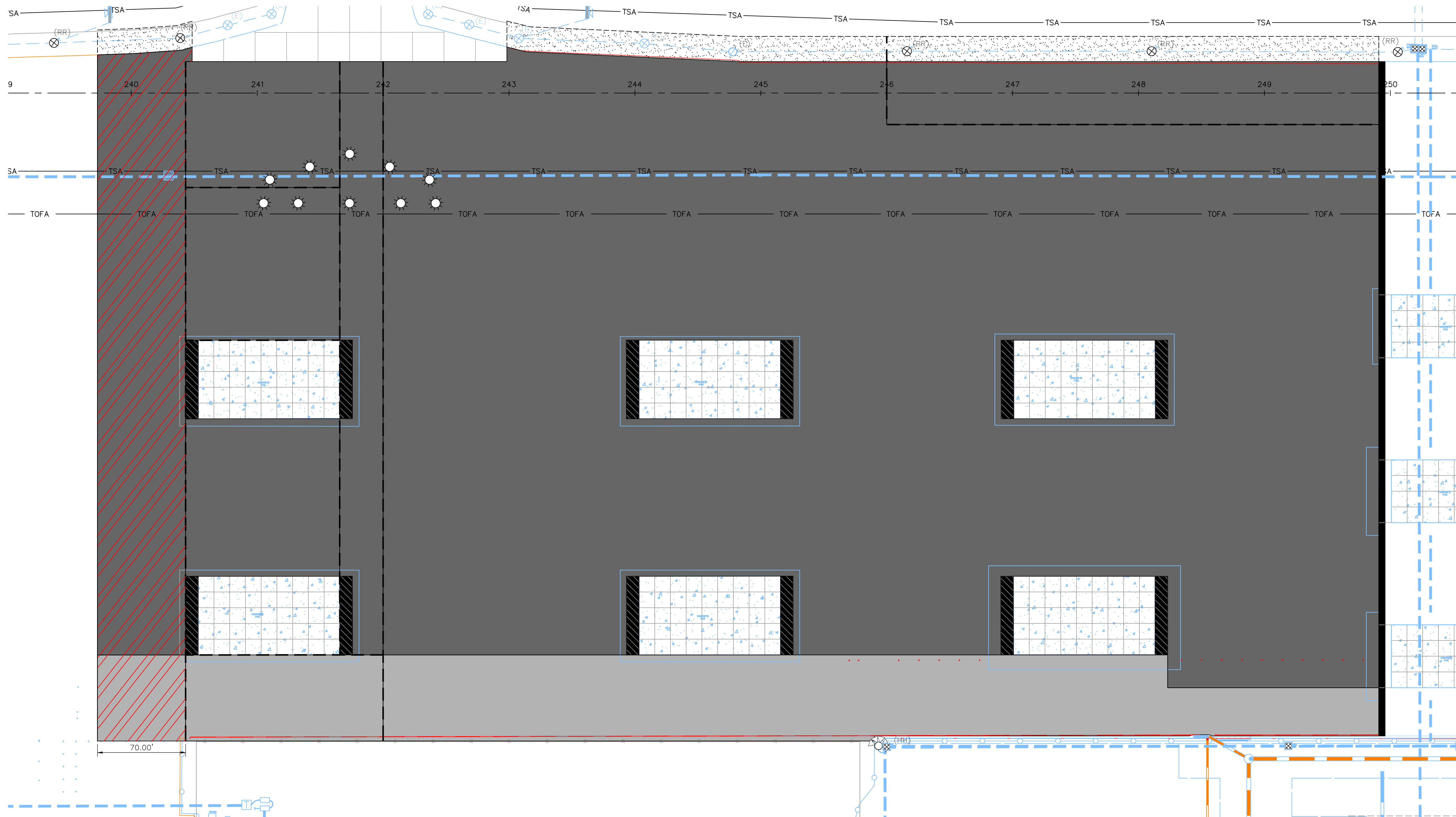
Date

**Reno-Tahoe Airport Authority**



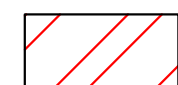
Owner  
P.O. Box 12490  
Reno, NV 89510

By: *Daren Griffin* per HL

Date

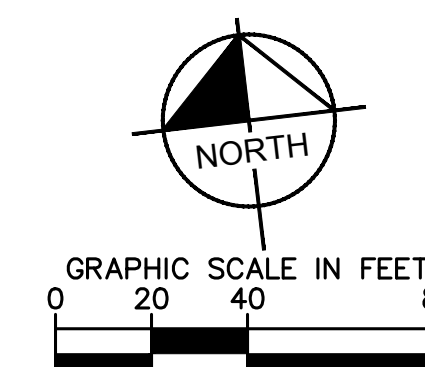


**LEGEND**

-  PROPOSED FULL STRENGTH ASPHALT PAVEMENT
-  PROPOSED LIGHT-DUTY ASPHALT PAVEMENT
-  ADDITIONAL PAVEMENT APPROXIMATION

# RENO-STEAD AIRPORT

## APPROXIMATION OF ADDITIONAL PAVEMENT AREA



DATE: 4/20/2023



OPINION OF PROBABLE CONSTRUCTION COST - Additional Pavement Area						
Item No.	Spec. No.	Item Description	Unit	Quantity	Unit Price	Total
1	P-102-1	Airport Safety and Security	LS	1.0	\$ 60,000.00	\$ 60,000.00
2	P-152-2	Remove, Stockpile, and Re-Install Existing Asphalt Millings (3 Inches Min. Thick)	SY	166	\$ 8.40	\$ 1,394.40
3	P-207-1	Full Depth Recycled (FDR) Asphalt Aggregate Base Course (Cement Treat 4% at 10" depth)	SY	4,260	\$ 17.00	\$ 72,420.00
4	P-401-1	Hot Mix Asphalt (HMA) Pavement (4 Inches Thick)	SY	4,260	\$ 38.50	\$ 164,010.00
5	P-401-2	Hot Mix Asphalt (HMA) Pavement (2 Inches Thick)	SY	80	\$ 19.00	\$ 1,520.00
6	P-620-1	Permanent Reflective Airfield Pavement Markings	SF	340	\$ 5.00	\$ 1,700.00
7	L-100-1	Airfield Electrical Demolition	LS	1	\$ 5,000.00	\$ 5,000.00
					<b>Grand Total</b>	<b>\$ 306,044.40</b>

# RENO-TAHOE AIRPORT AUTHORITY OWNER'S CONTINGENCY CHANGE ORDER

CCO No.

Contractor:

Project:

Solicitation #:



## Summary of Change and List of Attachments:

Contingent Change Order No. 05  
Changes per attached Change Proposal Requests 13, 14, and 15R (attached)

## Owner's Contingency Change Order Summary:

Owner's Contingency Total: \$

Total Previously Authorized: \$

Total Change this CCO: \$  ADD

Remaining Contingency Balance: \$

## Change in Contract Dates:

Original Duration (Days):

Previous Authorization:

This Authorization:  ADD

Revised Contract (Days):

## Contract Summary:

Original Contract: \$

Total Previously Authorized COs \$

Total Previously Authorized CCOs \$

Contract Sum Prior to this CCO \$

Total Change this Authorization: \$  ADD

New Contract Sum Incl this CCO: \$

## Distribution to:

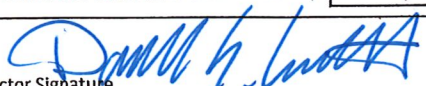
RTAA PURCHASING X

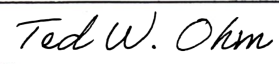
PM X

CM X

ENGINEER X

CONTRACTOR X

Contractor Signature  Date:

Project Mgr Signature  Date:

Contractor Name & Title:

RTAA Project Manager: Ted Ohm, Sr. Facilities Project Manage

N/A  
Construction Mgr Signature Date:

RTAA Mgr Signature Date:

RTAA Mgr Engineering & Construction: Jackie Borman

Engineer/Architect Signature  Date:

Engineer/Architect Name & Title:

Not valid until signed by ALL parties. Execution of this Contingency Change Order by both Owner and Contractor constitutes a binding agreement and serves as a full accord and satisfaction of any claim, demand, lien, stop notice or further request for compensation, past or present, known or unknown, and/or time extension arising out of or by virtue of the work described above in the Contingency Change Order. Contractor's signature indicates agreement herewith, including any adjustments in the Contract Sum or Contract Time.





# CONSTRUCTION

"Committed to Your Success"

GENERAL BUILDING CONTRACTORS

7.6.23

## Change Proposal Request

13

### HOME OFFICE:

151 S. 18TH ST.  
SPARKS, NV 89431  
TEL: 775-356-0150  
FAX: 775-356-0247

Paul Cavin Architect, LLC  
1575 Delucchi Lane  
Reno NV 89502

re: RTAA Duty Manager Office Bldg. Remodel

Dear Paul,

reymanbrothers.com Presenting the following Change Proposal for review and approval.

Provide rigid insulation and FRP panels in storefront at Office 201 in the Airfield  
Maintenance Building

### LICENCES:

NEVADA  
#12481C

CALIFORNIA  
#702410

### RBC:

#### Material:

Glue and misc disposables

Rigid Insulation 2 4'x8'x 1" sheets \$40.80 / sheet plus tax

FRP Panels 2 4'x8' sheets \$65.75 /sheet plus tax

#### Labor

6 man hrs. @ \$109.74 / man hr.

\$136.56

\$81.60

\$131.50

\$658.44

sub-total \$1,008.10

OH&P @ 15% \$151.22

TOTAL ADD \$1,159.32

### CONTRACT TIME ADJUSTED:

NA

Sincerely,

Jace E. Callender  
Project Manager

Approved by: \_\_\_\_\_  
Paul Cavin Design

Date Approved: \_\_\_\_\_



**CONSTRUCTION**

"Committed to Your Success"

GENERAL BUILDING CONTRACTORS

7.11.23

**Change Proposal Request**

**14**

HOME OFFICE:  
151 S. 18TH ST.  
SPARKS, NV 89431  
TEL: 775-356-0150  
FAX: 775-356-0247

Paul Cavin Architect, LLC  
1575 Delucchi Lane  
Reno NV 89502

re: RTAA Duty Manager Office Bldg. Remodel

Dear Paul,

reymanbrothers.com Presenting the following Change Proposal for review and approval.

Replace exist water heaters with ADA compliant water heaters at the Airfield  
Maintenance Office per Clarification #3 (see attached)

**LICENCES:**

EMCOR (see attached)

\$3,119.00

NEVADA  
#12481C

CALIFORNIA  
#702410

sub-total	\$3,119.00
OH&P @ 15%	\$467.85
<b>TOTAL ADD</b>	<b>\$3,586.85</b>

CONTRACT TIME ADJUSTED:

T. B. D.

Sincerely,

Jace E. Callender  
Project Manager

Approved by: \_\_\_\_\_  
Paul Cavin Design

Date Approved: \_\_\_\_\_

July 6, 2023

**22025 Reno-Tahoe International Airport – Airfield Maintenance Office – Clarification #3  
(Delta 4)**

**Clarification 3 – Sheet PA001: Plumbing Legend, Schedules, and Notes**

- Sheet PA001: This sheet has been revised to indicate the ADA compliant Point-of-Use Water Heaters.

**Clarification 3 – Sheet PA201: Plumbing Alterations Water and Utilities Plan – Airfield  
Maintenance Office**

- Sheet PA201: This sheet has been revised to indicate the ADA compliant Point-of-Use Water Heaters.

**Clarification 3 – Sheet EA003: Panel Schedules**

- Sheet EA003: This sheet has been revised to indicate the updated breaker information required for the ADA compliant Point-of-Use Water Heaters.

**Clarification 3 – Sheet EA401: Power Plan**

- Sheet EA401: This sheet has been revised to indicate the updated breaker information required for the ADA compliant Point-of-Use Water Heaters.

**End of Clarification #3**

**Attachments**

**PA001: Plumbing Legend, Schedules, and Notes**

**PA201: Plumbing Alterations Water and Utilities Plan – Airfield Maintenance Office**

**EA003: Panel Schedules**

**EA401: Power Plan**

[illegible]

ITEM NO.	DESCRIPTION
1	INSTANTANEOUS WATER HEATER (INSTANTANEOUS)
2	WATER HEATER WITH LOW VOLTAGE CONTROLLED ELECTRIC TANKLESS WATER HEATER, 3.5 KW, 240 VAC, 15 AMP, 1500 WATT, WITH DISCONNECT SWITCH (1700 BTU OR 2)
3	WATER HEATER WITH WATER HEATER (BREAK ROOM) WATER HEATER WITH LOW VOLTAGE CONTROLLED ELECTRIC TANKLESS WATER HEATER, 3.5 KW, 240 VAC, 15 AMP, 1500 WATT, WITH DISCONNECT SWITCH

	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	3 1/2"	4"
PETURE UNITS (WITHOUT PLUMBING USE)	3	8	18	32	127	273	606	874	1418
PETURE UNITS WITH PINE OR HARD WOOD PLUMBING	*	*	*	*	*	37	141	266	1418

NOTES:  
 1. USE ABOVE DATA ONLY WHEN PIPE SIZES ARE NOT OTHERWISE SPEC'D ON THE DRAWINGS.  
 2. PETURE UNITS ARE LISTED FOR PUBLIC USE IN A UNIFORM PLUMBING CODE.

FUNCTION	PARTICULAR	PHYSICAL	WATER RESISTANCE	VENT	GLASSING SYSTEM	GLASSING SYSTEM	JOINT WATER RESISTANCE
	WATER CLASSIFIED (PM)	W1	4	2	1	1	1
	WATER CLASSIFIED (FAM)	W2	4	2	3	2	2
	SERVICE CLASS	C3	2	2	1	1	1
	LANDSCAPE	L	2	1	1	1	1
	SHED	S1	2	1	1	1	1
	SHOWER	A	2	1	1	1	1
	FLOOR DRAIN	F	2	2	1	1	1
	ELECTRIC WATER COOLING	DW	2	1	1	1	1

NOTES: 1. WATER BARRIER CLASSIFICATION LESS THAN 100 GPM PER HOUR IS NOT CLASSIFIED AS WATER RESISTANT.

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST APPROVED EDITION OF THE U.S. SPEC. URC.
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PAC021	Purchasing Logistics, Zurich, Switzerland & Milan
PAC181	Purchasing Consumer Water & Utilities Plant - Artificial Manufacture China
PAC197	Purchasing Consumer Water & Utilities Plant - Artificial Manufacture China
PAC202	Purchasing Automotive Weld & Unweld Parts - Artificial Manufacture China
PAC222	Purchasing Automotive Wiper Parts - Artificial Manufacture China
PAC271	Purchasing Dairies

[illegible]



**Paul Cavin**  
**Architect LLC**  
 1275 Deane Lane, Suite 120  
 Reno, Nevada 89502  
 office: (775) 244-7023  
 mobile: (775) 842-0221  
 www.paulcavinarchitect.com  
 paul@paulcavinarchitect.com



**ANORTH ASSOCIATES**  
 MECHANICAL ENGINEERS  
 1420 KINGSLEY AVE., SUITE 201  
 RENO, NV 89502  
 TEL: 775-782-2100  
 FAX: 775-782-2101  
 www.anorth.com

**Project**  
 Reno-Tahoe International Airport  
 Airfield Maintenance Office Improvements  
 PWP #WVA-2023-070  
 2001 East Plumb Lane  
 Reno, Nevada 89502

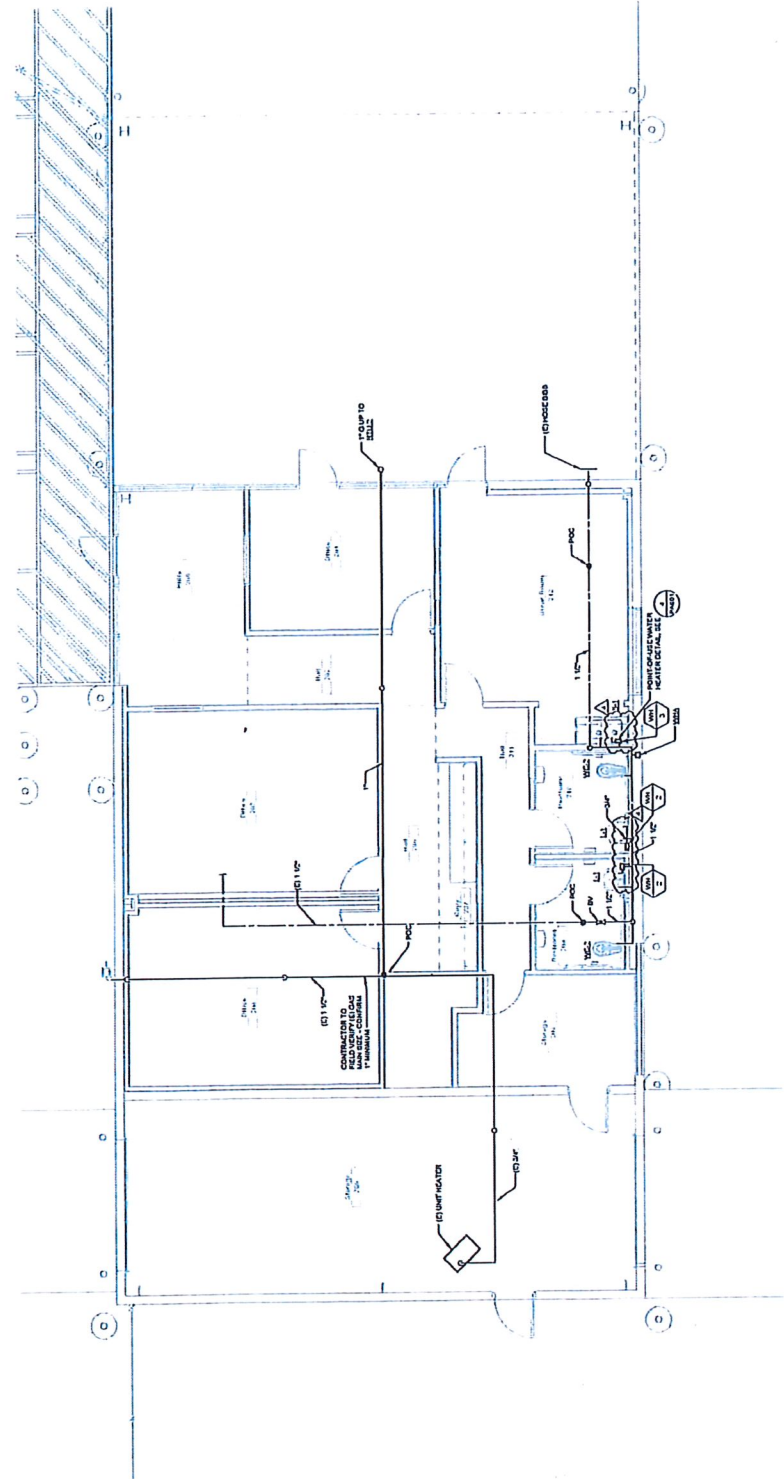
**Revision**

**Drawn by**  
**Checked by**  
**Approved by**  
**Date**

**Scale**  
**Sheet**  
**Total**

**Plumbing Alterations Water & Utilities Plan - Airfield Maintenance Office**

**PA201**



Plumbing Alterations Water & Utilities Plan - Airfield Maintenance Office (1 of 1)  
 SCALE: 1/8" = 1'-0"

**Paul Cavin Architect LLC**  
 1503 Schubert Lane, Suite 120  
 Reno, Nevada 89502  
 office: (775) 284-7082  
 mobile: (775) 842-5111  
 www.paulcavinarchitect.com  
 paul@paulcavinarchitect.com



**PK Electrical, Inc.**  
 Engineering & Construction  
 1503 Schubert Lane, Suite 120  
 Reno, Nevada 89502  
 (775) 284-7082  
 pk@pk-electrical.com

PROJECT

**Reno-Tahoe International Airport**  
 Airfield Maintenance Office Improvements  
 PWP #WVA-2023-070  
 Reno-Tahoe Airport Authority  
 2001 East Plumb Lane  
 Reno, Nevada 89502

Rev	Description	Date
1	Initial Issue	10/26/22
2	Revised per comments	11/02/22
3	Revised per comments	11/02/22
4	Revised per comments	11/02/22
5	Revised per comments	11/02/22
6	Revised per comments	11/02/22
7	Revised per comments	11/02/22
8	Revised per comments	11/02/22
9	Revised per comments	11/02/22
10	Revised per comments	11/02/22

Panel Schedules

Sheet Number  
**EA003**

Panel: (E) PNL H		Location: Hall 211	
Type	Description	Panel	Location
1	120V 15A	1	120V 15A
2	120V 20A	2	120V 20A
3	120V 25A	3	120V 25A
4	120V 30A	4	120V 30A
5	120V 35A	5	120V 35A
6	120V 40A	6	120V 40A
7	120V 45A	7	120V 45A
8	120V 50A	8	120V 50A
9	120V 55A	9	120V 55A
10	120V 60A	10	120V 60A
11	120V 65A	11	120V 65A
12	120V 70A	12	120V 70A
13	120V 75A	13	120V 75A
14	120V 80A	14	120V 80A
15	120V 85A	15	120V 85A
16	120V 90A	16	120V 90A
17	120V 95A	17	120V 95A
18	120V 100A	18	120V 100A
19	120V 105A	19	120V 105A
20	120V 110A	20	120V 110A
21	120V 115A	21	120V 115A
22	120V 120A	22	120V 120A
23	120V 125A	23	120V 125A
24	120V 130A	24	120V 130A
25	120V 135A	25	120V 135A
26	120V 140A	26	120V 140A
27	120V 145A	27	120V 145A
28	120V 150A	28	120V 150A
29	120V 155A	29	120V 155A
30	120V 160A	30	120V 160A
31	120V 165A	31	120V 165A
32	120V 170A	32	120V 170A
33	120V 175A	33	120V 175A
34	120V 180A	34	120V 180A
35	120V 185A	35	120V 185A
36	120V 190A	36	120V 190A
37	120V 195A	37	120V 195A
38	120V 200A	38	120V 200A
39	120V 205A	39	120V 205A
40	120V 210A	40	120V 210A
41	120V 215A	41	120V 215A
42	120V 220A	42	120V 220A
43	120V 225A	43	120V 225A
44	120V 230A	44	120V 230A
45	120V 235A	45	120V 235A
46	120V 240A	46	120V 240A
47	120V 245A	47	120V 245A
48	120V 250A	48	120V 250A
49	120V 255A	49	120V 255A
50	120V 260A	50	120V 260A
51	120V 265A	51	120V 265A
52	120V 270A	52	120V 270A
53	120V 275A	53	120V 275A
54	120V 280A	54	120V 280A
55	120V 285A	55	120V 285A
56	120V 290A	56	120V 290A
57	120V 295A	57	120V 295A
58	120V 300A	58	120V 300A
59	120V 305A	59	120V 305A
60	120V 310A	60	120V 310A
61	120V 315A	61	120V 315A
62	120V 320A	62	120V 320A
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71	120V 365A	71	120V 365A
72	120V 370A	72	120V 370A
73	120V 375A	73	120V 375A
74	120V 380A	74	120V 380A
75	120V 385A	75	120V 385A
76	120V 390A	76	120V 390A
77	120V 395A	77	120V 395A
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79	120V 405A	79	120V 405A
80	120V 410A	80	120V 410A
81	120V 415A	81	120V 415A
82	120V 420A	82	120V 420A
83	120V 425A	83	120V 425A
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85	120V 435A	85	120V 435A
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87	120V 445A	87	120V 445A
88	120V 450A	88	120V 450A
89	120V 455A	89	120V 455A
90	120V 460A	90	120V 460A
91	120V 465A	91	120V 465A
92	120V 470A	92	120V 470A
93	120V 475A	93	120V 475A
94	120V 480A	94	120V 480A
95	120V 485A	95	120V 485A
96	120V 490A	96	120V 490A
97	120V 495A	97	120V 495A
98	120V 500A	98	120V 500A
99	120V 505A	99	120V 505A
100	120V 510A	100	120V 510A

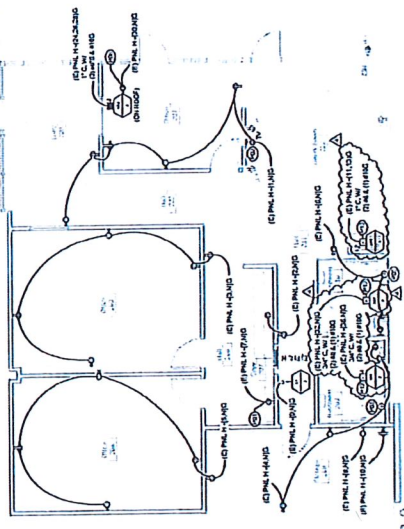
**PANEL SCHEDULES & GENERAL NOTES**  
 1. CONNECT TO AVAILABLE CIRCUIT HAVING SUFFICIENT CAPACITY IF AVAILABLE SPACE IS OCCUPIED AFTER  
 COMPLETION OF WORK UPGRADE PANEL SCHEDULES ACCORDINGLY.

[illegible]

- [illegible]

[illegible]

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1 POWER PLAN  
SCALE: 3/16" = 1'-0"

professional seal

**PK Electrical, Inc.**  
Engineering Design Consulting  
10000 E. 1st Avenue, Suite 100, Denver, CO 80231  
303.751.1111  
pk-electrical.com

<p>Reno-Tahoe International Airport          Airfield Maintenance Office Improvements          PWP #WA-2023-070</p>	<p>Reno-Tahoe Airport Authority          2001 East Plumb Lane          Reno, Nevada 89502</p>
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Power Plan

EA401



Mesa Energy Systems, Inc.  
mesaenergy.com

July 11, 2023

Reyman Brothers Construction  
151 South 18th street  
Sparks, Nevada 89431  
Phone (775) 356-0150  
Fax (775) 356-0247

Attention Mr. Darrell Linscott  
Project Manager  
dlinscott@reymanbrothers.com

Reference RTAA Duty Manager Office Remodel  
GEI Job # 6638 – CE #4

Subject Replace Existing POU Water Heaters

Dear Darrell;

The following are our cost estimates for the replacement of three (3) point of use water heaters, due to ADA infractions. The installed units will be turned over to the Owner. Please see the attached spreadsheet for an explanation of all associated costs.

Total costs for this scope of work.....\$3,119.00  
(Three Thousand One Hundred Nineteen Dollars)

This change estimate is based solely on direct cost elements such as labor, materials and normal markups, and does not include any amount for changes in sequence of work, delays, disruptions, rescheduling, extended overhead, acceleration, wage, material or other escalations beyond the prices upon which this proposal was based, or any other impact costs. The right is expressly reserved, and notice of potential claim is made, for any and all of these and other related items of cost prior to any final payment under this contract.

Please do not hesitate to call us if you have any questions or need any additional information.

*D. Robinson*

Danny Robinson  
Construction / Project Manager  
Office (775) 329-4133  
Cell (775) 690-7181 or (775) 462-8509  
[dannyrobinson@emcore.net](mailto:dannyrobinson@emcore.net)



Las Vegas • Reno • Irvine • Bakersfield • Central Coast • Fresno • Phoenix  
Sacramento • San Diego • San Francisco • Santa Maria • Seattle • Thousand Oaks





GARDNER ENGINEERING, INC.

**Project Name:**

Change Estimate #

Date:

RTAA Duly Manager Office Remodel

### CE #4 Water Heater Replacements

July 11, 2023

Description	Material Quantity	Shop Labor	Field Labor	Unit Cost	Total	Category Total
<b>Materials</b>						
WH-2 - Restrooms	2.00			234.00	468.00	
WH-3 Breakroom	1.00			333.00	333.00	
Misc Connections	3.00			155.00	465.00	
Freight (2 week lead time)	3.00			25.00	75.00	
					-	
						1,341.00
<b>Labor</b>						
Remove and Replace			12.00	105.00	1,260.00	
					-	
**** Existing units to be turned over to owner****					-	
					-	1,260.00
<b>Subcontracts and Other Costs</b>						
*****EXCLUDES AND ELECTRICAL WORK OF ANY KIND*****					-	
					-	
					-	
					-	-
						1,341.00
						-
					8.265%	111.00
						1,260.00
						-
						2,712.00
					15.00%	407.00
						-
						3,119.00



**CONSTRUCTION**

"Committed to Your Success"

GENERAL BUILDING CONTRACTORS

7.25.23

**Change Proposal Request**

**15R**

HOME OFFICE:  
151 S. 18TH ST.  
SPARKS, NV 89431  
TEL: 775-356-0150  
FAX: 775-356-0247

Paul Cavin Architect, LLC  
**1575 Delucchi Lane**  
Reno NV 89502

**re: RTAA Duty Manager Office Bldg. Remodel**

Dear Paul,

reymanbrothers.com Presenting the following Change Proposal for review and approval.

Provide door hardware on exist. Door 100 per reviewed submittal (see attached)

**LICENCES:**

Owner agreed to contribute half of the cost of this CPR

NEVADA  
#12481C

Original amount \$4,174.50 (see attached) divided by 2

**\$2,087.25**

CALIFORNIA  
#702410

sub-total **\$2,087.25**  
OH&P @ 15%

**TOTAL ADD \$2,087.25**

CONTRACT TIME ADJUSTED:  
**T. B. D.**

Sincerely,

Jace E. Callender  
Project Manager

Approved by: \_\_\_\_\_  
Paul Cavin Design

Date Approved: \_\_\_\_\_



**CONSTRUCTION**

"Committed to Your Success"

7.13.23

GENERAL BUILDING CONTRACTORS

**Change Proposal Request**

**15**

HOME OFFICE:  
151 S. 18TH ST.  
SPARKS, NV 89431  
TEL: 775-356-0150  
FAX: 775-356-0247

Paul Cavin Architect, LLC  
1575 Delucchi Lane  
Reno NV 89502

re: RTAA Duty Manager Office Bldg. Remodel

Dear Paul,

reymanbrothers.com

Presenting the following Change Proposal for review and approval.

Provide door hardware on exist. Door 100 per reviewed submittal (see attached)

**LICENCES:**

NEVADA  
#12481C

CALIFORNIA  
#702410

Capital Glass (see attached)

\$3,630.00

sub-total	\$3,630.00
OH&P @ 15%	\$544.50
<b>TOTAL ADD</b>	<b>\$4,174.50</b>

CONTRACT TIME ADJUSTED:

T. B. D.

Sincerely,

Jace E. Callender  
Project Manager

Approved by: \_\_\_\_\_  
Paul Cavin Design

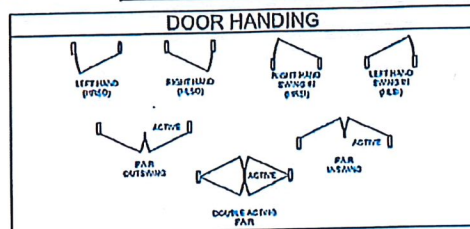
Date Approved: \_\_\_\_\_



## DOOR & HARDWARE SCHEDULE

JOBNAME: Reno Tahoe Airport Duty Managers Office

DOOR MANUFACTURER:	<u>Kawneer</u>	DOOR FINISH:	<u>Dark Bronze Anodized</u>
DOOR TYPE:	<u>Medium Stile</u>	FRAMING TYPE:	<u>Trifab 451T</u>
	<u>10" Bottom Rail</u>	GLASS INFILL:	<u>1" OA - Solarban 70 (#2) on Clr over Clr</u>
DOOR OPENING SIZE:	<u>36" X 84"</u>	ELEVATION REF:	<u>A601</u>
HARDWARE SET:	<u>MFR.</u>	DOOR HANDING:	<u>Left Hand Out Swing (HRSO)</u>
DOOR# :	<u>100A</u>		
DOOR QUANTITY:	<u>1</u>		



DESCRIPTION	QTY	MANUFACTURER	PART#	FINISH
Push/Pulls	1	Kawneer	MFR Standard	Dark Bronze Ano
Continuous Geared Hinge	1	Kawneer	MFR Standard	DarkBronze Paint
Surface Applied Closer	1	Kawneer	MFR Standard	Dark Bronze Ano
Threshold	1	Kawneer	MFR Standard	Dark Bronze Ano

**Existing Door 100:**  
 Per A4/AB102 provide at existing exterior storefront door 100:  
 Panic Pull  
 Continuous Geared Hinge  
 Surface Applied Closer  
 Threshold  
 Rim Panic Device  
 Card Reader  
 Electric Strike

NOTES:



**Change Order Proposal  
Capital Glass, Inc.**

2951 N. Deer Run Road, Ste 1 Carson City, Nevada 89701  
NV Lic. #10139, CA Lic. #811436, AZ Lic. #265620  
Webpage: [www.capitalglassonline.com](http://www.capitalglassonline.com)

Phone: (775) 883-6401  
Fax: (775) 883-6584  
Email: [Jonz@capitalglassnv.com](mailto:Jonz@capitalglassnv.com)

<i>Proposal Submitted To:</i>	<i>Reyman Brothers</i>	<i>Phone:</i>	<i>775.356.0150</i>	<i>Date:</i>	<i>07/13/23</i>
<i>Attention:</i>	<i>Darrell Linscott</i>	<i>Fax/email:</i>			
<i>Street Address:</i>	<i>151 S, 18th Street</i>	<i>Job Name:</i>	<i>RTAA Duty Managers Office</i>		
<i>City, State, Zip:</i>	<i>Sparks, NV</i>	<i>Job Location:</i>	<i>Reno, NV</i>		

**We hereby submit specifications and estimates for:**  
Supply and install Von Duprin 98NL Rim Exit Device with HES 9400 EL Strike at Existing Door #100.

**Total Installed = \$3,630.00**

*Estimated by:* Jon Zalaznik

*Signature:*

Jon Zalaznik

Digitally signed by Jon Zalaznik  
DN: cn=Jon Zalaznik, email=[Jonz@capitalglassnv.com](mailto:Jonz@capitalglassnv.com),  
c=US, o=Capital Glass, Inc., ou=Project  
Management, cn=Jon Zalaznik  
Date: 2023.07.13 10:20:27 -07'00'

*Date:* 07/13/23

**ACCEPTANCE OF PROPOSAL** - The above prices and attached terms and conditions are satisfactory and are hereby accepted. Capital Glass, Inc. is authorized to do the work as specified. Payment will be made as outlined.

*Authorized Signature:* \_\_\_\_\_

*Date:* \_\_\_\_\_

*Printed Name:*

*Bill To:*

**Reyman Brothers**

Subject to the following terms and conditions, Capital Glass, Inc. ("Sub-Contractor") shall complete the Work for the fee stated in the attached Proposal. It is understood that these terms and conditions have been accepted by both Purchaser and Sub-Contractor. To the extent there is a conflict between these terms and conditions and any other document, these terms and conditions shall govern and control. The attached Proposal and these terms and conditions shall collectively be referred to herein as the "Agreement."

1. **Scope of Work.** Sub-Contractor shall furnish all labor, materials, equipment, services, tools, and supplies necessary to complete the Work described in the attached Proposal, the drawings and specifications approved by the Purchaser, and any written orders for changes in the Work issued after execution of this Agreement, if executed by Sub-Contractor and Purchaser (collectively the "Contract Documents").
2. **Information Provided by Purchaser.** Purchaser shall provide Sub-Contractor with all necessary information, requirements, reports, data, surveys and instructions required by this Agreement and Sub-Contractor is entitled to rely upon the accuracy and completeness thereof.
3. **Warranty.** Sub-Contractor warrants to Purchaser for a period of one year from the time of completion of the Work that the materials and equipment furnished under this Agreement will be new and of good quality unless otherwise required or permitted by the Contract Documents, and the Work will be free from defects not inherent in the quality required or permitted by the Contract Documents. This warranty excludes remedy for damage or defect caused by abuse, alterations to the Work not executed by Sub-Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear under normal usage.
4. **Time.** Sub-Contractor confirms that time limits set forth in the Agreement provide a reasonable period for performing the Work. However, Purchaser acknowledges that Sub-Contractor's Work is susceptible to delays due to changes and/or additional items added during the progression of the Project. Sub-Contractor is not responsible for damages arising directly or indirectly from any delays for causes beyond Sub-Contractor's control. For purposes of this Agreement, such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters, shortage or unavailability of building/construction materials, pandemics, or acts of God; fires, riots, war or other emergencies; failure of any government agency to act in a timely manner; failure of performance or untimely performance by Purchaser or Purchaser's contractors or consultants; or discovery of any hazardous substances or differing site conditions.
5. **Governing Law and Jurisdiction.** Sub-Contractor and Purchaser agree that this Agreement and any legal actions concerning its validity, interpretation and performance shall be governed by the laws of the State of Nevada. It is further agreed that any legal action between Sub-Contractor and Purchaser arising out of this Agreement or the performance of the Work shall be brought in Carson City, Nevada.
6. **Billings/Payment.** Unless otherwise set forth in the Proposal, Sub-Contractor shall submit its invoices to Purchaser on a minimum of a monthly basis and Purchaser shall pay all undisputed amounts within thirty (30) days of receipt of an invoice to avoid delay of Sub-Contractor's Work.
7. **Termination/Suspension of Services.** If Purchaser fails to make payment as provided in this Agreement, Sub-Contractor may, upon seven days' written notice to Purchaser, stop the Work under this Agreement until payment of the amount owing has been received, or terminate this Agreement and recover from Purchaser payment for Work executed. Purchaser may, upon seven days' written notice to Sub-Contractor, terminate this Agreement if Sub-Contractor: (a) repeatedly refuses or fails to supply enough properly skilled workers or proper materials, (b) fails to make payment to subcontractors for materials or labor in accordance with the respective agreements between Sub-Contractor and the subcontractors, (c) persistently disregards laws, ordinances, or rules, regulations or orders of a public authority having jurisdiction, or (d) is otherwise guilty of substantial breach of a provision of the Contract Documents.
8. **Force Majeure.** Sub-Contractor will not incur any liability if its performance of any obligation under this Agreement is prevented or delayed by causes beyond its control and without the fault or negligence of either party. Causes beyond a party's control may include, but aren't limited to, acts of God or war, changes in controlling law, regulations, orders or the requirements of any governmental entity, severe weather conditions, civil disorders, natural disasters, fire, epidemics and quarantines, general strikes throughout the trade, and freight embargoes. Sub-Contractor shall notify Purchaser orally within five (5) days and in writing within ten (10) days of the date on which the Sub-Contractor becomes aware, or should have reasonably become aware, that such cause would prevent or delay its performance. Such notification shall (i) describe fully such cause(s) and its effect on performance, (ii) state whether performance under the contract is prevented or delayed and (iii) if performance is delayed, state a reasonable estimate of the duration of the delay. After receipt of such notification, Sub-Contractor may elect either to cancel the Contract or to extend the time for performance as reasonably necessary to compensate for the Sub-Contractor's delay.
9. **Waiver of Consequential Damages.** Purchaser and Sub-Contractor waive consequential damages for claims, disputes or other matters in question arising out of or related to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with this Agreement.
10. **Sole Remedy.** It is intended by the parties to this Agreement that the Purchaser's obligations and Sub-Contractor's Work in connection with this Agreement shall not subject the Purchaser's or Sub-Contractor's individual shareholders, employees, officers or directors to any personal legal exposure for the risks associated with this Agreement. Therefore, and notwithstanding anything to the contrary contained herein, except in the event of fraud, the Purchaser and Sub-Contractor agree that as the sole and exclusive remedy against the other, any claim, demand or suit shall be directed and/or asserted only against the business entities that are the parties to this Agreement and not against any of the Purchaser's or Sub-Contractor's individual shareholders, employees, officers or directors.
11. **Limitation of Liability.** In recognition of the relative risks and benefits of the Project to both the Purchaser and Sub-Contractor, the risks have been allocated such that the Purchaser agrees, to the fullest extent permitted by law, to limit the liability of Sub-Contractor to the Purchaser for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert-witness fees and costs, so that the total aggregate liability of Sub-Contractor to the Purchaser shall not exceed the sum of all payments received by Sub-Contractor under this Agreement. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, except for acts of willful misconduct or unless otherwise prohibited by law.
12. **Attorneys' Fees.** Subject to the Limitation of Liability set forth above, in the event of any dispute between the parties concerning the terms and provisions of this Agreement, the party prevailing in such dispute shall be entitled to collect from the other party all costs incurred in such dispute, including reasonable attorneys' fees.
13. **Independent Contractor.** Sub-Contractor is an independent contractor and shall not in any manner or under any circumstances be construed as Purchaser's agent or employee. Sub-Contractor shall comply with federal, state and local tax laws, social security acts, unemployment compensation acts and workers' compensation acts insofar as applicable to the performance of this Agreement.
14. **Conditions:** Acceptance of this offer by the purchaser shall constitute an order and contract for the purchase of the items described herein. All work to be completed in a workmanlike manner according to standard practices. This proposal is based on information provided by the purchaser. Unless specifically stated, the above proposal is based on an asbestos and lead based paint free worksite. Any alteration from supplied information, to the above specifications, or to our standard exemptions will become an extra charge. Capital Glass shall not be responsible for protection of installed materials, cleaning of glass or metal, or for damage to our materials after installation. Capital Glass shall not be responsible for engineering, sizing, supplying or installing any structural materials. This proposal is based upon adequate anchoring & structural support being provided at perimeter by others. Unless specifically noted by Capital Glass, bonding, shop drawings, special testing, field-testing, electrical work, LEED documentation, non-weatherization caulking, and/or mock-ups are exempted. Capital Glass, Inc. reserves the right to increase the amount of this proposal no less than three percent (3%) in the event a glazing consultant is assigned to the project.

CHANGE  
ORDER

Distribution to:

RTAA PURCHASING ☒  
PM/CM ☐  
ENGINEER ☒  
CONTRACTOR ☒  
FAA ☐

Reno-Tahoe Airport Authority

Reno-Tahoe International Airport  
Reno-Stead Airport  
Box 12490  
Reno, NV 89510



Project: Shared Use Phase 1 Podiums

To: Q&D Construction  
1050 S. 21<sup>st</sup> Street  
Sparks, Nevada 89431

Change Order Number 2

Change Order Initiation Date: August 2, 2023

AIP No. (If Applicable)

Contract Date: April 26, 2023

Additional electrical wiring and installation of GIDS screens and brackets, not on drawings. Please see attached quote.

All other terms, conditions, and requirements not modified herein remain unchanged.

Not valid until signed by ALL parties. Execution of this Change Order by both Owner and Contractor constitutes a binding agreement and serves as a full accord and satisfaction of any claim, demand, lien, stop notice or further request for compensation, past or present, known or unknown, and/or time extension arising out of or by virtue of the work described above in the Change Order. Contractor's signature indicates agreement herewith, including any adjustments in the Contract Sum or Contract Time.

The Original Contract Sum was .....	\$262,302.00
Net Changes by Previously Authorized Change Orders .....	\$0.00
Net Changes by Previously Authorized Contingency Change Orders .....	\$0.00
The Revised Contract Sum Prior to this Change Order was .....	\$262,302.00
The Contract Sum will be increased by this Change Order.REV	\$13,215.00
The new Contract Sum, including this Change Order will be .....	\$275,517.00
The Contract Time will be changed by 90 days	

Authorized

Reno-Tahoe Airport Authority

Owner

P.O. Box 12490

Reno, Nevada 89510

By: Art Rempp

8/7/23  
Date

Reno-Tahoe Airport Authority

Owner

P.O.Box 12490

Reno, Nevada 89510

By: Jackie Borman

8.7.23  
Date

Contractor

Q&D Construction

1050 S. 21<sup>st</sup> Street

Sparks, Nevada 89431

Tyler Allred  
  
Digitally signed by Tyler Allred  
DN: cn=US,  
email=jgabormeth@qandd.com, o=Q&D  
Construction, cn=Tyler Allred  
Date: 2023.08.03.08:13:39-0700

By: Tyler Allred

08/03/2023  
Date

Reno-Tahoe Airport Authority

Owner

P.O. Box 12490

Reno, NV 89510

By: Ted W. Ohm

8.7.2023  
Date

## Proposal

DIV 01 Supervision, Coordination and Management.....	\$2,996.00
DIV 16 Video System Installation.....	\$2,400.00
DIV 16 Electrical/Data .....	\$7,819.00
<b>Total Estimated NTE Construction Cost.....</b>	<b>\$13,215.00</b>

## Scope

- **DIVISION 01**
  - o Superintendent, Office Support, Coordination, Materials and management.
  
- **DIVISION 16**
  - o Electrical & Data install and demo as needed for gates B2, B6, B8, C1, C2 and C7.
  - o B2- move Existing wall duplex, install as quad 14' east. Install 2 wall mount brackets and displays
  - o B6- install 2 ceiling mounts and displays, no electrical
  - o B8- install 2 wall mount brackets and displays, no electrical.
  - o C1- Move Existing Quad on ceiling 16' east. Install 2 ceiling mounts and monitors.
  - o C2- Move existing quad on wall 14' east. Install 2 wall mount brackets and displays
  - o C7- Move quad on ceiling 16' east. Install 2 ceiling mounts and displays.
  - o This proposal reflects Dayshift hours.
  - o QD assumes we will have 3 ceiling mounts and 3 wall mounts.
  - o Airport to provide monitors and brackets.
  
- **Exclusions:**
  - o Permits and Fees.
  - o Owner supplied monitors and Brackets

## Schedule

We estimate upon notice to proceed 2-3 days to install.

## Design Documents

Our Proposal is based upon site walk and drawings provided by Chris Cobb.

Tyler Allred  
Q&D Construction LLC  
Aviation Group – Services  
tallred@qdconstruction.com  
(775) 302-6453

Contractor's License Numbers:  
- Nevada 0008197 AB

