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Gary Probert, Chief Planning &  
Construction Officer



**PRESIDENT/CEO**

Daren Griffin, A.A.E.

**CHIEF LEGAL COUNSEL**

Ian Whitlock

**BOARD CLERK**

Lori Kolacek

**\*\*\* CANCELLATION NOTICE \*\*\***

**AGENDA**

**Planning & Construction Committee**

**The Reno-Tahoe Airport Authority Planning & Construction Committee Meeting scheduled for Tuesday, October 10, 2023 at 9:30 a.m. has been canceled.**

For informational purposes, the following documents are attached:

- [1.](#) Administrative Award of Contracts - Expenditures
- [2.](#) Monthly Project Status Report
- [3.](#) Planning, Engineering & Construction Project Schedule
- [4.](#) More RNO Project Schedule

# Administrative Report

**Date:** October 10, 2023

**Subject:** Administrative Award of Contracts (Expenditures) Pursuant to Resolution No. 557 - September 2023

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## 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

Date	Name of Company	Dollar Amount	Description	Funding Source	Department / Division
09/01/23	Arthur J. Gallaher & Co.	\$49,778.70	A Munis contract was issued for the final year (Year 5 of 5) of the PSA for broker fees associated insurance placement.	FY24 O&M	Finance
09/06/23	Intermountain Slurry Seal, Inc.	\$337,230.00	Bid #23/24-09 was formally issued for the 2023 Airside Pavement Maintenance for RNO with award going to Intermountain Slurry Seal, Inc. as the lowest, most responsive, responsible bidder.	FY23 CIP	Engineering & Construction
09/06/23	Summit Engineering Corporation	\$14,720.00	A PSA was issued for Construction Administration (Work Order) for the Air Cargo Way Reconstruction.	FY24 CIP	Engineering & Construction
09/07/23	Champion Chevrolet Inc.	\$46,563.25	A PO was issued for a 2024 Silverado 1500 Crew Cab Short Bed Pickup utilizing State of NV fleet pricing.	FY24 Fixed Assets	Building Maintenance & Services
09/07/23	Delta Fire Systems	\$44,772.00	A PO was issued for a Novec Clean Agent fire suppression system and installation of same for the Airport Operations Administration Offices Project. The selection of the vendor was the result of an informal bid. Two other vendors (Trophy Peak and Desert Fire) declined to quote.	FY23 CIP	Engineering & Construction
09/07/23	Les Schwab Tire Center	\$30,000.00	A Munis contract was issued for annual contract for tires for the fleet maintenance.	FY24 O&M	Airfield Maintenance
09/12/23	ConvergOne, Inc.	\$47,497.00	A Technical Services Contract was issued for the RTAA's "The Hub" (intranet) upgrade and implementation services.	FY24 O&M	Technology & Information Systems
09/14/23	Keizer Morris International	\$39,125.00	A PO was issued for an asphalt trailer, including all necessary parts and freight.	FY24 Fixed Assets	Airfield Maintenance
09/15/23	Allstar Fire Equipment	\$83,628.00	A PO was issued for Self-Contained Breathing Apparatus (SCBA) after an informal bidding process was completed. Municipal Emergency Services and Safeware were not the lowest, most responsive, responsible bidders.	FY24 Fixed Assets	ARFF
09/20/23	PFM Financial Advisors LLC	\$200,000.00	A 5-year PSA was issued for financial advisory consulting services, including long-term capital planning, evaluating municipal financial products, develop credit rating materials, etc.	FY24 O&M	Finance
09/26/24	Atkins North American, Inc.	\$138,345.00	A PSA was issued for Construction Management Services (Work Order) for the Air Cargo Way project.	FY24 CIP	Engineering & Construction
09/26/24	Western Single Ply	\$60,216.70	A Contract was issued for Hangar #6 Roof Replacement Project at RTS. There was an informal bidding process whereby two other vendors declined to quote (Alpine Roofing and Kodiak Roofing).	FY24 CIP	Engineering & Construction

## Change Orders and Amendments

Date	Name of Company	Dollar Amount	Description	Funding Source	Department / Division
08/04/23	Wood Rodgers, Inc.	\$0.00	Amendment #2 for Construction Administration Services the RWY 16R/34L Project is a no cost amendment to extend the time of performance through June 30, 2024.	FY20 CIP	Engineering & Construction
08/04/23	Atkins North America, Inc.	\$0.00	Amendment #2 for Construction Management Services the RWY 16R/34L Project is a no cost amendment to extend the time of performance through June 30, 2024.	FY20 CIP	Engineering & Construction
08/28/23	Reyman Brothers Construction, Inc.	\$8,584.75	CO#6 for the Airfield Admin & Airport Operations Admin Office Remodel Project for additional scope of work to thermostatic mixing valve (attached). Contract total including this CO = \$1,675,998.25.	FY23 CIP	Engineering & Construction
06/20/23	ServiceTec International, Inc.	\$4,542.86	CO#1 for additional services required for the Common Use Passenger Processing System (CUPPS) project. Contract total including this CO = \$140,496.86.	FY23 CIP	Technology & Information Systems
09/22/23	Intermountain Slurry Seal, Inc.	\$0.00	CO#1 for the 2023 RNO Pavement Maintenance Project for reductions in several items, additional scope of work, and extension contract for additional work by 7 calendar days (attached). Contract total including this CO = \$94,735.02.	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 OWNER'S CONTINGENCY CHANGE ORDER

CCO No.

Contractor:

Project:

Solicitation #:



## Summary of Change and List of Attachments:

Contingent Change Order No. 06  
Changes per attached Change Proposal Requests 16R (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 *Daniel K. Hunt* Date: *8/14/23*

Project Mgr Signature *Ted W. Ohm* Date: *8/18/23*

## Contractor Name & Title:

N/A

Construction Mgr Signature Date:

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

RTAA Mgr Signature Date:

## RTAA Mgr Engineering & Construction: Jackie Borman

Engineer/Architect Signature *Paul Cavin* Date: *8/18/2023*

## Engineer/Architect Name & Title: Paul Cavin, Architect

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

8.14.23

### Change Proposal Request

16R

#### 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,

Presenting the following Change Proposal for review and approval.

Provide and install TMV per attached drawings.

#### LICENCES:

NEVADA  
#12481C

EMCOR (see attached)

\$7,465.00

CALIFORNIA  
#702410

sub-total	\$7,465.00
OH&P @ 15%	\$1,119.75
<b>TOTAL ADD</b>	<b>\$8,584.75</b>

CONTRACT TIME ADJUSTED:

T. B. D.

Sincerely,

Jace E. Callender  
Project Manager

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

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



## Darrell Linscott

---

**From:** Danny Robinson <dannyrobinson@emcor.net>  
**Sent:** Monday, August 7, 2023 2:06 PM  
**To:** Darrell Linscott  
**Cc:** Andrew Bradford; Christopher Pugh; Bob Gardner; Josh Larkin  
**Subject:** RTAA - Duty Manager - Tempering station and water heaters  
**Attachments:** BLD23-04466E\_PLANS\_FINAL\_12-23-2022.pdf; Plumbing Plans Extracted.pdf

Hey D;  
I do not remember the verbal, but.....I will get them coming right away

Also it looks like they inserted a tempering station in the permit set of the plans without letting anybody know or clouding it. It is a large, very expensive station and requires power to it.....It wasn't shown on the bid set, but snuck in on the permit set..... Please see the attached clips of the drawings. I will get to pricing it right away.....

PLEASE NOTE THE NEW EMAIL ADDRESS!!

Thanks and Enjoy your day!!!

Danny Robinson  
Construction Manager  
Email: dannyrobinson@emcor.net  
EMCOR-Nevada / Mesa Energy Systems  
Office: 775-329-4133  
Mobile: 775-462-8509



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## Darrell Linscott

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**From:** Danny Robinson <dannyrobinson@emcor.net>  
**Sent:** Tuesday, August 8, 2023 5:03 PM  
**To:** Darrell Linscott  
**Cc:** Bob Gardner; Andrew Bradford  
**Subject:** RTAA Duty Manager - Tempering Valve  
**Attachments:** SKM\_C250i23080815470.pdf

Darrell;

I also sent a note to the engineer about another item, but also asked him about this.....We really don't need it, in my opinion.....

PLEASE NOTE THE NEW EMAIL ADDRESS!!

Thanks and Enjoy your day!!!

Danny Robinson  
Construction Manager  
Email: dannyrobinson@emcor.net  
EMCOR-Nevada / Mesa Energy Systems  
Office: 775-329-4133  
Mobile: 775-462-8509



*Now part of*



**From:** RenoGardnerC250i@emcor.net <RenoGardnerC250i@emcor.net>  
**Sent:** Tuesday, August 8, 2023 4:48 PM  
**To:** Danny Robinson <dannyrobinson@emcor.net>  
**Subject:** Message from KM\_C250i

This message is for the named person's use only. It may contain confidential, proprietary or legally privileged information. No confidentiality or privilege is waived or lost by any mistransmission. If you receive this message in error, please immediately delete it and all copies of it from your system, destroy any hard copies of it and notify the sender. You must not, directly or indirectly, use, disclose, distribute, print, or copy any part of this message if you are not the intended recipient.

August 8, 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 #7 - **REVISED**

Subject Added Mixing Valve

Dear Darrell;

The following are our cost estimates for the added Thermostatic mixing valve that was scheduled, and submitted, but not shown on the revised permit drawings. Our vendor prepares his quote and submittals directly from the schedule, with no regard to if it is shown or not. We did not include the valve as it wasn't shown or tagged anywhere within the bid drawings. Please see the attached spreadsheet for an explanation of all associated costs.

Total costs for this scope of work.....\$7,465.00  
(Seven Thousand Four Hundred Sixty Five 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)

GARDNER ENGINEERING, INC.

**Project Name:**

Change Estimate #

Date:

### RTAA- Duty Manager Renovation

CE #7 - Added TMV valve - Permit set - REVISED

August 8, 2023

Description	Material Quantity	Shop Labor	Field Labor	Unit Cost	Total	Category Total
<b>Materials</b>						
TMV Valve	1.00			3,519.00	3,519.00	
Freight	1.00			50.00	50.00	
Misc Connections, siesmic, drains	1.00			274.00	274.00	
Misc Valves	1.00			356.00	356.00	
					-	
						4,199.00
<b>Labor</b>						
Plumbers			8.00	115.00	920.00	
					-	
					-	
					-	920.00
<b>Subcontracts and Other Costs</b>						
Misc Insulation	1.00			1,024.00	1,024.00	
					-	
					-	
					-	1,024.00
						4,199.00
						-
					8.265%	348.00
						920.00
						1,024.00
						6,491.00
					15.00%	974.00
						-
						7,465.00



**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: RNO Pavement Maintenance Project (2023)  
Contract #: 320230245

Change Order Number 01  
Change Order Initiation Date: September 22, 2023  
Original Contract Date: June 29, 2023

To: Intermountain Slurry Seal  
1120 Terminal Way  
Reno, Nevada 89502

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

Bid Item 9, Install Handicap Marking (Traffic Paint) (\$50.00)  
• Decrease the estimated quantity of 6 EA to 5 EA  
(1 @ \$50/EA)

Bid Alt #2 Item A-2, Crack Fill GAOB Parking Lot (\$5,500.00)  
• Decrease the estimated quantity of 1 LS to 0 LS  
(1 @ \$5,500/LS)

PCO 01-01, Remove and dispose of existing 6' Concrete curb stops and  
replace with 6' Rubber Car Parking Stop - White Stripe in Crew Lot  
(28 @ \$5,550/LS) \$5,550.00

**Total \$0.00**

**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.....	\$94,735.02
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 .....	\$0.00
The Contract Sum will be <b>decreased</b> by this Change Order.	\$0.00
The new Contract Sum, including this Change Order will be .....	\$94,735.02

The Contract Completion date prior to this Change Order was October 1, 2023.

The Contract Time will be **increased** by seven (07) calendar days.

The Contract completion date, as of the date of this Change Order, therefore is October 8, 2023.

**Authorized**

**Not Applicable**  
Construction Manager

**Reno-Tahoe Airport Authority**  
Engineer/Architect  
P.O. Box 12490  
Reno, NV 89510

**Intermountain Slurry Seal**  
Contractor  
1120 Terminal Way  
Reno, Nevada 89502

**Reno-Tahoe Airport Authority**  
Owner  
P.O. Box 12490  
Reno, NV 89510

By:

By: Bryce Juzek, P.E.

By: Shawn St. Jacques  
Joshua R. Bowen, VP & Assistant Secretary

By: Gary Probert, P.E.

Date

Date

Date

Date



**RENO-TAHOE AIRPORT AUTHORITY  
PLANNING AND CONSTRUCTION COMMITTEE  
PROJECT STATUS REPORT  
OCTOBER 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 | October 23, 2023 |
|--------------------------|------------------|

**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, 2023, and construction began in July 2023.

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. **Two bids were received and Intermountain was selected as the responsive low bidder.**

The following are project milestones:

- |                   |                |
|-------------------|----------------|
| • Bids Advertised | July 18, 2023  |
| • Bid Opening     | August 3, 2023 |

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

- |                    |                                 |
|--------------------|---------------------------------|
| • Construction     | <b>September - October 2023</b> |
| • 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 complete, along with the installation of the light fixtures and various ceiling mounted equipment. The mechanical supply and return 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 is complete.** Lobby Terrazzo phase 2 began in mid-September and is anticipated to be completed in late October. **The tile installation in front of the ticket counters began on September 17<sup>th</sup> and is anticipated to be completed in mid-November.** 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 was Granite Construction and was approved at the May Board meeting. The FAA AIP grant has been awarded, and funding has been received. **Granite started construction in August 2023 on the GA Aviation Runup area.**

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
- GA Runup Construction Begins August 28, 2023

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

- GA Runup Construction Finishes Mid-November
- Taxiway B Construction Begins March 2023
- Project Completion May 2023

### **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 is now complete and final submittals are being processed **for closeout.**

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 17, 2023
- Closeout October 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. **The layout of the bollards was adjusted to reduce the total number but still provide the intended safety element. Construction of the bollards, sidewalk and ADA ramps have been completed in Phase One.**

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.

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:

- |                         |                 |
|-------------------------|-----------------|
| • 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 |
| • Project Completion                 | December 4, 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. **Striping is scheduled to be complete early November.**

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 reconstruction of the pavement at the entrance to the purchasing lot. Pavements at both areas have failed and require reconstruction. 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 **was approved at** the August board meeting **with SNC being the low responsive bidder. Construction is scheduled to begin October 9, 2023.**

The following are project milestones:

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

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

- |                      |                        |
|----------------------|------------------------|
| • Construction Start | <b>October 9, 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 and 26 Ground Power Units (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. Installation of 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 submitted the FAA grant application for funding of the project **and received the signed VALE grant on September 11, 2023. The construction contract with Q&D Construction was approved at the September Board Meeting. The next step is material procurement.**

The following are project milestones:

- |                   |                    |
|-------------------|--------------------|
| • Bid Advertising | February 22, 2023  |
| • Bid Opening     | April 17, 2023     |
| • Board Approval  | September 14, 2023 |
| • Contract Signed | September 29, 2023 |

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

- |                |   |
|----------------|---|
| • Construction | <b>TBD – dependent material procurement</b> |
|----------------|---|

### **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 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 changes in the field at both buildings and supply chain issues of HVAC equipment, overall completion is anticipated to be at the beginning of November.

The following are project milestones:

- |                       |                   |
|-----------------------|-------------------|
| • 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. **Q&D began installation in mid-July with anticipated completion in mid-October. Originally, it was anticipated this work to be complete early August. Because of material delays in the millwork, the anticipated completion date is extending to mid-October.**

The following are project milestones:

- |  |                |
|--|----------------|
| • 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-October 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 **and is coming to completion next month resulting in validation of and update to the Basis of Design document. The FAA has been engaged to ensure maximum opportunity to receive grant funding. By the end of October 2023, the S. RON design will achieve 30% completion. CUP siting location has been narrowed down from 4 sites to 1 and system selection is in process.**

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 **of Holder Q&D** for Pre-construction services was made. The recommendation **to authorize award to Holder/Q&D A joint Venture was brought to the Board and approved at the September 14 Board meeting. Holder/Q&D immediately began to be engaged to get up to speed with the status of design and to start developing schedules, responding to phasing options and estimating tasks.**

The following are project milestones:

- |  |                   |
|--|-------------------|
| • Design RFQ Issued                    | February 13, 2023 |
| • CMAR RFP Issued                      | May 9, 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 Recommendation to Board** **September 14, 2023**
- **CMAR Notice to Proceed** **September 19, 2023**

Next steps for the project are listed below:

- **Geotech & Survey** **October 2023**
- **New Gen B&C Concept Phase Complete** **January 2024**
- **Baseline Cost Estimate (Concourse B)** **February 2024**
- **CUP Equipment GMP** **March 2024**
- **S. RON GMP** **March 2024**

#### **The HQ (part of the MoreRNO Program)**

**This Administrative Offices and Police Station Project (The HQ) is a new multi-story facility to house the primary RTAA Administrative Offices and the primary RTAA Police Station. The first floor will house a shared reception area and all police-only functions. The second-floor houses joint-use functions and public meeting rooms and the third and fourth floors will house RTAA administrative functions. The Project will also include relocation of existing infrastructure and utilities, demolition of existing infrastructure and pavements, possible realignment and installation of airport security gate(s) & fencing, new landscaping, parking, and pedestrian amenities associated with the new facility.**

**The following are project milestones:**

- **Designer Interviews** **September 18, 2023**
- **Scope and fee kick-off meeting** **September 22, 2023**
- **Scope and Fee Negotiations** **September – November 2023**
- **CMAR RFP Issued** **September 29, 2023**

**Next steps for the project are listed below:**

- **CMAR RFP Pre-Proposal Meeting** **October 11, 2023**
- **Design PSA Board Approval** **November 9, 2023**
- **CMAR RFP Proposals Due** **November 13, 2023**
- **CMAR Interviews** **December 15, 2023**
- **CMAR Recommendation to Board** **January 11, 2024**

#### **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 FOD collected and observations noted 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).

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.

**The study effort is supported by two working groups: a Technical Working Group and an End-User Working Group. The Technical WG is focused on the technical specifics of the RTAA GIS and will provide input on how to best support and set up applications and software. The End-User WG is focused on the needs of GIS user and will provide input on how the RTAA GIS can support user requirements and ad hoc projects. The project team is gathering comments via webform from the WG members for discussion at the upcoming WG meetings.**

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:

- |   |                     |
|---|---------------------|
| • <b>Initial Working Group Meetings</b> | <b>October 2023</b> |
| • <b>Inventory Development</b>          | <b>October 2023</b> |

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.



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			JULY 2023					AUG 2023					SEPT 2023					OCT 2023					NOV 2023					DEC 2023					JAN 2024					FEB 2024					MARCH 2024					APRIL 2024					MAY 2024					JUNE 2024					JULY 2024																																							
Project Name			RNO/RTS	PM	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	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	V																																									
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Taxiway B & GA Runup			RNO	JL																																																																																																		
RTS Apron & Taxiway A Phase 4			RNO	BJ																																																																																																		
Airfield Signage & Taxiway Renaming (Design)			RNO	JL																																																																																																		
Capital Improvement Program (CIP) 2021-22																																																																																																						
Air Cargo Way Lift Station			RNO	JL																																																																																																		
FAA VALE PCA Replacement			RNO	TC																																																																																																		
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Airfield Admin & Airport Duty Mngr Office Remodel			RNO	TO																																																																																																		
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Ticketing Hall Expansion			RNO	AT																																																																																																		
Shared Use Phase 1			RNO	TO																																																																																																		
Air Cargo Way Reconstruction			RNO	BJ																																																																																																		
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Dermody Master Development at RTS			RNO	GP																																																																																																		
Stellar - GA East Development			RNO	JL																																																																																																		
NV Army National Guard at RTS (Misc Project Review)			RTS	BJ																																																																																																		
Home Gardens - Tolles			RNO	TC																																																																																																		

