

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 &
Infrastructure Officer



PRESIDENT/CEO

Daren Griffin, A.A.E.

CHIEF LEGAL COUNSEL

Ian Whitlock

BOARD CLERK

Lori Kolacek

AGENDA

Planning & Construction Committee

Tuesday, July 9, 2024 | 10:30 AM

(to begin no earlier than 10:30 a.m., but may be later)

Reno-Tahoe International Airport, 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/87408388368>

Listen by Phone: Dial 1-669-900-6833

Webinar ID: 874 0838 8368

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 or by phone at (775) 328-6402. Translated materials and translation services are available upon request at no charge.

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. 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
3. <https://notice.nv.gov/>

Supporting Materials

Supporting documentation for this agenda is available at www.renoairport.com, and will be available for review at the Board meeting. Please contact the Board Clerk at 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 June 11, 2024, Planning & Construction Committee meeting

4. ITEMS FOR CONSIDERATION BY THE FULL BOARD ON JULY 11, 2024

- 4.1 Board Memo No. 07/2024-34 (*For Possible Action*): Authorization for the President/CEO to execute a Professional Services Agreement for Construction Administration services for the Runway 17R Remediation project at Reno-Tahoe International Airport with Wood Rodgers in the amount of \$138,000
- 4.2 Board Memo No. 07/2024-35 (*For Possible Action*): Authorization for the President/CEO to execute a Professional Services Agreement for Construction Management services for the Runway 17R Remediation project at Reno-Tahoe International Airport with AtkinsRéalis in the amount of \$550,000
- 4.3 Board Memo No. 07/2024-38 (*For Possible Action*): Review, discussion and potential authorization for the President/CEO to execute Amendment #1 to the Professional Services Agreement for consultant services for the Program Manager support of the MoreRNO Program with Jacobs Project Management Co. in the amount of \$160,000, increasing the total contract amount from \$5,825,000 to \$5,985,000
- 4.4 Board Memo No. 07/2024-39 (*For Possible Action*): Review, discussion and potential authorization for the President/CEO to execute Amendment #1 to the Professional Services Agreement for consultant services for the design of the Reno-Tahoe International Airport New Gen A&B Project with Gensler Architecture, Design & Planning, P.C., in the amount of \$15,973,628, for New Gen A to 100% and Miscellaneous Supplemental Services, increasing the total contract amount from \$17,994,409 to \$33,968,037
- 4.5 Board Memo No. 07/2024-40 (*For Possible Action*): Review, discussion and potential authorization for the President/CEO to execute a Construction Contract for GMP #1 - CUP Enabling Package – General Conditions, as a part of the New Gen A&B Project at the Reno-Tahoe International Airport, with Holder/Q&D Joint Venture, for a Guaranteed Maximum Price (GMP) of \$188,464

- 4.6 Board Memo No. 07/2024-41 (For Possible Action): Review, discussion and potential authorization for the President/CEO to execute a Construction Contract for GMP #2 - CUP Enabling Package - Select Long-Lead Equipment, as a part of the New Gen A&B Project at the Reno-Tahoe International Airport, with Holder/Q&D Joint Venture, for a Guaranteed Maximum Price (GMP) of \$12,577,765

5. AIRPORT PROJECT UPDATES

- 5.1 MoreRNO
- 5.2 Engineering & Construction

6. INFORMATIONAL ITEMS

- 6.1 Engineering & Construction Project Status Report
- 6.2 MoreRNO Project Status Report
- 6.3 Administrative Award of Contracts (Expenditures) - June 2024

7. MEMBER COMMENTS, QUESTIONS AND REQUESTS

8. PUBLIC COMMENT

9. ADJOURNMENT

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 &
Infrastructure Officer



PRESIDENT/CEO

Daren Griffin, A.A.E.

CHIEF LEGAL COUNSEL

Ian Whitlock

BOARD CLERK

Lori Kolacek

--DRAFT--

MINUTES

Planning & Construction Committee

Tuesday, June 11, 2024 | 9:30 AM

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

Reno-Tahoe International Airport, Reno, NV

Administrative Offices, Second Floor

1. INTRODUCTORY ITEMS

Chair Sperber called the meeting to order at 9:40 a.m. Roll was taken by the Clerk.

Members Present: Art Sperber, Shaun Carey, Joel Grace, Cortney Young

2. PUBLIC COMMENT

Chair Sperber called for public comments. There was none.

3. APPROVAL OF MINUTES

3.1 May 21, 2024, Planning & Construction Committee meeting

Chair Sperber asked if there were any corrections to the Minutes of May 21, 2024. Hearing none, the minutes are approved as presented.

4. ITEMS FOR CONSIDERATION BY THE FULL BOARD ON JUNE 13, 2024

4.1 Board Memo No. 06/2024-27 (For Possible Action): Review, discussion and potential authorization for the President/CEO to execute an amendment to the professional services agreement for Construction Management Services for the Taxiway B Reconstruction and General Aviation Run-Up Area project at Reno-Tahoe International Airport with Construction Materials Engineering Inc. in the amount of \$102,580.00

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

Motion: Recommend that this item be presented to the full Board on June 13, 2024, for consideration and approval of the proposed motion: *“Move to authorize the President/CEO to execute an amendment to the Professional Service Agreement for Construction Management Services for the Taxiway B Reconstruction and General Aviation Run-Up Area project at Reno-Tahoe International Airport with Construction Materials Engineering Inc., in the amount of \$102,580.00.”*

Moved by: Joel Grace

Seconded by: Cortney Young

Vote: Passed unanimously by voting members

5. AIRPORT PROJECT UPDATES

5.1 MoreRNO Program schedule

Jackie Borman, MoreRNO Program Director, briefed the Committee on the MoreRNO project developments. She also provided a MoreRNO Program staffing update.

5.2 Engineering & Construction projects schedule

Gary Probert, Chief Planning & Infrastructure Officer, briefed the Committee on the general planning and construction project developments.

6. INFORMATIONAL ITEMS

6.1 Monthly Engineering & Construction Project Status Report

There was no discussion on this item.

6.2 MoreRNO Program Report

There was discussion about how personnel growth was being factored into the HQ project. Trustee Carey complimented the design of the Police station portion of the HQ building.

6.3 Administrative Award of Contracts (Expenditures) - May 2024

There was no discussion on this item.

7. MEMBER COMMENTS, QUESTIONS AND REQUESTS

Chair Sperber called for comments or questions from the Committee. There was none.

8. PUBLIC COMMENT

Chair Sperber called for public comment. There was none.

9. ADJOURNMENT

Chair Sperber adjourned the meeting at 9:48 a.m.

Board Memorandum

07/2024-34

In Preparation for the Regular Board Meeting on July 11, 2024

Subject: Authorization for the President/CEO to execute a Professional Services Agreement for Construction Administration services for the Runway 17R Remediation project at Reno-Tahoe International Airport with Wood Rodgers in the amount of \$138,000

STAFF RECOMMENDATION

Staff recommends that the Board adopt the motion stated below.

BACKGROUND

The original Runway 16R-34L Reconstruction project with Granite Construction (Granite) was approved at the March 12, 2020, Board Meeting. Part of the scope of work was to replace the keel section of the runway. The keel is the center one-third section consisting of twenty-five (25) feet on each side of the runway centerline. The reconstruction project was completed on October 16, 2021. Immediately following completion of the project, issues with scaling and pop-outs of the concrete were noted. Granite was notified on September 28, 2022, within the warranty period, that the runway was not performing and there would be a construction claim to repair.

Granite performed the warranty repair with input from their experts consisting of milling the top half-inch of the runway. The work was completed late June 2023. The repair did not correct the observed and documented concrete deterioration issues, including aggregate pop-outs.

Over the past year, Granite and the Reno-Tahoe Airport Authority (RTAA) have been meeting regularly, discussing the ongoing issues and potential solutions proposed by Granite. On April 25, 2024, a settlement agreement was approved by the Board of Trustees. In summary, the agreement includes milling 3-inches of concrete and replacing with asphalt cement. The work will be completed by Granite at no cost to the RTAA. In addition, Granite will deposit five million dollars (\$5,000,000) to the RTAA for future repairs and maintenance. The completion date for the milling and asphalt construction is no later than November 21, 2024. The joints and grooves will be completed by January 15, 2025. A new one-year warranty will begin at completion of the work.

Considering the proposed remediation work is part of the original warranty work, it is important to keep the same construction management/engineering team on board.

DISCUSSION

Wood Rodgers provided engineering services for the Runway Reconstruction project starting with Phase 1 in March 2019. Engineering services for the remediation work includes Pre-Construction Services, Construction Support and Project Closeout, and Striping Layout Survey.

Pre-Construction services include reviewing plans prepared by Granite's engineer (Kimley-Horn) and providing comments, attend coordination meetings with the RTAA, Granite and Kimley-Horn, modifying the Construction Safety and Phasing Plan, review of material specifications, and submittal of plans to the FAA for review (not approval).

Construction Support services include weekly construction progress meetings, submittal reviews, field visits and reports to the RTAA, assist in processing change orders and agreements, review of inspection reports, final inspection, prepare record drawings, and the final Engineering Report.

Striping Layout Survey services include providing horizontal control survey necessary for striping of the newly paved runway.

Total duration of construction is approximately 4 ½ months, from August 12, 2024, to November 21, 2024, and then 2-3 weeks in January 2025. In addition, there is approximately one month for startup/preconstruction, and one month for closeout. The total duration is approximately 6 ½ months.

FISCAL IMPACT

The fee for Engineering services by Wood Rodgers is \$138,000 and will be funded through the RTAA O&M FY24 Runway budget of \$1,000,000.

COMMITTEE COORDINATION

Planning and Construction Committee

PROPOSED MOTION

“Move to authorize the President/CEO to execute a Professional Services Agreement for Construction Administration services for the Runway 17R Remediation project at Reno-Tahoe International Airport with Wood Rodgers in the amount of \$138,000.”

Board Memorandum

07/2024-35

In Preparation for the Regular Board Meeting on July 11, 2024

Subject: Authorization for the President/CEO to execute a Professional Services Agreement for Construction Management services for the Runway 17R Remediation project at Reno-Tahoe International Airport with AtkinsRéalis in the amount of \$550,000

STAFF RECOMMENDATION

Staff recommends that the Board adopt the motion stated below.

BACKGROUND

The original Runway 16R-34L Reconstruction project with Granite Construction (Granite) was approved at the March 12, 2020, Board Meeting. Part of the scope of work was to replace the keel section of the runway. The keel is the center one-third section consisting of twenty-five (25) feet on each side of the runway centerline. The reconstruction project was completed on October 16, 2021. Immediately following completion of the project, issues with scaling and pop-outs of the concrete were noted. Granite was notified on September 28, 2022, within the warranty period, that the runway was not performing and there would be a construction claim to repair.

Granite performed the warranty repair with input from their experts consisting of milling the top half-inch of the runway. The work was completed late June 2023. The repair did not correct the observed and documented concrete deterioration issues, including aggregate pop-outs.

Over the past year, Granite and the Reno-Tahoe Airport Authority (RTAA) have been meeting regularly discussing the ongoing issues and potential solutions proposed by Granite. On April 25, 2024, a settlement agreement was approved by the Board of Trustees. In summary, the agreement includes milling 3-inches of concrete and replacing with asphalt cement. The work will be completed by Granite at no cost to the RTAA. In addition, Granite will deposit five million dollars (\$5,000,000) to the RTAA for future repairs and maintenance. The completion date for the milling and asphalt construction is no later than November 21, 2024. The joints and grooves will be completed by January 15, 2025. A new one-year warranty will begin at completion of the work.

Considering the proposed remediation work is part of the original warranty work, it is important to keep the same construction management team on board.

DISCUSSION

AtkinsRéalis has provided the Construction Management (CM) services for the Runway Reconstruction project starting with Phase 1 in March 2019. CM services for this project include, but are not limited to, inspection, quality assurance materials testing, quality assurance survey,

document control, certified payroll, weekly construction meetings, FAA reports, and labor standard interviews, and other related tasks. The inspections and materials testing services will be provided by Construction Materials Engineering (CME), and the survey will be provided by DOWL. All other services will be provided by AtkinsRéalis.

The estimated fee is based on project duration and scope of services. Services will provide the following:

- Two (2) full time inspectors will be onsite during the entire construction duration. Both inspectors will have strong aviation experience at RNO. Inspections will be to observe demolition, milling, electrical activities, paving and grooving activities.
- Material testing assumes 15 total paving days and testing of the asphalt cement.
- Total duration of construction is approximately 4 ½ months, from August 12, 2024, to November 21, 2024, and then 2-3 weeks in January 2025. In addition, there is approximately one month for startup/preconstruction, and one month for closeout. The total duration is approximately 6 ½ months.
- Inspections are based on 10 hours per day and working 6 days per week.

FISCAL IMPACT

The fee for CM services by AtkinsRéalis is \$550,000 and will be funded through the RTAA O&M FY24 Runway budget of \$1,000,000.

COMMITTEE COORDINATION

Planning and Construction Committee

PROPOSED MOTION

“Move to authorization the President/CEO to execute a Professional Services Agreement for Construction Management services for the Runway 17R Remediation project at Reno-Tahoe International Airport with AtkinsRéalis in the amount of \$550,000.

Board Memorandum

07/2024-38

In Preparation for the Regular Board Meeting on July 11, 2024

Subject: Authorization for the President/CEO to execute Amendment #1 to the Professional Services Agreement for consultant services for the Program Manager support of the MoreRNO Program with Jacobs Project Management Co. in the amount of \$160,000, increasing the total contract amount from \$5,825,000 to \$5,985,000

STAFF RECOMMENDATION

Staff recommends that the Board adopt the motion stated below.

BACKGROUND

The MoreRNO Program has shifted from an Executive Program Manager (EPM) solution to an in-house solution that will outsource functions and resources as needed. Both a Program Manager and a Document Controller have been brought on to assist the MoreRNO Program. An initial Professional Services Agreement (PSA) was initiated May 20, 2024, to allow for a jump start of transitioning the MoreRNO Program from EPM resources to the new team. The initial PSA was Time & Materials based, included travel and per diem, limited to \$160,000.00, and will end July 12, 2024.

DISCUSSION

In 2023, an EPM was selected to serve to a full-time, full capacity basis. Within a year of that format, the RTAA determined a different approach would better suit the MoreRNO Program needs. A new MoreRNO Department was established within the RTAA structure. This new department is led by Jackie Borman, who transferred from Engineering and Construction. Jackie is supported by Holly Luna, who was reassigned from Contracts and Purchasing. Trish Tucker is serving as the Airline Impact Coordinator. Ben Carpenter will be the point of contact for coordination with Operations. Current Project Managers within RTAA, Amanda Twitchell, Bryce Juzek, and Jon Lau, will serve as the RTAA Program Project Managers. RTAA staff is supported by Jacobs, with Roddy Boggus as the Program Manager, Randal Coombes as the Document Controller, and Roger Johnson providing P3 (Public-Private Partnership) construction advisory services. This base contract establishes Jacobs' services through 2029. It is anticipated that additional support services (such as commissioning and ORAT – Operational Readiness and Airport Transition (ORAT), etc.) will be needed as the program progresses, and be brought before the board as the needs are identified.

COMPANY BACKGROUND

Jacobs is headquartered in Dallas, Texas, and operates as a global leader in providing professional services, including engineering, architecture, construction, operations, and maintenance. With a workforce of over 50,000 employees worldwide, Jacobs serves diverse sectors such as aerospace, defense, infrastructure, environmental, and industrial. Ranked No. 2 in Airports by Engineering News-Record (ENR), Jacobs is known for its delivery of large CIPs involving terminal, airside, landside, and intermodal projects at many of the nation’s most elite airports and cities.

Jacobs provides national and global aviation services with deep expertise to bring bold, intelligent program delivery solutions. As program managers, Jacobs is delivering large CIPs involving terminal, airside, and landside projects at many of the world’s most elite airports, including 25 of the top U.S. airports and the busiest airports in the UK, Asia, India, and the Middle East.

For these and other clients, Jacobs is implementing the processes, procedures, and training to establish effective PMOs – partnering to provide them with the tools, knowledge, and legacy organization for the delivery of future programs. Our active major aviation programs and projects include (ATL) Hartsfield – Jackson Atlanta International Airport, (BWI) Baltimore/Washington International Thurgood Marshall Airport, (DEN) Denver International Airport, (LAX) Los Angeles International Airport, (LGA) LaGuardia Airport, (OMA) Omaha Eppley Airfield, (ORD) Chicago O’Hare International Airport, (PHL) Philadelphia International Airport, (PIT) Pittsburgh International Airport, (SEA) Seattle-Tacoma International Airport, (SLC) Salt Lake City International Airport, (TPA) Tampa International Airport, (BUR) Hollywood Burbank Airport, and (SAT) San Antonio International Airport.

FISCAL IMPACT

It is anticipated that 100% of fees will be absorbed by the MoreRNO Program and will be directly charged based on hours worked, or pro-rated proportionally for administrative work across all MoreRNO projects, based on monthly hours worked. These are not grant eligible and will be funded, just as the EPM was, through bond resources.

COMMITTEE COORDINATION

Planning and Construction Committee

PROPOSED MOTION

“Move to authorize the President/CEO to execute Amendment #1 to the Professional Services Agreement for consultant services for Program Manager support of the MoreRNO Program with Jacobs Project Management Co. in the amount of \$5,825,000, increasing the total contract amount to \$5,985,000.”

Board Memorandum

07/2024-39

In Preparation for the Regular Board Meeting on July 11, 2024

Subject: Authorization for the President/CEO to execute Amendment #1 to the Professional Services Agreement for consultant services for the design of the Reno-Tahoe International Airport New Gen A&B Project with Gensler Architecture, Design & Planning, P.C., in the amount of \$15,973,628, for New Gen A to 100% and Miscellaneous Supplemental Services, increasing the total contract amount from \$17,994,409 to \$33,968,037

STAFF RECOMMENDATION

Staff recommends that the Board adopt the motion stated below.

BACKGROUND

Constructed in 1981, the two existing Terminal Concourses at Reno-Tahoe International Airport (RNO) are undersized, aging, and in need of significant investment. In December of 2020, a Professional Services Agreement (PSA) in the amount of \$2,029,611 for consultant services was executed with Mead & Hunt for the development of the RNO Concourse Redevelopment Detailed Planning Study

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

In June of 2023, a PSA was executed with Gensler Architecture, Design & Planning, P.C. (Gensler) in the amount of the \$17,994,409. The scope of work included the following Task Orders:

- Task Order #1 – New Gen A&B – 30% Design
- Task Order #2 – South Remain Overnight (S. RON) - 100% Design
- Task Order #3 – Central Utility Plant (CUP) - 100% Design
- Task Order #4 – Geotech & Survey

DISCUSSION

The original PSA with Gensler included design services for both Concourse A and Concourse B through 30% design. The 30% design milestone was achieved on June 27th, 2024, and the documents are currently being reviewed by stakeholders and being priced by the Construction Manager at Risk (CMAR).

With the completion of Concourse A and Concourse B 30% design, the planned next step is to advance the Concourse A design to 100%, followed by bringing the Concourse B design to 100%. We anticipate the order of advancement to follow this path:

- Concourse A developed to 60/90/100% design (July 2024 through June 2025).
- Concourse B developed to 60/90/100% design (July 2025 through June 2026).

This proposed amendment would progress the design of Concourse A through 100%. The scope of work includes the following Task Orders:

- Task Order #5 – New Gen A – 100% Design
- Task Order #6 – Miscellaneous Supplemental Services
 - S. RON Glycol/Deicing Storage
 - New Gen A&B NEPA Support Services
 - New Gen A&B New MDF Design
 - New Gen A&B Phasing Analysis
 - CUP Geothermal Well Field Complete Analysis and Subsequent Design
 - Geotech & Survey Additional Services

FISCAL IMPACT

It is anticipated that 100% design fees (for both new Gen A & B to 100%, S. RON, CUP, and Geotech/Survey) will be approximately 10% of the construction costs. This total is estimated to be \$44,929,943. The RTAA is authorized to collect \$24,543,200 under PFC Application No. 16. The remaining \$17,056,800 is anticipated to be covered by Bipartisan Infrastructure Law – Airport Terminals Program (ATP) Grants, Passenger Facility Charge fees (PFC), RTAA Operating Revenues, and/or revenue-backed bonds. Below is a summary of the contract costs to date and the associated funding sources:

Table 1 – Updated Contract Amount Summary

Description	Task Order	Cost	Funding Source
Original Contract	-	\$17,994,409	
New Gen A&B – 30% Design	1	\$11,130,000	PFC & Operating Revenue
South Remain Overnight (S. RON) - 100% Design	2	\$789,160	PFC
Central Utility Plant (CUP) - 100% Design	3	\$4,915,249	PFC, ATP, & Operating Revenue
Geotech & Survey	4	\$1,160,000	PFC, ATP, & Operating Revenue
Amendment #1	-	\$15,973,628	

New Gen A (only) – 100% Design	5	<i>\$15,239,117</i>	PFC & Operating Revenue
Miscellaneous Supplemental Services (listed out above)	6	<i>\$734,511</i>	PFC & Operating Revenue
Total	-	\$33,968,037	

Table 2 – Projected Future Contract Amendment Summary

Description	Task Order	Cost	Funding Source
Original Contract through Amendment #1	1 - 6	\$33,968,037	
Amendment #2	-	\$10,961,906	
S. RON CA Services	7	\$109,660	AIG & PFC
New Gen B – 100% Design	8	\$10,852,246	PFC & Operating Revenue
Total	-	\$44,929,943	

COMMITTEE COORDINATION

Planning and Construction Committee

PROPOSED MOTION

“Move to authorize the President/CEO to execute Amendment #1 to the Professional Services Agreement for consultant services for the design of the Reno-Tahoe International Airport New Gen A&B Project to Gensler Architecture, Design & Planning, P.C., in the amount of \$15,973,628, for New Gen A to 100% and Miscellaneous Supplemental Services, increasing the total contract amount to \$33,968,037.”

Board Memorandum

07/2024-40

In Preparation for the Regular Board Meeting on July 11, 2024

Subject: Authorization for the President/CEO to execute a Construction Contract for GMP #1 - CUP Enabling Package – General Conditions, as a part of the New Gen A&B Project at the Reno-Tahoe International Airport, with Holder/Q&D Joint Venture, for a Guaranteed Maximum Price (GMP) of \$188,464

STAFF RECOMMENDATION

Staff recommends that the Board adopt the motion stated below.

BACKGROUND

Constructed in 1981, the two existing Terminal Concourses at Reno-Tahoe International Airport (RNO) are undersized, aging, and in need of significant investment. In December of 2020, a Professional Services Agreement (PSA) for consultant services was executed with Mead & Hunt for the development of the RNO Concourse Redevelopment Detailed Planning Study.

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

In June of 2023, a PSA was executed with Gensler Architecture, Design & Planning, P.C. (Gensler) to begin design of two new concourses. The project delivery method was established as Construction Manager at Risk (CMAR) and the RTAA issued a Request for Proposals (RFP) to solicit for Pre-Construction Services in May of 2023. Holder/Q&D Joint Venture (HQD) was ultimately selected in the process. In September of 2023, a PSA was executed with HQD for CMAR Pre-construction Services.

DISCUSSION

Over the past nine (9) months, HQD has collaborated with Gensler on schedule, phasing, constructability, cost estimating, and value analysis for the design of New Gen A&B, the Central Utility Plant (CUP), and the South Remain Overnight Apron (S. RON). The New Gen A&B program elements are all in various stages of design and will be delivered in multiple Guaranteed Maximum Price (GMP) packages.

The first two (2) GMPs are associated with the procurement of long-lead equipment for the CUP. GMP #1 includes HQD’s General Conditions associated with the management and coordination of the long lead equipment procurement. General Conditions are generally defined as:

- Management and supervisory personnel (onsite and offsite)
- Hardware, software, and vehicles for personnel
- Field office costs and expenses

FISCAL IMPACT

It is anticipated that the construction will be funded by a combination of Bipartisan Infrastructure Law – Airport Terminals Program (ATP) Grants, Passenger Facility Charge fees (PFC), RTAA Operating Revenues, and/or revenue-backed bonds. Below is a summary of the contract costs to date and the associated funding sources:

Table 1 – Updated Contract Amount Summary

Description	Cost	Funding Source
Pre-construction Services Contract	\$2,745,000	ATP & Operating Revenue
GMP #1 (Base Construction Contract)	\$188,464	PFC, ATP, & Operating Revenue
Total	\$2,933,464	-

COMMITTEE COORDINATION

Planning and Construction Committee

PROPOSED MOTION

“Move to authorize the President/CEO to execute a Construction Contract for GMP #1 General Conditions for the CUP Enabling Package as a part of the New Gen A&B Project at the Reno-Tahoe International Airport, with HQD Joint Venture, for a Guaranteed Maximum Price (GMP) of \$188,464.”

Board Memorandum

07/2024-41

In Preparation for the Regular Board Meeting on July 11, 2024

Subject: Authorization for the President/CEO to execute a Construction Contract for GMP #2 - CUP Enabling Package - Select Long-Lead Equipment, as a part of the New Gen A&B Project at the Reno-Tahoe International Airport, with Holder/Q&D Joint Venture, for a Guaranteed Maximum Price (GMP) of \$12,577,765

STAFF RECOMMENDATION

Staff recommends that the Board adopt the motion stated below.

BACKGROUND

Constructed in 1981, the two existing Terminal Concourses at Reno-Tahoe International Airport (RNO) are undersized, aging, and in need of significant investment. In December of 2020, a Professional Services Agreement (PSA) for consultant services was executed with Mead & Hunt for the development of the RNO Concourse Redevelopment Detailed Planning Study

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

In June of 2023, a PSA was executed with Gensler Architecture, Design & Planning, P.C. (Gensler) to begin design of two new concourses. The project delivery method was established as Construction Manager at Risk (CMAR) and the RTAA issued a Request for Proposals (RFP) to solicit for Pre-Construction Services in May of 2023. Holder/Q&D Joint Venture (HQD) was ultimately selected in the process. In September of 2023, a PSA was executed with HQD for CMAR Pre-construction Services.

DISCUSSION

Over the past nine (9) months, HQD has collaborated with Gensler on schedule, phasing, constructability, cost estimating, and value analysis for the design of New Gen A&B, the Central Utility Plant (CUP), and the South Remain Overnight Apron (S. RON). The New Gen A&B program elements are all in very stages of design and will be delivered in multiple Guaranteed Maximum Price (GMP) packages.

The first two (2) GMPs are associated with the procurement of long-lead equipment for the CUP. GMP #1 will include the base construction contract, in addition to includes HQD's General

Conditions associated with the management and coordination of the long-lead equipment procurement. GMP #2 is the first change order to the base construction contract and includes the procurement of long-lead mechanical and electrical equipment for the CUP. The specific equipment types being procured include:

- Mechanical Equipment
 - Centrifugal Chillers
 - Heat Recovery Scroll Chillers
 - Adiabatic Cooling Towers
- Electrical Equipment
 - Medium Voltage Switchgear
 - Medium-Voltage Switch
 - 24.9 kV-480 Transformer
 - Switchboard

FISCAL IMPACT

It is anticipated that the construction will be funded by a combination of Bipartisan Infrastructure Law – Airport Terminals Program (ATP) Grants, Passenger Facility Charge fees (PFC), RTAA Operating Revenues, and/or revenue-backed bonds. Below is a summary of the contract costs to date and the associated funding sources:

Table 1 – Updated Contract Amount Summary

Description	Cost	Funding Source
Pre-construction Services Contract	\$2,745,000	ATP & Operating Revenue
GMP #1 (Base Construction Contract)	\$188,464	PFC, ATP, & Operating Revenue
GMP #2 (Change Order #1)	\$12,577,765	PFC, ATP, & Operating Revenue
Total	\$15,511,229	-

COMMITTEE COORDINATION

Planning and Construction Committee

PROPOSED MOTION

“Move to authorize the President/CEO to execute a Construction Contract for GMP #2 - CUP Enabling Package - Select Long-Lead Equipment, as a part of the New Gen A&B Project at the Reno-Tahoe International Airport, with Holder/Q&D Joint Venture, for a Guaranteed Maximum Price (GMP) of \$12,577,765.

PLANNING, ENGINEERING & CONSTRUCTION SCHEDULE

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

Project Name	RNO/RTS	PM	JAN 2024				FEB 2024				MARCH 2024				APRIL 2024				MAY 2024				JUNE 2024				JULY 2024				AUG 2024				SEPT 2024				OCT 2024				NOV 2024				DEC 2024							
			W1	W2	W3	W4	W5	W6	W7	W8	W9	W10	W11	W12	W13	W14	W15	W16	W17	W18	W19	W20	W21	W22	W23	W24	W25	W26	W27	W28	W29	W30	W31	W32	W33	W34	W35	W36	W37	W38	W39	W40	W41	W42	W43	W44	W45	W46	W47	W48	W49	W50	W51	W52
			Airport Improvement Program (AIP)																																																			
Runway 17R-35L Remediation	RNO	GP																																																				
Taxiway B & GA Runup	RNO	JL																																																				
GA East Apron	RNO	BJ																																																				
Airfield Signage & Taxiway Renaming	RNO	JL																																																				
FAA VALE PCA Replacement	RNO	DL	MATERIAL PROCUREMENT																																																			
CIP (O&M)																																																						
Airfield Maintenance Yard - Phase 2	RNO	BJ																																																				
GA East Parking Lot	RNO	BJ																																																				
Ticketing Hall Expansion	RNO	AT																																																				
RTS Sealing	RNO	BL																																																				
Passenger Facility Charge (PFC 15)																																																						
THE LOOP	RNO	JL																																																				
Planning O&M																																																						
GIS Master Plan	RNO	JH																																																				
Miscellaneous																																																						
Dermody Master Development at RTS	RNO	GP																																																				
Stellar - GA East Development	RNO	JL																																																				
NV Army National Guard at RTS (Project Review)	RTS	BJ																																																				

**RENO-TAHOE AIRPORT AUTHORITY
PLANNING AND CONSTRUCTION COMMITTEE
PROJECT STATUS REPORT
July 2024**

(Items in bold are changes or additions from the previous report)

ENGINEERING PROJECTS

RENO-STEAD AIRPORT PROJECTS

RTS Pavement Maintenance Project – 2024

The RTS Pavement Maintenance Project – 2024 consists of sealing Runways 8/26 and 14/32 with an emulsified asphalt seal coat (P608). The bid package contains one bid alternate to increase the polymer content in the P608 from 2.5% to 3.0%.

The project was designed and advertised by RTAA Staff. The project was bid on May 8, 2024, and bids received on May 22, 2024. Two qualified bids were received and reviewed with American Road Maintenance selected as the responsive low bidder. The Base Bid and Bid Alternate #1 total was \$498,811.00. Bid Alternate #1 increases the polymer in the sealant from 2.5% to 3.0% which increases the longevity of the sealant. Work will begin in August and be completed in 15 calendar days. RTAA Maintenance staff will be restriping the runways.

The following are project milestones:

- Bids Advertised May 8, 2024
- Bids Opened May 22, 2024

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

- Construction August 2024 – September 2024
- Project Closeout October 2024

Budget:

- Proposed Budget: \$889,553
- Current Expenditure: \$ 10,000
- Construction Encumbrance: \$498,811

RENO-TAHOE INTERNATIONAL AIRPORT PROJECTS

RNO Airside Pavement Maintenance Project – 2023

The RNO Airside Pavement Maintenance Project – 2023 is slurry sealing 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 original work was completed October 2023. **Construction of the original work was under budget which allowed for additional slurry areas to be added and were completed in June of 2024.**

The following are project milestones:

- Bids Advertised July 18, 2023
- Bid Opening August 3, 2023
- Original Bid Construction September - October 2023
- **Additional Work June 28, 2024**

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

- Project Closeout July 2024

Budget:

- Proposed Budget: \$500,000.00
- Revised Budget: \$444,764.00
- Current Expenditure: \$439,468.50

Airfield Maintenance Yard Phase 2 - Design

This project consists of a professional service agreement (PSA) with AtkinsRéalis for the design of the second phase of the Airfield Maintenance Yard Reconstruction Project. The first phase reconstructed the east side of the pavement at the Airfield Maintenance Yard and was completed in 2019. Phase 2 consists of the pavement on the west side of the yard adjacent to National Guard Way. The design is being funded from the RNO Airside Pavement Maintenance Budget - 2023.

AtkinsRéalis was direct selected for the design phase of this project and has completed all the field work. They are currently completing the civil improvement plans.

The following are project milestones:

- **Geotech and Survey June 2024**

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

- **30% Design August 2024**
- **90% Design October 2024**
- **IFB Documents December 2024**

Budget:

- **Proposed Budget: \$55,236**
- **Current Expenditure: \$15,000**

General Aviation Reconstruction Project - Design

This project comprises two professional service agreements (PSAs) with Kimley Horn & Associates. One PSA is for designing the reconstruction of the General Aviation East Apron and Taxilanes, funded by an FAA Airport Improvement Program (AIP) grant. The other PSA, funded through the RNO Landside Pavement Maintenance Budget for 2023, pertains to the GA East Parking lot. The General Aviation East project area is approximately 9.5 acres. Work will commence upon issuance of the AIP Grant.

The following are project milestones:

- Board Approval May 2024

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

- Grant Issuance July 2024
- Design July - December 2024
- IFB Documents January 2025

Budget:

- Proposed Budget: \$545,822
- Current Expenditure: \$0

National Guard Way and Aviation Boulevard Reconstruction Project - Design

This is a professional service agreement (PSA) with Eastern Sierra Engineering for civil improvement plans for the National Guard Way and Aviation Boulevard Reconstruction Project.

Eastern Sierra Engineering was direct selected for the design of this project and has completed 90% improvement plans.

The following are project milestones:

- Notice to Proceed July 2023
- 50% Design September 2023
- 90% Design April 2024

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

- IFB Documents December 2024

Budget:

- Proposed Budget: \$185,903.00
- Current Expenditure: \$160,973.75

ADM Roof Recoat – 2024

The ADM Roof Recoat Project – 2024 consists of repairing and applying a polyurethane coating to the existing roof of the Airport Duty Managers (ADM) office building. During the remodel of the recently completed ADM Office project, the exposed ceiling showed signs of small water leaks.

Building Technology Associates (BTA) was direct selected to design the roof repairs for the ADM office building. The project was advertised on June 21, 2024, with the bid opening scheduled for July 16, 2024.

The following are project milestones:

- Design completed February 2024
- ITB advertisement June 21, 2024

- **Pre-Bid meeting** **June 28, 2024**

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

- **Bid opening** **July 16, 2024**
- **Notice of Intent to Award** **July 23, 2024**

Budget:

- **Proposed Budget:** **\$121,000**
- **Current Expenditures:** **\$ 0**

Ticketing Hall Expansion Project

The contractor is completing the punch list items along with several owner requested changes.

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 taxiways, asphalt shoulders, and edge lighting, pavement markings and drainage upgrades.

The low and responsive bidder was Granite Construction and was approved at the May 2023 Board meeting. The FAA AIP grant has been awarded, and funding has been received. Granite started construction of the GA Aviation Runup area and was completed in late January 2024.

Taxiway B is under construction and was anticipated to be completed by the end of May. Near the end of reconstructing the concrete panels, issues with the panels were noted. The contractor has been notified to correct the defective panels. The panel replacements will occur during the closure of Runway 8-26 with the Runway 17R-35L Remediation project. Granite Construction is the contractor for both projects and is working on a schedule to perform the work outside the Burning Man timeframe.

The following are project milestones:

- GA Runup Construction Completion **January 2024**
- Taxiway B Construction Begins **March 11, 2024**

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

- Project Completion **September 2024**

Terminal Loop Road

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.

Phase 1 construction consisting of the inner lanes (adjacent to the Terminal) was completed and opened April 11, 2024. Phase 2 consisting of the outer lanes (adjacent to the parking garage) began work on April 15. **The southern portion of the Loop Road was paved the last week of June. The curbs, ADA ramps, sidewalks, crosswalks and canopies are all under construction. The contractor is on schedule.**

The following are project milestones:

- Construction Start – Phase 1 July 2023
- Construction Completed – Phase 1 April 11, 2024

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

- Phase 2 Completion September 2024

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 by replacing aging equipment with new efficient equipment.

This project will include the replacement of 23 Pre-Conditioned Air (PCA) units and 23 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 significantly more energy efficient than the units being replaced, which are at the end of their useful lives. The GPU provides a constant regulated power that is specific to each aircraft. The new GPUs are significantly more efficient than those being replaced, which are also at the end of their useful lives. Installation of submeters will allow for electrical usage to be tracked to the respective users.

The Notice to Proceed was issued on October 26, 2023. The contractor has begun the submittal process and procurement of the equipment.

RTAA staff and the construction manager (CME), have started coordination meetings with the airlines for a July 22, 2024, start date.

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
- NTP Issued October 26, 2023
- Procurement/RFIs Oct 2023 – Aug 2024

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

- **Construction Start July 22, 2024**

Budget:

- Proposed Budget: \$7,504,668.00
- Revised Budget: \$7,504,668.00
- Current Expenditure: \$ 414,794.45

Runway 17R-35L Remediation

Granite Construction completed the 2023 remediation efforts with no success. Staff continually monitors the remediation results, logs all the FOD weight and dates collected, and observations noted daily. Granite Construction has hired Kimley-Horn to design the new remediation consisting of an asphalt cement keel section. The work to be performed by Granite will be completely paid for by the contractor with no cost to the RTAA. The anticipated additional remediation to occur August 12, 2024, and completion no later than November 21, 2024.

RTAA staff have a trip planned to the FAA’s Airport District Office on July 10, 2024, to review the plans.

Two PSAs are being presented to the July Board meeting for consideration of approval for construction management, materials testing and survey work for Wood Rodgers and AtkinsRéalis.

Budget: The construction work by Granite Construction is considered warranty work and thus no cost to the RTAA. **The two PSAs for Wood Rodgers and AtkinsRéalis is being funded from the FY2024 Runway budget.**

Airfield Signage and Renaming

This project consists of updating the airport’s taxiway naming conventions and updating signage, markings, and the Airport Layout Plan (ALP). RNO has taxiways that connect to the runways at multiple locations and are not individually designated as separate taxiways, e.g., A1, A2, A3, etc. This creates pilot confusion and potential errors on what connectors to use and this project will make updates and modifications to clarify. Design has been completed. The FAA has informed the airport that there is no current allocation of AIP funds for construction of this project this year. The RTAA **proceeded** with bidding the project with the chance the FAA will have discretionary funds to allocate to this project. **The low and responsive bidder was Royal Electric with a bid of \$3,780,002.**

The following are project milestones:

- Design Completion January 2024
- Bid Advertising February 2024
- Bid Opening March 2024

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

- Board of Trustees Meeting/Award **Awaiting Funding from FAA**

Automated Exit Lanes

This project consists of installing three automated exit lanes between the sterile and nonsterile areas of the concourse. This will alleviate the need for a TSA agent or RTAA security specialist to monitor the area. Construction has begun with an anticipated completion date of early April.

Construction is substantial complete, and the contractor is working on the punch list items. **Project is completed and in closeout.**

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 inventory development phase is complete, and the project team is focused on identifying an overall enterprise implementation plan, which includes system architecture, deployment plan, and cost estimates that would benefit both users of the GIS as well as supporting IT’s efforts to migrate to a cloud environment.

The following are project milestones:

- | | |
|-----------------------------------|-------------------|
| • Notice to Proceed for Study | July 24, 2023 |
| • Executive Team Briefing #1 | August 29, 2023 |
| • End-User WG Meeting #1 | October 26, 2023 |
| • Technical WG Meeting #1 | November 16, 2023 |
| • Airfield Maintenance Meeting | November 30, 2023 |
| • Airport Communications Meeting | December 11, 2023 |
| • GeoComm (Public Safety) Meeting | January 9, 2024 |
| • Technical WG Meeting #2 | January 25, 2024 |
| • End-User WG Meeting #2 | January 26, 2024 |
| • IT Inventory Page-Turn Meeting | February 14, 2024 |
| • Inventory Final Deliverable | March 2024 |
| • Technical WG Meeting #3 | March 13, 2024 |
| • Technical WG Meeting #4 | April 12, 2024 |

- Technical WG Meeting #5 May 1, 2024
- Cloud Strategy Meeting #1 May 8, 2024
- **Cloud Strategy Meeting #2 June 6, 2024**

Next steps for the project are listed below:

- Develop Enterprise Implementation Plan March-**July 2024**
- **Develop Cloud Strategy GIS Needs July-August 2024**
- **Executive Team Briefing #2 August 2024**

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

RNO Airport Layout Plan Update

A Notice to Proceed was issued on July 7, 2023, for the RNO Airport Layout Plan Update, in the amount of \$85,500, to Wood Rodgers, Inc.

All airport sponsors are required to maintain a current Airport Layout Plan (ALP). The latest RNO ALP was approved by the FAA in January 2019 as part of the 2018 RNO Master Plan Update. The primary trigger for this new update is the requirement for future projects to be depicted on an approved ALP prior to receipt of federal grants or PFC collection for a construction project.

In July 2023, the consultant team completed survey work for all new airport development since the 2018 ALP was approved, including the Aloft Hotel, Dassault facility expansion, Vassar mini-warehouse demolition area, east airfield lighting vault demolition area, Taxiway Charlie & Lima runway incursion mitigation (RIM) pavement changes near Atlantic Aviation, and Taxiway Alpha RIM pavement changes at the south end of the field.

During August and September 2023, the consultant team updated 25 pages of the 41-page ALP set and drafted a 6-page memo that documents each of the 91 changes. A draft set was reviewed by staff in October 2023, and comments were provided on October 31. A revised ALP was submitted to the FAA in January 2024 for review. **The FAA provided written comments on June 6, 2024. Final revisions will be completed in July 2024, and the final version of the ALP will be delivered to the FAA for signature no later than August 2024.**

The following are project milestones:

- Notice to Proceed for Study July 7, 2023
- On-Site Field Work July 2023
- Preliminary Drawing Review August 16, 2023
- Draft ALP Update & Memo Received September 29, 2023
- Staff Review October 2023
- Draft ALP Submitted to FAA for Review January 2024
- **FAA Draft Review January – June 2024**
- **FAA Draft Comments Provided June 6, 2024**

Next steps for the project are listed below:

- **Final Revisions July 2024**
- **Final ALP Update & Memo to FAA July – August 2024**

RTS Master Plan and Airport Layout Plan Update

The last Reno-Stead Airport (RTS) Master Plan was completed in 2010. With the departure of the Reno National Championship Air Races, redevelopment of the Nevada Army Guard facilities, a region-wide shortage of general aviation hangars, prevalence of unmanned aerial system and dirt “runway” operations, dwindling industrial land availability and subsequent growing interest in non-aeronautical development on airport property, and nearby housing growth, a new RTS Master Plan that takes those local and regional changes into account is crucial to guide future airport development in a logical, sustainable, and efficient manner to meet current and future airport operational demand.

Pending FAA Airport Improvement Program (AIP) grant funding, staff will issue a formal request for qualifications (RFQ) for qualified consultant teams to develop an Airport Master Plan Study. In addition to the traditional Airport Master Plan, the consultant team will also develop an Airport Layout Plan (ALP) Update and an Airport Exhibit A and collect Airports Geographic Information System (AGIS) Survey Data.

The RFQ will be advertised in late July or early August.

Next steps for the project are listed below:

- RFQ Advertisement Late July – August 2024

**RENO-TAHOE AIRPORT AUTHORITY
PLANNING AND CONSTRUCTION COMMITTEE
MORE RNO PROGRAM UPDATE
JULY 2024**

(Items in bold are changes from the previous report)

MoreRNO Program

New Gen A&B

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, remain overnight parking, and taxiway/taxi-lane) work, infrastructure and utility relocation, and demolition of existing structures and pavements. The project has been renamed New Gen A&B.

Gensler was selected as the designer, and design kicked-off mid-2023. RTAA staff meet weekly with the design team. The airlines are represented throughout the project with an Airline Technical Representative (ATR) of AvAirPros.

Concourses

Stakeholder visioning sessions and program workshops with the RTAA, Airlines, and concessions began in August 2023. The Basis of Design / Pre-Design Phase was completed in October. Several design meetings have been held focusing on airfield layout, internal space layouts, concessions, gaming, technology and signage/wayfinding. The Concept Phase was completed January 30, and a baseline construction cost estimate is being performed. Reconciliation of cost estimates complete. Value Analysis/Value Engineering efforts ongoing to develop schematic design. **30% Design Plans and Specifications were completed June 27, 2024, and are under review with the RTAA and the ATR.**

South Remain Overnight (S. RON)

The S. RON design achieved 30% completion on December 1, 2023, 60% completion at the end of January 2024, and final design in March 2024. To reduce extended General Conditions charges and to reduce phasing impacts to the airlines, construction is being shifted to start after the 2024 winter break. Construction will now start in Q1 of 2025 and complete in Q3 of 2025. Survey and Geotech are completed. **100% documents are complete and a GMP will be brought before the board in October of 2024.**

Central Utility Plant (CUP)

The CUP siting location has been recommended by the design team and located in the east end of the Blue Parking Lot. On February 15 FAA informed RTAA that they awarded a \$7M ATP grant. The design and construction teams are putting together an early equipment package that will maximize reimbursement of the full \$7M. **The FAA ATP was submitted on June 26, 2024. 30% Design efforts on the CUP are complete and under review with the RTAA and the ATR.**

Construction Manager at Risk (CMAR)

The team of Holder and Q&D (HQD) was selected for CMAR Pre-construction services and approved at the September 14, 2023, Board Meeting. HQD is working with Gensler in developing schedules, constructability, responding to phasing options and estimating tasks.

The following are project milestones:

- | | |
|--|--------------------|
| • Design PSA Board Approval (Pt. 1) | June 8, 2023 |
| • Design Contract Awarded | June 20, 2023 |
| • Notice to Proceed for Design (Pt. 1) | July 2023 |
| • Design PSA Board Approval (Pt. 2) | August 2023 |
| • CMAR Board Approval | September 14, 2023 |
| • CMAR Notice to Proceed | September 19, 2023 |
| • New Gen B&C Concept Phase Complete | January 31, 2024 |
| • Program Construction Cost Estimate | April 2024 |

Next steps for the project are listed below:

- | | |
|------------------------------------|----------------------------------|
| • Board Workshop | July 9th, 2024 |
| • Design Development (30% to 100%) | Board Approval July 2024 |
| • CUP Equipment GMP Board Approval | July 2024 |
| • S. RON GMP Board Approval | October 2024 |

The HQ

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.

RS&H was selected as the designer and Clark/Sullivan was selected as the CMAR. Both the design team and CMAR team are working together to reduce the construction cost estimate to be closer to the targeted \$50M.

The following are project milestones:

- | | |
|---|------------------|
| • CMAR Recommendation to Board | January 11, 2024 |
| • Validated Basis of Design Submitted | March 13, 2024 |
| • Concept Design Presentation to Board | March 28, 2024 |
| • 30% Schematic Design Submittal | April 29, 2024 |
| • Revised Construction Cost Estimate | April 2024 |
| • Board Decision for Design to Proceed Past 30% | June 13, 2024 |

Next steps for the project are listed below:

- | | |
|--------------------------------|----------------------|
| • Early Procurement GMP | November 2024 |
| • Final GMP | May 2025 |

Administrative Report

Date: July 9, 2024

Subject: Administrative Award of Contracts (Expenditures)
Pursuant to Resolution No. 557– June 2024

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 more than \$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 also be included in this administrative report regardless of value.

Agreements and POs in Excess of \$25,000

Date	Name of Company	Dollar Amount	Description	Funding Source	Department / Division
06/04/24	Commercial Project Management Nevada LLC	\$35,200.20	A 13-month lease was signed for MoreRNO staff space at Airport Gardens. This was an assignment of lease space from the EPM, Red Brick.	FY24 O&M	MoreRNO Program
06/11/24	KPS 3	\$25,000.00	A PSA was issued for Airline Incentive Program - Delta/ATL flight.	FY24 O&M	Marketing and Public Affairs
06/13/24	Maise Group LLC	\$130,905.56	Annual software renewal costs for Microsoft Licensing.	FY24 O&M	Technology Information Services
06/17/24	Graymar Environmental Services, Inc.	\$35,000.00	A Maintenance Services Contract was issued for the cleaning of the 90,000-gallon storm system.	FY24 O&M	Airfield Maintenance
06/17/24	Capital Ford	\$64,797.75	A PO was issued for a 2024 Ford F-250 Super Duty XL Diesel.	FY24 O&M	ARFF
06/18/24	Potters Industries, LLC	\$30,900.00	A PO was issued for inventory replenishment of glass beads used for airfield.	CASH / Inventory	Contracts & Procurement
06/20/24	Tyler Technologies	\$42,509.69	Annual software renewal costs for CAD/LERMS system.	FY24 O&M	Police Airport Communications
06/21/24	Kimley Horn & Associates, Inc.	\$95,175.00	A PSA was issued for the GA East Landside Design Project.	FY24 CIP	Engineering & Construction
06/25/24	Maise Group LLC	\$44,428.80	Annual software renewal costs for M365/Server.	FY24 O&M	Technology Information Services
06/27/24	City of Reno	\$106,562.35	Annual Costs associated with the City of Reno Dispatch Services for ARFF.	FY24 O&M	ARFF
06/27/24	Tyler Technologies	\$186,057.90	Annual software renewal costs for ERP (financial system) and HCRM (human resources).	FY25 O&M	Technology Information Services

Change Orders and Amendments

Date	Name of Company	Dollar Amount	Description	Funding Source	Department / Division
06/20/24	Intermountain Slurry Seal	\$76,828.50	CO #2 for the Airside Pavement Maintenance Project (2023) was for additional SOW (see attached). Total Contract, including this CO, equals \$439,468.50.	FY23 CIP	Engineering & Construction
06/21/24	Sierra Nevada Construction, Inc.	\$4,960.00	CO#2 for the Remote Economy Lot Project was for additional SOW (see attached). Total Contract, including this CO, equals \$3,667,451.27.	FY23 CIP	Engineering & Construction
06/26/24	VirTower LLC	\$0.00	CO#2 was issued on a Technical Contract as a zero-cost CO to revised from a monthly expense to annual.	FY24 O&M	Technology Information Services

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

PO = Purchase Order
 PSA = Professional Service Agreement