

COMMITTEE MEMBERS

Art Sperber, Chair
Joel Grace, Vice Chair
Shaun Carey, Member
Cortney Young, Member
Adam Kramer, Alternate
Carol Chaplin, Alternate
Jennifer Cunningham, Ex Officio

Staff Liaison

Gary Probert, Chief Planning &
Infrastructure Officer



PRESIDENT/CEO

Daren Griffin, A.A.E.

CHIEF LEGAL COUNSEL

Jenn Ewan

BOARD CLERK

Lori Corkery

AGENDA

Planning & Construction Committee

Tuesday, June 10, 2025 | 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

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 lcorkery@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 by the one of the following methods:

- 1) In person at the Board meeting
- 2) By emailing comments to lcorkery@renoairport.com by **4:00 p.m. on the day before the meeting**. Comments submitted will be given to the Board for review and included with the minutes.
- 3) Virtually by Zoom. You must have a computer or device with a working microphone. Use the information above to log into the Zoom meeting and use the "Chat" feature to submit a request to speak. When the Chair calls for public comment, your microphone will be turned on and you will be addressed 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 lcorkery@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 May 20, 2025, Planning & Construction Committee meeting

4. INFORMATION, DISCUSSION AND/OR POSSIBLE ACTION ITEMS

5. ITEMS FOR CONSIDERATION BY THE FULL BOARD ON JUNE 12, 2025

- 5.1 Board Memo No. 06/2025-25 (*For Possible Action*): Authorization for the President/CEO to execute a Construction Contract for the O Block Utility Extension Project at the Reno-Stead Airport, with Titan Electrical Contracting, Inc., accepting the Base Bid in the amount of \$775,276
- 5.2 Board Memo No. 06/2025-26 (*For Possible Action*): Authorization for the President/CEO to execute a Construction Contract for the Concourse Development Project – New Gen A&B Common Use Enabling Project at the Reno-Tahoe International Airport, with Q&D Construction, including the Base Bid and Bid Alternate BA1, in the amount of \$781,264, and authorize an Owner’s Contingency in the amount of \$50,000
- 5.3 Board Memo No. 06/2025-27 (*For Possible Action*): Authorization for the President/CEO to execute Amendment #2 to the Professional Services Agreement for Construction Management Services for the Reno-Tahoe International Airport New Gen A&B Project with Construction Materials Engineers, Inc. in the amount of \$20,500, for the Common Use Enabling Project, increasing the total contract amount from \$699,997 to \$720,497
- 5.4 Board Memo No. 06/2025-28 (*For Possible Action*): Authorization for the President/CEO to execute Amendment #5 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 \$6,100, for the Common Use Enabling Project Construction Administration Services, increasing the total contract amount from \$47,027,802 to \$47,033,902
- 5.5 Board Memo No. 06/2025-29 (*For Possible Action*): Authorization for the President/CEO to execute Amendment #3 to the Professional Services Agreement for Program Management Support Services (PMSS) for the Consolidated Rental Car Center (ConRAC) / Ground Transportation Center (GTC) projects at the Reno-Tahoe International Airport, with Jacobs in the amount of \$207,000, increasing the total contract amount from \$415,000 to \$622,000

- 5.6 Board Memo No. 06/2025-30 (*For Possible Action*): Authorization for the President/CEO to execute Amendment #2 to the Professional Services Agreement with Barich, Inc. for Information Technology Owner Liaison in the amount of \$656,000 for a duration of one (1) year
- 5.7 Board Memo No. 06/2025-34 (*For Possible Action*): Review, discussion and potential authorization to execute a multi-year Professional Services Agreement for Construction Manager at Risk Pre-construction Services with McCarthy Building Companies, Inc. for the New Gen A&B Project at Reno-Tahoe International Airport in the not-to-exceed amount of \$2,004,500, and authorize a time and materials investigation allowance of \$458,500

6. INFORMATIONAL ITEMS

- 6.1 MoreRNO Executive Summary
- 6.2 Capital Improvement Program Summary
- 6.3 Administrative Award of Contracts (Expenditures)

7. MEMBER COMMENTS, QUESTIONS AND REQUESTS

8. PUBLIC COMMENT

9. ADJOURNMENT

COMMITTEE MEMBERS

Art Sperber, Chair
Joel Grace, Vice Chair
Shaun Carey, Member
Cortney Young, Member
Adam Kramer, Alternate
Carol Chaplin, Alternate
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Infrastructure Officer



PRESIDENT/CEO

Daren Griffin, A.A.E.

CHIEF LEGAL COUNSEL

Jenn Ewan

BOARD CLERK

Lori Corkery

MINUTES

Planning & Construction Committee

Tuesday, May 20, 2025 | 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 9:30 a.m.

Members Present: Art Sperber
Cortney Young
Joel Grace
Shaun Carey

2. PUBLIC COMMENT

There were no comments from the public.

3. APPROVAL OF MINUTES

3.1 April 8, 2025, Planning & Construction Committee meeting

There being no corrections, the Minutes from April 8, 2025, were approved as presented.

4. INFORMATION, DISCUSSION AND/OR POSSIBLE ACTION ITEMS

None.

5. ITEMS FOR CONSIDERATION BY THE FULL BOARD ON MAY 22, 2025

5.1 Board Memo No. 05/2025-14 (For Possible Action): Authorization for the President/CEO to execute a Construction Contract for the General Aviation East Apron and Taxiway Reconstruction Project at the Reno-Tahoe International Airport, with Granite Construction, Inc., accepting the Base Bids in the amount of \$8,515,515 and authorize adjustment of Airport Improvement Program cost allocation line items to maximize awarded Airport Improvement Program grant on the project, as well as an Owner's Contingency in the

amount of \$400,000, pending acceptance of a Federal Aviation Administration's Airport Improvement Program grant

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

Motion: Recommend that this item be presented to the full Board on May 22, 2025, for consideration and approval of the proposed motion: *"Move to authorize the President/CEO to execute a Construction Contract for the General Aviation East Apron and Taxilane Reconstruction Project at the Reno-Tahoe International Airport, with Granite Construction, Inc., accepting the Base Bids in the amount of \$8,515,515 and authorize adjustment of Airport Improvement Program cost allocation line items to maximize awarded Airport Improvement Program grant on the project, as well as an Owner's Contingency in the amount of \$400,000, pending acceptance of a Federal Aviation Administration's Airport Improvement Program grant."*

Moved by: Joel Grace

Seconded by: Shaun Carey

Aye: Trustees Carey, Grace, Sperber, Young

Result: Passed unanimously

5.2 Board Memo No. 05/2025-15 (For Possible Action): Authorization for the President/CEO to execute a Professional Service Agreement for Construction Management Services for the General Aviation East Apron and Taxilane Reconstruction Project at Reno-Tahoe International Airport with Construction Materials Engineering, Inc., in the amount of \$378,515, pending acceptance of a Federal Aviation Administration's Airport Improvement Program grant

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

Motion: Recommend that this item be presented to the full Board on May 22, 2025, for consideration and approval of the proposed motion: *"Move to authorize the President/CEO to execute a Professional Service Agreement for Construction Management Services for the General Aviation East Apron and Taxilane Reconstruction Project at Reno-Tahoe International Airport with Construction Materials Engineering, Inc., in the amount of \$378,515, pending acceptance of a Federal Aviation Administration's Airport Improvement Program grant."*

Moved by: Joel Grace

Seconded by: Shaun Carey

Aye: Trustees Carey, Grace, Sperber, Young

Result: Passed unanimously

5.3 Board Memo No. 05/2025-16 (For Possible Action): Authorization for the President/CEO to execute a Construction Contract for the Concourse Development Project – New Gen A&B Enabling Project at the Reno-Tahoe International Airport, with Q&D Construction, including the Base Bid and Bid Alternate BA1, in the amount of \$572,868, and authorize an Owner's Contingency in the amount of \$100,000

This item was presented by Amanda Twitchell, Sr. Airport Project Manager. After discussion, the Committee took the following action:

Motion: Recommend that this item be presented to the full Board on May 22, 2025, for consideration and approval of the proposed motion: *“Move to authorize the President/CEO to execute a Construction Contract for the Concourse Development Project – New Gen A&B Enabling Project at the Reno-Tahoe International Airport, with Q&D Construction, including the Base Bid and Bid Alternate BA1, in the amount of \$572,868, and authorize an Owner’s Contingency in the amount of \$100,000.”*

Moved by: Joel Grace

Seconded by: Cortney Young

Aye: Trustees Carey, Grace, Sperber, Young

Result: Passed unanimously

5.4 Board Memo No. 05/2025-17 (For Possible Action): Authorization for the President/CEO to execute a Construction Contract for the Concourse Development Project – Early Equipment – New Gen A&B at the Reno-Tahoe International Airport, with Nelson Electric, including the Base Bid and Bid Alternates BA1-4, in the amount of \$6,012,400, and authorize an Owner’s Contingency in the amount of \$200,000

This item was presented by Amanda Twitchell, Sr. Airport Project Manager. After discussion, the Committee took the following action:

Motion: Recommend that this item be presented to the full Board on May 22, 2025, for consideration and approval of the proposed motion: *“Move to authorize the President/CEO to execute a Construction Contract for The Concourse Development Project – Early Equipment – New Gen A & B at the Reno-Tahoe International Airport, with Nelson Electric, including the Base Bid and Bid Alternates BA1-4, in the amount of \$6,012,400, and authorize an Owner’s Contingency in the amount of \$200,000.”*

Moved by: Joel Grace

Seconded by: Cortney Young

Aye: Trustees Carey, Grace, Sperber, Young

Result: Passed unanimously

5.5 Board Memo No. 05/2025-18 (For Possible Action): Authorization for the President/CEO to execute Amendment #4 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 \$33,725, for the Enabling and Early Equipment Projects Construction Administration Services, increasing the total contract amount from \$46,994,077 to \$47,027,802

This item was presented by Amanda Twitchell, Sr. Airport Project Manager. After discussion, the Committee took the following action:

Motion: Recommend that this item be presented to the full Board on May 22, 2025, for consideration and approval of the proposed motion: *“Move to authorize the President/CEO to*

execute Amendment #4 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 \$33,725, for the Enabling and Early Equipment Projects Construction Administration Services, increasing the total contract amount from \$46,994,077 to \$47,027,802.”

Moved by: Shaun Carey

Seconded by: Joel Grace

Aye: Trustees Carey, Grace, Sperber, Young

Result: Passed unanimously

5.6 Board Memo No. 05/2025-19 *(For Possible Action):* Authorization for the President/CEO to execute Amendment #1 to the Professional Services Agreement for Construction Management Services for the Reno-Tahoe International Airport New Gen A&B Project with Construction Materials Engineers, Inc., in the amount of \$68,175, for the Enabling and Early Equipment Projects, increasing the total contract amount from \$631,822 to \$699,997

This item was presented by Amanda Twitchell, Sr. Airport Project Manager. After discussion, the Committee took the following action:

Motion: Recommend that this item be presented to the full Board on May 22, 2025, for consideration and approval of the proposed motion: *Move to authorize the President/CEO to execute Amendment #1 to the Professional Services Agreement for Construction Management Services for the Reno-Tahoe International Airport New Gen A&B Project with Construction Materials Engineers, Inc., in the amount of \$68,175, for the Enabling and Early Equipment Projects, increasing the total contract amount from \$631,822 to \$699,997.”*

Moved by: Joel Grace

Seconded by: Shaun Carey

Aye: Trustees Carey, Grace, Sperber, Young

Result: Passed unanimously

5.7 Board Memo No. 05/2025-23 *(For Possible Action):* Review, discussion and possible authorization for the President/CEO to execute a Professional Service Agreement for Consultant Services for the Reno-Stead Airport Master Plan project with Ardurra Group, Inc., in the amount of \$1,926,752

This item was presented by Jed Hammer. Airport Planner. After discussion, the Committee took the following action:

Motion: Recommend that this item be presented to the full Board on May 22, 2025, for consideration and approval of the proposed motion: *“Move to authorize the President/CEO to execute a Professional Service Agreement for Consultant Services for the Reno-Stead Airport Master Plan with Ardurra Group, Inc., in the amount of \$1,926,752.”*

Moved by: Shaun Carey

Seconded by: Joel Grace

Aye: Trustees Carey, Grace, Sperber, Young
Result: Passed unanimously

6. INFORMATIONAL ITEMS

6.1 MoreRNO Executive Summary

Jackie Caulk, MoreRNO Program Director, briefed the Committee on the MoreRNO project developments.

6.2 Capital Improvement Program Summary

Derek Starkey, Engineering & Construction Manager, briefed the Committee on the Capital Improvement project developments.

6.3 Administrative Award of Contracts (Expenditures)

There was no discussion on this item.

7. MEMBER COMMENTS, QUESTIONS AND REQUESTS

There were no comments from the Committee.

8. PUBLIC COMMENT

There were no comments from the public.

9. ADJOURNMENT

The meeting was adjourned at 10:50 a.m.

Board Memorandum

06/2025-25

In Preparation for the Regular Board Meeting on June 12, 2025

Subject: Authorization for the President/CEO to execute a Construction Contract for the O Block Utility Extension Project at the Reno-Stead Airport, with Titan Electrical Contracting, Inc., accepting the Base Bid in the amount of \$775,276

STAFF RECOMMENDATION

Staff recommends that the Board adopt the motion stated below.

STRATEGIC PRIORITIES

Facilities for the Future
Air Service and Cargo
Financial Stewardship
Customer Experience
General Aviation

BACKGROUND

Reno-Stead Airport (RTS) has long been recognized as a valuable revenue-generating asset. This was formally acknowledged with the adoption of Board Resolution 504 in May 2011, which established a policy supporting the economic potential of development at RTS.

While the RTAA has made progress in developing vacant land at RTS, new hangar development continues to lag despite growing demand at both RTS and Reno-Tahoe International Airport. Notably, the last new hangar constructed at RTS was in 2008. Today, both airports face waitlists for hangar space, underscoring the critical need for new facilities.

In 2007, an FAA grant-funded project supported hangar development by constructing taxilanes and hangar pads on the southwest side of RTS—an area known as the O Block. This approximately 20-acre site is bordered by Army Aviation Drive to the south and west, Taxiway Alpha to the north, and undeveloped land to the east.

Since 2007, the RTAA has actively marketed the O Block through standard channels and issued five (5) separate Requests for Proposals (RFP) or Qualifications (RFQ) between 2007 and 2021 to solicit private development. However, no new hangar construction has resulted. The most consistent feedback from prospective developers is that the financial return on hangar projects is generally low—and nearly unviable at O Block due to the lack of utility infrastructure.

To address this barrier and unlock the development potential of the O Block, the RTAA is advancing the O Block Utility Extension Project. This project aims to extend critical utilities to the site to make it more viable for future hangar construction and help meet growing general aviation demand.

DISCUSSION

The O Block Utility Extension Project is intended to facilitate the development of general aviation hangars within the O Block area. A key obstacle to development has been the significant upfront cost of extending gas and electrical utilities to the site. While staff had been evaluating solutions to address this issue, O Block Hangar Project, LLC. expressed interest in leading the hangar development—contingent upon the airport’s commitment to extending utility services.

Staff have worked closely with O Block Hangar Project, LLC. to ensure the utility extension aligns with the planned hangar layout and development needs. This project will support the first phase of construction, located on the northern portion of the O Block, while also being designed to accommodate future phases through accessible utility tie-in points as the area continues to develop in future phases.

The scope of the O Block Utility Extension Project includes three primary components necessary to facilitate development:

- Gas Line Extension:
 - Construction of approximately 3,000 linear feet of new gas line to serve the development area.
- Electrical Power Extension:
 - Installation of approximately 2,250 linear feet of electrical conduit and cabling to provide power to the site.
- Gate Access Installation:
 - Construction of a controlled-access gate at Army Aviation Drive to support secure entry to the new hangar area.

The O Block Utility Extension Project was publicly advertised on May 8, 2025, at the following locations: Reno Gazette Journal (RGJ), RTAA’s website, and Nevada Government eMarketplace (NGEM). The bid opening occurred on May 29, 2025, with two bids being received from the following contractor:

Table 1 – Bid Tabulation

| Scope | Engineer's Estimate | Granite Construction | Titan Electric |
|-----------------|----------------------------|-----------------------------|-----------------------|
| Base Bid | \$596,170 | \$1,296,296 | \$775,276 |

The lowest responsive and responsible bidder was determined to be Titan Electrical Contracting, Inc., with a base bid of \$775,276.

The contract provides duration of 120 calendar days for construction of the Basis of Award. The following is the estimated schedule shown in Table 2 – Preliminary Schedule:

Table 2 – Preliminary Schedule

| Activity | Date |
|-----------------------------------|---------------------------|
| Board Approval | June 12, 2025 |
| Notice to Proceed | July 7, 2025 |
| O Block Utility Extension Project | July 7 – November 3, 2025 |

FISCAL IMPACT

The costs associated with the O Block Utility Extension Project—including the construction contract, construction management services, NV Energy fees, and RTAA administrative expenses—will be funded through the RTAA Capital Improvement Program for Fiscal Years 2024–25. These costs will be reimbursed to RTAA by the future hangar owners, each of whom will pay a pro rata share of the total construction costs upon the purchase of their respective hangars as a requirement of the ground lease to be executed for their hangar leasehold with the RTAA.

The overall anticipated budget for the O Block Utility Extension Project (including construction, construction management, NV Energy Fees, and other direct costs) is estimated at \$979,574 and a breakdown is provided below in Table 3 – Project Estimate at Completion:

Table 3 – Project Estimate at Completion

| Contract Administration (RTAA) | Construction Management (TBD) | Construction (Titan) | Other Direct Costs * | NV Energy Fees | Estimate At Completion |
|---------------------------------------|--------------------------------------|-----------------------------|-----------------------------|-----------------------|-------------------------------|
| \$0 | \$38,000 | \$775,276 | \$25,000 | \$141,298 | \$979,574 |

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

COMMITTEE COORDINATION

Planning and Construction Committee

PROPOSED MOTION

“Move to authorize the President/CEO to execute a Construction Contract for the O Block Utility Extension Project at the Reno-Stead Airport, with Titan Electrical Contracting, Inc., accepting the Base Bid in the amount of \$775,276.”

Board Memorandum

06-2025-26

In Preparation for the Regular Board Meeting on June 12, 2025

Subject: Authorization for the President/CEO to execute a Construction Contract for the Concourse Development Project – New Gen A&B Common Use Enabling Project at the Reno-Tahoe International Airport, with Q&D Construction, including the Base Bid and Bid Alternate BA1, in the amount of \$781,264, and authorize an Owner's Contingency in the amount of \$50,000

STAFF RECOMMENDATION

Staff recommend that the Board adopt the motion stated below.

STRATEGIC PRIORITIES

Safety and Security

People

Facilities for the Future

Air Service and Cargo

Customer Experience

BACKGROUND

The New Gen A&B Common Use Enabling Project was previously a part of the larger New Gen A&B Project with a Construction Manager at Risk (CMAR) delivery method by Holder/Q&D Joint Venture (HQD). In an effort to stay on schedule while a new CMAR was selected, the RTAA packaged the New Gen A&B Common Use Enabling Project with a traditional Design/Bid/Build delivery method separately from the larger Concourse Development Project.

DISCUSSION

The Common Use Enabling scope of work was identified as a critical scope to expedite in order to execute a smooth transition into the construction of New Gen A&B. The project will convert eight (8) existing Signatory Airline Gates to Common Use Gates so that they are capable of serving any of our Airlines. This allows maximum flexibility during construction. In addition, the project will run redundant fiber to Concourse B in anticipation of the impact to the existing fiber run when construction begins.

Additional items in the scope of work include, but is not limited to:

- Demolition of existing gate back walls and associated power/data infrastructure
- Installation of conduit and power/data infrastructure
- Installation of new, owner furnished, Gate Information Display (GID) monitors

- Modification of existing gate millwork inserts
- Coordination and support for the installation of owner furnished Common Use Equipment

Construction Documents for the project were publicly advertised on May 12, 2025, at the following locations: Reno Gazette Journal (RGJ), RTAA's website, and Nevada Government eMarketplace (NGEM). A pre-bid was held on May 19, 2025, with two contractors in attendance. The bid opening occurred on May 29, 2025, with one contractor submitting a bid. Bid results are shown below in Table 1 – Bid Tabulation below:

Table 1 – Bid Tabulation

| Bidder | Base Bid |
|---------------------|-----------|
| Q&D Construction | \$781,264 |
| Engineer's Estimate | \$500,000 |

The low, responsive, and responsible bidder is Q&D Construction in the amount of \$781,264. The bids were reviewed for conformance with the bid requirements by RTAA staff and the design team, with the recommendation to award the construction contract to Q&D Construction.

FISCAL IMPACT

The construction of the New Gen A&B Common Use Enabling Project will be funded by RTAA issued Alternative Minimum Tax (AMT) Bonds. Below is a summary of the costs to date associated with the construction of this project:

Table 2 – Updated Construction Cost Summary

| Description | Cost | Company |
|---|------------------|--|
| Construction Management Services (CM) | \$20,500 | Construction Materials Engineers, Inc. (CME) |
| Construction Administration Services (CA) | \$6,100 | Gensler |
| Construction Contract | \$781,264 | Q&D Construction |
| Owner's Contingency | \$50,000 | RTAA |
| Total | \$857,864 | - |

The CM and CA services professional service agreements are seeking authorization under separate actions.

Table 3 – Updated New Gen A&B Estimate at Completion

| Category | Description | Cost |
|---|--|----------------------|
| Soft Costs | - | \$138,000,000 |
| A/E Design | Gensler Architecture Design & Planning | \$46,884,417 |
| Pre-Construction Services | Holder Q&D, a Joint Venture | \$2,745,000 |
| Pre-Construction Services | McCarthy Building Companies, Inc. | \$2,463,000 |
| Construction Admin (Estimated) | Gensler Architecture Design & Planning | \$14,401,356 |
| Construction Management (Estimated) | Construction Materials Engineering | \$15,806,037 |
| PMO / SMEs | Multiple | \$29,096,794 |
| Miscellaneous Other | Art / FF&E / Moving | \$9,176,750 |
| Owner's Contingency | TBD | \$17,426,646 |
| Hard Costs | - | \$512,000,000 |
| Central Utility Plant (CUP) – Long Lead Equipment | ACCO & Cupertino | \$10,993,418 |
| S. RON Apron Expansion | Q&D Construction | \$8,134,000 |
| Concourse Enabling Packages | Q&D Construction | \$572,868 |
| Concourse – Long Lead Equipment | Nelson Electric | \$6,012,400 |
| Concourse Common Use Enabling | Q&D Construction | \$781,264 |
| Central Utility Plant (CUP) – (Estimated) | Clark/Sullivan | \$57,506,050 |
| New Gen A&B – (Estimated) | TBD | \$428,000,000 |
| Total Estimate at Completion | - | \$650,000,000 |

COMMITTEE COORDINATION

Planning and Construction Committee

PROPOSED MOTION

“Move to authorize the President/CEO to execute a Construction Contract for the Concourse Development Project – New Gen A&B Common Use Enabling Project at the Reno-Tahoe International Airport, with Q&D Construction, including the Base Bid and Bid Alternate BA1, in the amount of \$781,264, and authorize an Owner's Contingency in the amount of \$50,000.”

Board Memorandum

06-2025-27

In Preparation for the Regular Board Meeting on June 12, 2025

Subject: Authorization for the President/CEO to execute Amendment #2 to the Professional Services Agreement for Construction Management Services for the Reno-Tahoe International Airport New Gen A&B Project with Construction Materials Engineers, Inc. in the amount of \$20,500, for the Common Use Enabling Project, increasing the total contract amount from \$699,997 to \$720,497

STAFF RECOMMENDATION

Staff recommends that the Board adopt the motion stated below.

STRATEGIC PRIORITIES

Safety and Security

People

Facilities for the Future

Air Service and Cargo

Customer Experience

Sustainability

BACKGROUND

In June of 2023, a Professional Services Agreement (PSA) was executed with Gensler Architecture, Design & Planning, P.C. (Gensler) to begin design on the New Gen A & B project. The project scope included two replacement concourses, a new Central Utility Plant (CUP), and the South Remain Overnight (S. RON) Apron Expansion. The design of the S. RON was completed in April 2024 and the CUP was completed November 2024. The design of the concourses is scheduled to be completed in August 2025. As we transition from design into construction, we have a need to bring on Construction Management (CM) Services.

The base contract to provide CM services was awarded to Construction Materials Engineers, Inc. (CME) in November 2024 for the South Remain Overnight Apron Expansion (S. RON) project.

In May 2025, Amendment #1 was executed with CME in the amount of \$68,175. The scope of work included CM services for the Concourse Enabling Project (access doors relocations and stairs) and the Concourse Early Equipment Project.

DISCUSSION

The Common Use Enabling scope of work was identified as a critical scope to expedite in order to execute a smooth transition into the construction of New Gen A&B. The project will convert eight (8) existing Signatory Airline Gates to Common Use Gates so that they are capable of serving any of our Airlines. This allows maximum flexibility during construction. In addition, the project will run redundant fiber to Concourse B in anticipation of the impact to the existing fiber run when construction begins.

In order to implement the construction of our projects, the Reno-Tahoe Airport Authority (RTAA) is retaining CME to provide CM services. These services augment RTAA staffing for specialized technical services and seasonal construction periods. CM services are industry standards and are required by FAA regulations to ensure proper administration, inspection, and quality assurance for federally funded construction projects.

The services and corresponding fee are based on the duration of construction and the scope to provide CM services for the Enabling and Early Equipment Projects. The services consist of owner's representation, construction management, project administration, quality assurance, construction inspection, materials testing, contract administration, tenant coordination, Disadvantage Business Enterprise (DBE) compliance, certified payroll and apprenticeship conformance reviews.

FISCAL IMPACT

It is anticipated that the CM Services will be funded by RTAA issued Alternative Minimum Tax (AMT) 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 |
|--|-----------------|-----------------------|
| South Remain Overnight (S. RON) CM Services (Base Construction Contract) | \$631,822 | AMT Bonds |
| Enabling and Early Equipment Projects (Amendment #1) | \$68,175 | AMT Bonds |
| Common Use Enabling Project (Amendment #2) | \$20,500 | AMT Bonds |
| Total | \$720,497 | - |

Table 2 – Updated New Gen A&B Estimate at Completion

| Category | Description | Cost |
|---|--|----------------------|
| Soft Costs | - | \$138,000,000 |
| A/E Design | Gensler Architecture Design & Planning | \$46,884,417 |
| Pre-Construction Services | Holder Q&D, a Joint Venture | \$2,745,000 |
| Pre-Construction Services | McCarthy Building Companies, Inc. | \$2,463,000 |
| Construction Admin (Estimated) | Gensler Architecture Design & Planning | \$14,401,356 |
| Construction Management (Estimated) | Construction Materials Engineering | \$15,806,037 |
| PMO / SMEs | Multiple | \$29,096,794 |
| Miscellaneous Other | Art / FF&E / Moving | \$9,176,750 |
| Owner's Contingency | TBD | \$17,426,646 |
| Hard Costs | - | \$512,000,000 |
| Central Utility Plant (CUP) – Long Lead Equipment | ACCO & Cupertino | \$10,993,418 |
| S. RON Apron Expansion | Q&D Construction | \$8,134,000 |
| Concourse Enabling Packages | Q&D Construction | \$572,868 |
| Concourse – Long Lead Equipment | Nelson Electric | \$6,012,400 |
| Concourse Common Use Enabling | Q&D Construction | \$781,264 |
| Central Utility Plant (CUP) – (Estimated) | Clark/Sullivan | \$57,506,050 |
| New Gen A&B – (Estimated) | TBD | \$428,000,000 |
| Total Estimate at Completion | - | \$650,000,000 |

COMMITTEE COORDINATION

Planning and Construction Committee

PROPOSED MOTION

“Move to authorize the President/CEO to execute Amendment #2 to the Professional Services Agreement for Construction Management Services for the Reno-Tahoe International Airport New Gen A&B Project with Construction Materials Engineers, Inc. in the amount of \$20,500, for the Common Use Enabling Project, increasing the total contract amount from \$699,997 to \$720,497.”

Board Memorandum

06-2025-28

In Preparation for the Regular Board Meeting on June 12, 2025

Subject: Authorization for the President/CEO to execute Amendment #5 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 \$6,100, for the Common Use Enabling Project Construction Administration Services, increasing the total contract amount from \$47,027,802 to \$47,033,902

STAFF RECOMMENDATION

Staff recommends that the Board adopt the motion stated below.

STRATEGIC PRIORITIES

Safety and Security

People

Facilities for the Future

Air Service and Cargo

Customer Experience

Sustainability

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

In July of 2024, Amendment #1 to the PSA with Gensler for design services was executed in the amount of \$15,973,628. The scope of work included 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

In October of 2024, Amendment #2 to the PSA with Gensler for design services was executed in the amount of \$12,916,380. The amendment progressed the design of Concourse B through 100% to align with the Concourse A design delivery. The scope of work included the following Task Orders:

- Task Order #7 – New Gen B – 100% Design

In November of 2024, Amendment #3 was executed in the amount of \$109,660. The amendment was the first scope of Construction Administration (CA) Services. The scope of work included the following Task Orders:

- Task Order #8 – S. RON – CA Services

In May of 2025, Amendment #4 was executed in the amount of \$33,725. The scope of work included the following Task Orders:

- Task Order #13 – Enabling and Early Equipment Projects – CA Services

DISCUSSION

The Common Use Enabling scope of work was identified as a critical scope to expedite in order to execute a smooth transition into the construction of New Gen A&B. The project will convert eight (8) existing Signatory Airline Gates to Common Use Gates so that they are capable of serving any of our Airlines. This allows maximum flexibility during construction. In addition, the project will run redundant fiber to Concourse B in anticipation of the impact to the existing fiber run when construction begins.

To execute the construction phase, Gensler and their subconsultants will need to perform CA services. The CA Services include, but are not limited to, respond to Requests for Information (RFI), review of submittals, and attendance at construction meetings. The scope of work includes the following Task Orders:

- Task Order #14 – Common Use Enabling Project – CA Services

FISCAL IMPACT

The RTAA is authorized to collect \$24,543,200 under PFC Application No. 16. The remaining balance is anticipated to be covered by Bipartisan Infrastructure Law – Airport Terminals Program (ATP) Grants, Passenger Facility Charge fees (PFC), RTAA issued Alternative Minimum Tax

(AMT) 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 | PFC & AMT Bonds |
| Amendment #1 | - | \$15,973,628 | ATP, PFC, & AMT Bonds |
| Amendment #2 | - | \$12,916,380 | PFC & AMT Bonds |
| Amendment #3 | - | \$109,660 | AMT Bonds |
| Amendment #4 | - | \$33,725 | AMT Bonds |
| Amendment #5 – Common Use Enabling Project CA Services | 14 | \$6,100 | AMT Bonds |
| Total | - | \$47,033,902 | |

Table 2 – Updated New Gen A&B Estimate at Completion

| Category | Description | Cost |
|---|--|----------------------|
| Soft Costs | - | \$138,000,000 |
| A/E Design | Gensler Architecture Design & Planning | \$46,884,417 |
| Pre-Construction Services | Holder Q&D, a Joint Venture | \$2,745,000 |
| Pre-Construction Services | McCarthy Building Companies, Inc. | \$2,463,000 |
| Construction Admin (Estimated) | Gensler Architecture Design & Planning | \$14,401,356 |
| Construction Management (Estimated) | Construction Materials Engineering | \$15,806,037 |
| PMO / SMEs | Multiple | \$29,096,794 |
| Miscellaneous Other | Art / FF&E / Moving | \$9,176,750 |
| Owner's Contingency | TBD | \$17,426,646 |
| Hard Costs | - | \$512,000,000 |
| Central Utility Plant (CUP) – Long Lead Equipment | ACCO & Cupertino | \$10,993,418 |
| S. RON Apron Expansion | Q&D Construction | \$8,134,000 |
| Concourse Enabling Packages | Q&D Construction | \$572,868 |
| Concourse – Long Lead Equipment | Nelson Electric | \$6,012,400 |

| | | |
|---|------------------|----------------------|
| Concourse Common Use Enabling | Q&D Construction | \$781,264 |
| Central Utility Plant (CUP) – (Estimated) | Clark/Sullivan | \$57,506,050 |
| New Gen A&B – (Estimated) | TBD | \$428,000,000 |
| Total Estimate at Completion | - | \$650,000,000 |

COMMITTEE COORDINATION

Planning and Construction Committee

PROPOSED MOTION

“Move to authorize the President/CEO to execute Amendment #5 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 \$6,100, for the Common Use Enabling Project Construction Administration Services, increasing the total contract amount from \$47,027,802 to \$47,033,902.”

Board Memorandum

06/2025-29

In Preparation for the Regular Board Meeting on June 12, 2025

Subject: Authorization for the President/CEO to execute Amendment #3 to the Professional Services Agreement for Program Management Support Services (PMSS) for the Consolidated Rental Car Center (ConRAC) / Ground Transportation Center (GTC) projects at the Reno-Tahoe International Airport, with Jacobs in the amount of \$207,000, increasing the total contract amount from \$415,000 to \$622,000

STAFF RECOMMENDATION

Staff recommends that the Board adopt the motion stated below.

STRATEGIC PRIORITIES

Facilities for the Future
Financial Stewardship
Customer Experience

BACKGROUND

The MoreRNO Consolidated Rental Car Center (ConRAC) and Ground Transportation Center (GTC) projects are critical infrastructure developments aimed at enhancing airport efficiency and customer experience. The Reno-Tahoe Airport Authority (RTAA) has been implementing these projects through a structured Program Management Support Services (PMSS) and Construction Management (CM) framework, ensuring alignment with strategic goals and regulatory compliance. Jacobs has been providing essential program and construction management services for the ConRAC and GTC projects under an existing Professional Services Agreement. To maintain project momentum and ensure continued oversight, an amendment to the existing agreement is necessary to cover additional scope and time requirements.

In May 2024, a Professional Services Agreement (PSA) was executed with Jacobs for \$70,000 to provide PPP Program Management services for the Ground Transportation Center (GTC) project to assist the existing RTAA GTC Project Manager. In October 2024, Amendment #1 was approved for an additional \$175,000 to continue the PPP Project Management Services for GTC through the end of calendar year 2024. Since that time, the original RTAA GTC Project Manager has resigned, requiring additional Project Management Services for the GTC enabling projects through the end of June 2025. This position has not been filled at this time, and the need for continued PM support will continue until such time that it is.

The amount of GTC enabling projects that RTAA will be occupying are either being completed or are proceeding through construction, necessitating the PMSS role to ensure RTAA is receiving the

projects as required under the PPP contract. These individual projects within the PPP include Building 13, Building 12, TNC Lot, circulation paths both vehicular and pedestrian, Taxi Lot, Pedestrian Walkway from the Terminal to the GTC, public roadways, landscaping on loop road, Gate 155 Roadway, Gate 155, and the first-floor garage area of the GTC.

DISCUSSION

The proposed Amendment #3 extends Jacobs' contract to provide ongoing PMSS services, including:

1. **Project Oversight:** Managing day-to-day operations, ensuring adherence to project milestones, budgets, and stakeholder expectations.
2. **Regulatory Compliance:** Maintaining alignment with federal, state, and local regulations, including permit approvals and environmental considerations.
3. **Risk Management:** Identifying and mitigating potential delays or cost overruns through proactive planning and intervention strategies.
4. **Stakeholder Coordination:** Engaging with ConRAC Solutions (CS), and regulatory agencies to ensure seamless integration of services.
5. **Contract Administration:** Reviewing contractor performance, validating deliverables, and ensuring compliance with contractual obligations.
6. **Owner's Representation:** Acting as an extension of RTAA staff to ensure project alignment with organizational objectives.
7. **Preconstruction Management:** Overseeing design progression, scope definition, and value engineering efforts to maintain project budget and schedule.
8. **Contract Administration:** Reviewing and managing contractor agreements, ensuring compliance with contractual obligations.
9. **Tenant Coordination:** Collaborating with airport tenants to address operational impacts and facilitate seamless integration of project elements.
10. **Scheduling and Phasing Analysis:** Assessing construction schedules to minimize disruption to airport operations.

FISCAL IMPACT

The Program Budget for the MoreRNO GTC PMSS services, requested, herein, was approved by Finance during the budget approval process and will be paid for out of O&M funds.

The proposed cost for Amendment #3 services fits in overall as follows:

| Agreements | Cost |
|--|------------------|
| Original Professional Services Agreement (PSA) | \$70,000 |
| PSA Amendment #1 | \$175,000 |
| PSA Amendment #2 | \$170,000 |
| PSA Amendment #3 | \$207,000 |
| TOTAL | \$622,000 |

COMMITTEE COORDINATION

Planning and Construction Committee

PROPOSED MOTION

“Authorization for the President/CEO to execute Amendment #3 to the Professional Services Agreement for Program Management Support Services (PMSS) for the Consolidated Rental Car Center (ConRAC) / Ground Transportation Center (GTC) projects at the Reno-Tahoe International Airport, with Jacobs in the amount of \$207,000, increasing the total contract amount from \$415,000 to \$622,000.”

Board Memorandum

06/2025-30

In Preparation for the Regular Board Meeting on June 12, 2025

Subject: Authorization for the President/CEO to execute Amendment #2 to the Professional Services Agreement with Barich, Inc. for Information Technology Owner Liaison in the amount of \$656,000 for a duration of one (1) year

STAFF RECOMMENDATION

Staff recommends that the Board adopt the motion stated below.

STRATEGIC PRIORITIES

Safety and Security

People

Facilities for the Future

Customer Experience

BACKGROUND

In September 2024 the Reno-Tahoe Authority (RTAA) Board of Trustees authorized the first year of a six-year contract for information-technology (IT) liaison review services that will span both the design and construction phases of the MoreRNO capital program, concentrating on the concourses (New Gen A&B), including the new Central Utility Plant (CUP), and the Police Station and Administrative Offices (HQ) .

The success of these projects must include a robust, integrated IT environment that unifies special systems, cybersecurity, data management, and other low-voltage infrastructure elements across every project component. To that end, the projects will each require comprehensive IT design and construction support covering communication networks, structured cabling, security and access-control systems, passenger-processing technologies, and critical operational platforms.

Approving Amendment 2 to the existing agreement with Barich, Inc. preserves continuity of IT oversight into year two of the six-year term, ensuring that all solutions are robust, scalable, and genuinely future-proof—qualities essential to meeting the airport’s long-range strategic objectives. Approval of this amendment is essential to maintaining the integrity and efficiency of our IT infrastructure throughout the MoreRNO program.

DISCUSSION

The proposed amendment extends Barich, Inc.’s engagement through the conclusion of the design phases into Construction Administration for the projects and adds a supplemental scope that includes comprehensive testing, commissioning, and operational-readiness (ORAT) services for low-voltage, special-systems, and information-technology asset associated with the projects. These services include: Factory Acceptance Testing, Site Acceptance Testing, integrated ORAT trials, and post-occupancy verification. Barich will verify that cabling, network infrastructure, public-address, surveillance, and related systems meet RTAA specifications.

FISCAL IMPACT

The proposed time-and-materials contract for information-technology services will employ a not-to-exceed fee structure under which professional fees and expenses for the balance of the 2026 fiscal year are estimated at \$656,000. These services will be funded by RTAA issued Alternative Minimum Tax (AMT) Bonds. The original fiscal year 2025 agreement was authorized in the amount of \$471,685.

Amendment No. 1, executed in October 2024, removed all Ground Transportation Center scope from the agreement because that project will be delivered through a public-private partnership (P3), under which comparable services will be provided through that contract. This modification reduced Fiscal Year 2025 professional fees and expenses by approximately \$58,710, generating an estimated \$230,000 in savings over the contract term and thereby adjusting the program’s projected fees and expenses as set forth in the table below.

Table 1 – Original Fee & Expenses + Amendment 1 Revisions

| FY Year | Fees & Expenses | Revised by Amendment #1 | Contract |
|--------------|------------------------|-------------------------|----------------------------------|
| FY25 | \$ 471,685.00 | \$ 412,974.55 | Original Contract + Amendment #1 |
| Fy26 | \$ 672,000.00 | \$ 604,800.00 | |
| FY27 | \$ 523,200.00 | \$ 470,900.00 | |
| FY28 | \$ 523,200.00 | \$ 470,900.00 | |
| FY29 | \$ 523,200.00 | \$ 523,200.00 | |
| FY30 | \$ 261,000.00 | \$ 261,000.00 | |
| Total | \$ 2,974,285.00 | \$ 2,743,774.55 | |

Amendment No. 2 adds a supplemental scope encompassing the testing, commissioning, and operational-readiness (ORAT) requirements for all information-technology, special-systems, and low-voltage installations associated with the projects. Incorporating these services—together with approximately \$111,000 in unspent Fiscal Year 2025 fees—yields the revised schedule of anticipated professional fees and expenses set forth in the accompanying table and is projected to generate contract-term savings of roughly \$48,510.45 when measured against the agreement’s original not-to-exceed amount.

Table 2 – Original & Revised Fee & Expenses + Amendment 2

| FY Year | Fees & Expenses | Revised by Amendment #1 | Additional Services Fee | Combined | Unspent | New Total with Cx | Contract |
|--------------|------------------------|-------------------------|-------------------------|------------------------|----------------------|------------------------|-------------------------|
| FY25 | \$ 471,685.00 | \$ 412,974.55 | \$ - | \$ 412,974.55 | \$ (111,000.00) | \$ 301,974.55 | Original + Amendment #1 |
| FY26 | \$ 672,000.00 | \$ 604,800.00 | \$ 74,000.00 | \$ 678,800.00 | \$ 22,800.00 | \$ 656,000.00 | Amendment #2 |
| FY27 | \$ 523,200.00 | \$ 470,900.00 | \$ 110,000.00 | \$ 580,900.00 | \$ 57,700.00 | \$ 523,200.00 | |
| FY28 | \$ 523,200.00 | \$ 470,900.00 | \$ 110,000.00 | \$ 580,900.00 | \$ 30,500.00 | \$ 550,400.00 | |
| FY29 | \$ 523,200.00 | \$ 523,200.00 | \$ 110,000.00 | \$ 633,200.00 | \$ - | \$ 633,200.00 | |
| FY30 | \$ 261,000.00 | \$ 261,000.00 | \$ - | \$ 261,000.00 | \$ - | \$ 261,000.00 | |
| Total | \$ 2,974,285.00 | \$ 2,743,774.55 | \$ 404,000.00 | \$ 3,147,774.55 | \$ 111,000.00 | \$ 2,925,774.55 | |

Each year's fees will be reviewed 30 days prior to the contract's completion, allowing for adjustments or termination by RTAA as necessary. The RTAA retains the option to extend, adjust, or terminate services on an annual basis. Any necessary adjustments will be reflected in the subsequent board action items that are brought before the trustees on an annual basis.

Table 3 – Overall New Gen A&B Program Costs

| Category | Description | Cost |
|---|--|----------------------|
| Soft Costs | - | \$138,000,000 |
| A/E Design | Gensler Architecture Design & Planning | \$46,884,417 |
| Pre-Construction Services | Holder Q&D, a Joint Venture | \$2,745,000 |
| Pre-Construction Services | McCarthy Building Companies, Inc. | \$2,463,000 |
| Construction Admin (Estimated) | Gensler Architecture Design & Planning | \$14,401,356 |
| Construction Management (Estimated) | Construction Materials Engineering | \$15,806,037 |
| PMO / SMEs | Multiple | \$29,096,794 |
| Miscellaneous Other | Art / FF&E / Moving | \$9,176,750 |
| Owner's Contingency | TBD | \$17,426,646 |
| Hard Costs | - | \$512,000,000 |
| Central Utility Plant (CUP) – Long Lead Equipment | ACCO & Cupertino | \$10,993,418 |
| S. RON Apron Expansion | Q&D Construction | \$8,134,000 |
| Concourse Enabling Packages | Q&D Construction | \$572,868 |
| Concourse – Long Lead Equipment | Nelson Electric | \$6,012,400 |
| Concourse Common Use Enabling | Q&D Construction | \$781,264 |
| Central Utility Plant (CUP) – (Estimated) | Clark/Sullivan | \$57,506,050 |
| New Gen A&B – (Estimated) | TBD | \$428,000,000 |
| Total Estimate at Completion | - | \$650,000,000 |

COMMITTEE COORDINATION

Planning and Construction Committee

PROPOSED MOTION

"Move to authorize the President/CEO to execute a Professional Service Agreement with Barich, Inc. for Information Technology Owner Liaison during the Design & Construction phases of the MoreRNO program, in an amount not to exceed \$656,000 for a period of one (1) year."

Board Memorandum

06/2025-34

In Preparation for the Regular Board Meeting on June 12, 2025

Subject: Authorization to execute a multi-year Professional Services Agreement for Construction Manager at Risk Pre-construction Services with McCarthy Building Companies, Inc. for the New Gen A&B Project at Reno-Tahoe International Airport in the not-to-exceed amount of \$2,004,500, and authorize a time and materials investigation allowance of \$458,500

STAFF RECOMMENDATION

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

STRATEGIC PRIORITIES

Safety and Security
People
Facilities for the Future
Air Service and Cargo
Customer Experience
Sustainability

BACKGROUND

In February of this year, the Reno-Tahoe Airport Authority (RTAA) terminated its Construction Manager at Risk (CMAR) contract on New Gen A&B and readvertised for these services in March. Because the design is not complete and sub-contractor outreach will be needed in preparation for bidding, the CMAR solicitation included pre-construction and investigation services, in addition to construction services, contingent upon successful Guaranteed Maximum Prices (GMPs).

The purpose of CMAR Pre-construction Services is for the CMAR to work hand-in-hand with the Architect (Gensler) in finalizing the design phase of the New Gen A&B project, to utilize work completed to date for budget and schedule verification, and to conduct sub-contractor coordination prior to bidding.

The selection process was as follows:

- A Contract Outreach Event was held in advance of advertisement on March 10, 2025.
- A formal request for proposal (RFP) was released March 17, 2025 and a pre-proposal meeting held on site with interested parties on April 1, 2025.
- Proposals were due April 17, 2025 and RTAA received 6 proposals from qualified firms.

- Proposals were reviewed by the selection committee and 4 firms were shortlisted for interview.
- Interviews were conducted on May 5, 2025 and May 6, 2025.
- The selection committee consisted of 3 RTAA employees, 1 Board of Trustees Member and the AAAC Representative.
- One firm was unanimously selected as the most responsive and best qualified.

DISCUSSION

The pre-construction services contract is to engage the CMAR to work hand-in-hand with RTAA and Gensler to finalize the design phase of the New Gen A&B project, to assist in verification of budget, schedule, and procurement needs, and to engage subcontractor community prior to the bidding, with a goal to ultimately provide multiple Guaranteed Maximum Prices (GMPs) amendments for the actual construction costs.

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

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

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

FISCAL IMPACT

The successful CMAR submitted a pre-construction services cost proposal in the amount of \$2,004,500, and a time and materials investigation allowance of \$458,500. These services will be funded by RTAA issued Alternative Minimum Tax (AMT) Bonds.

The table on the next page reflects how this fits in the estimated overall New Gen A&B program costs.

Table 1 – Updated New Gen A&B Estimate at Completion

| Category | Description | Cost |
|---|--|----------------------|
| Soft Costs | - | \$138,000,000 |
| A/E Design | Gensler Architecture Design & Planning | \$46,884,417 |
| Pre-Construction Services | Holder Q&D, a Joint Venture | \$2,745,000 |
| Pre-Construction Services | McCarthy Building Companies, Inc. | \$2,463,000 |
| Construction Admin (Estimated) | Gensler Architecture Design & Planning | \$14,401,356 |
| Construction Management (Estimated) | Construction Materials Engineering | \$15,806,037 |
| PMO / SMEs | Multiple | \$29,096,794 |
| Miscellaneous Other | Art / FF&E / Moving | \$9,176,750 |
| Owner's Contingency | TBD | \$17,426,646 |
| Hard Costs | - | \$512,000,000 |
| Central Utility Plant (CUP) – Long Lead Equipment | ACCO & Cupertino | \$10,993,418 |
| S. RON Apron Expansion | Q&D Construction | \$8,134,000 |
| Concourse Enabling Packages | Q&D Construction | \$572,868 |
| Concourse – Long Lead Equipment | Nelson Electric | \$6,012,400 |
| Concourse Common Use Enabling | Q&D Construction | \$781,264 |
| Central Utility Plant (CUP) – (Estimated) | Clark/Sullivan | \$57,506,050 |
| New Gen A&B – (Estimated) | TBD | \$428,000,000 |
| Total Estimate at Completion | - | \$650,000,000 |

COMMITTEE COORDINATION

Planning and Construction Committee

PROPOSED MOTION

“Move to authorize the President/CEO to execute a multi-year Professional Services Agreement for Construction Manager at Risk Pre-construction Services with McCarthy Building Companies, Inc. for the New Gen A&B Project at Reno-Tahoe International Airport in the not-to-exceed amount of \$2,004,500, and authorize a time and materials investigation allowance of \$458,500.”



Reno-Tahoe Airport Authority Executive Summary

more
RNO+

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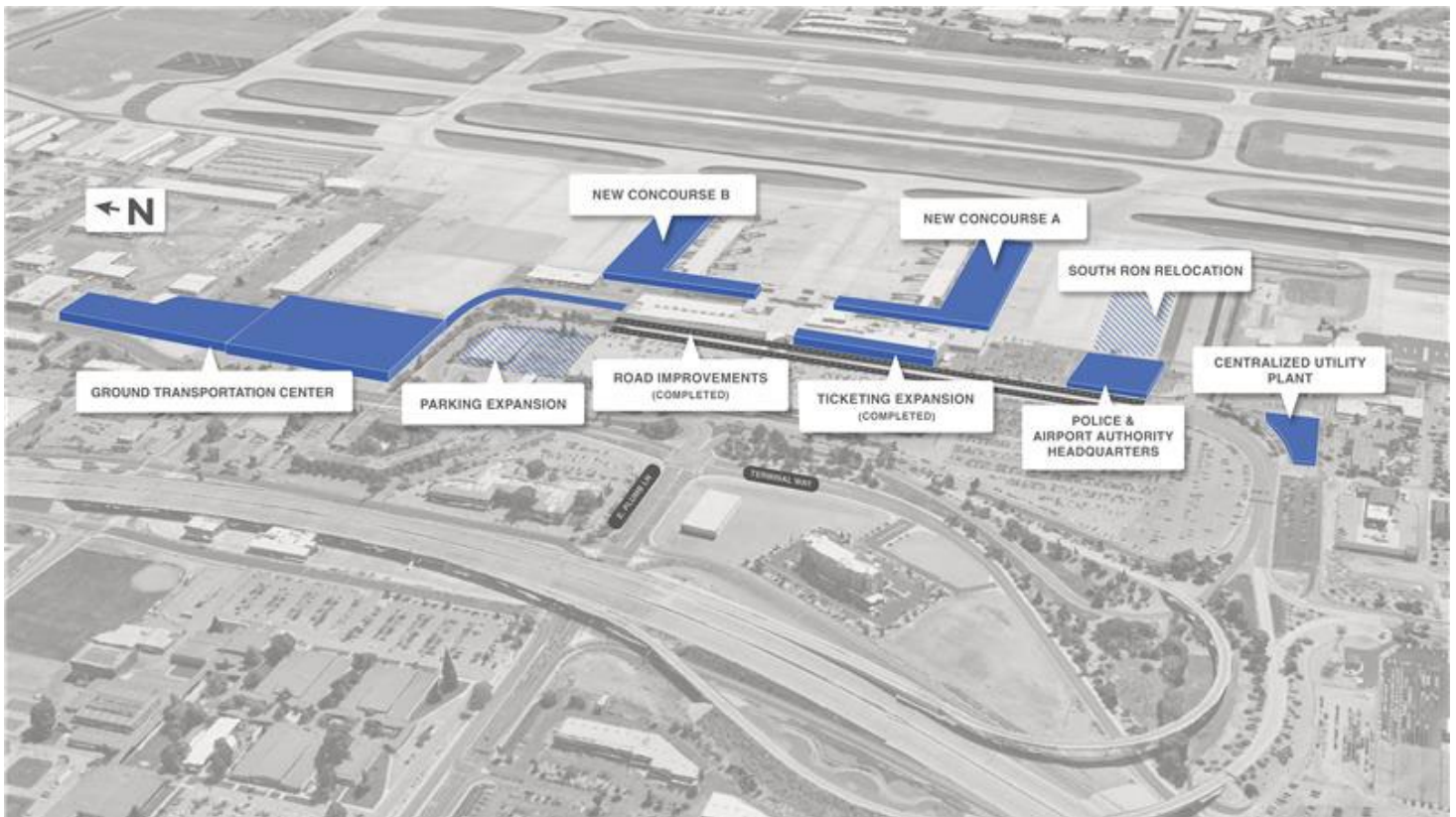
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MORERNO PROGRAM OVERVIEW

The Reno-Tahoe Airport Authority (RTAA) is transforming Reno-Tahoe International Airport (RNO) with a multi-year infrastructure program, MoreRNO, that will bring more space, local restaurants and shops, travel technology, and regionally inspired architecture. Construction of the Ticketing Hall and the Loop Road have already been completed and enabling projects for the new consolidated car rental facility have begun. Additionally, design is underway for both the new Police & Airport Authority Headquarters' building as well as the new concourses.

Naming Convention of the MoreRNO projects:

- "Ticketing Hall" (Ticketing Hall Expansion) refers to the renovation and construction of the main entry to the terminal.
- "The Loop" (Loop Road) refers to the Loop Road renovation and construction.
- "GTC" (Ground Transportation Center) refers to the new ground transportation and consolidated rental car facility project.
- "The HQ" (Police & Airport Authority Headquarters) refers to the new building for the police and administrative offices.
- "New Gen A&B" (New Generation Concourses A and B) refers to the replacement of the two existing concourses. "New Gen A" replaces the existing B Concourse, and "New Gen B" replaces the existing C Concourse. This project also includes the South Remain Overnight ("S. RON") and the new Central Utility Plant ("CUP") that will serve both concourses and The HQ.



Funding Sources

The RTAA is pursuing all potential funding sources, including federal, state, bonds and private funds, to support the estimated \$1 billion in MoreRNO infrastructure investments. All federal grants are expected to be distributed and managed by the Federal Aviation Administration (FAA).

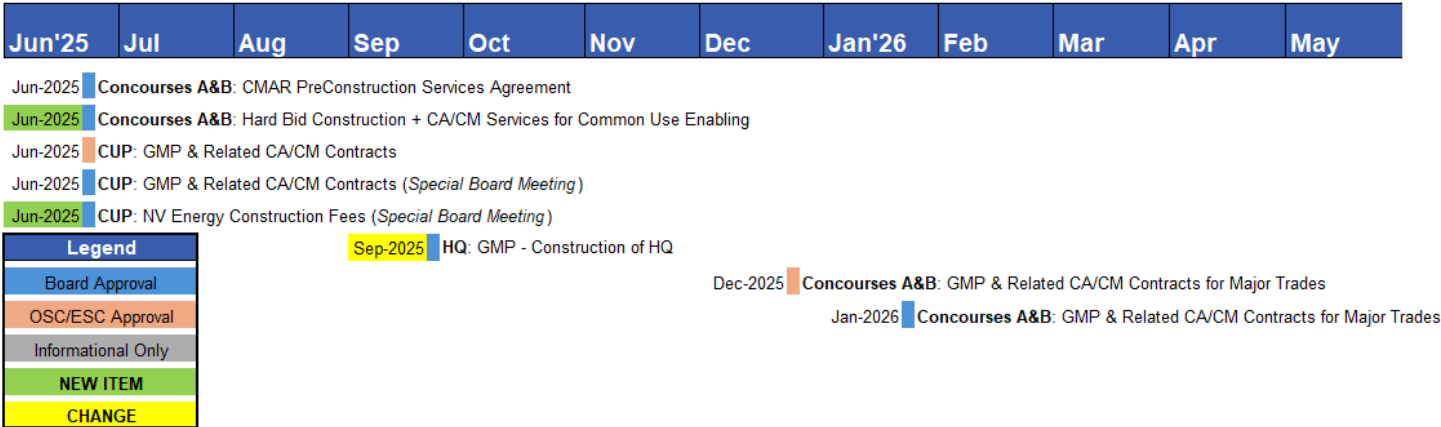
- GTC is a Public-Private-Partnership (P3) and is therefore privately funded with an investment contribution by RTAA. This contribution is funded by the dedicated customer facility charges (CFCs) which are levied on customers of rental car companies.
- The HQ will utilize a single source of funding through Non-Alternative Minimum Tax (Non-AMT) bond issuances.
- New Gen A&B has a myriad of funding sources including:
 - Airport Improvement Program (AIP) grants (both entitlements and discretionary) will be utilized for improvements related to enhancing airport safety, capacity, security, and environmental concerns.
 - Passenger Facility Charge (PFC) funds will be used on a pay-as-you-go basis for FAA-approved projects that improve safety, security, capacity, and air carrier competition.
 - The Bipartisan Infrastructure Law (BIL) will provide multiple funding sources –
 - Airport Infrastructure Grants (AIG) are entitlement funds. AIG funds are annual allocations based on federal fiscal year (FFY) from FFY22 – FFY26, for eligible airports based on factors like enplanements and cargo volume.
 - Airport Terminal Program (ATP) is a discretionary grant program that will be utilized for the New Gen A&B terminal development. ATP funds are only available for award between FFY22-FFY26.
 - Multiple Alternative Minimum Tax (AMT) bond issuances will be utilized for the remaining needs.
 - Entitlement grants generally follow these guidelines:
 - Based on passenger volume, cargo service, and state apportionments.
 - Used to fund airport construction projects, capital planning, and more.
 - The FAA carries over any remaining entitlement funds to the next fiscal year, for a limited number of years. AIP entitlements can be rolled over for 2 years but must be used in the third year or lost.
 - Can typically be used to reimburse completed eligible work.
 - Discretionary grants generally follow these guidelines:
 - Supplemental funds that the FAA can distribute based on national priorities through a competitive nationwide process.
 - Used to fund airport construction projects, capital planning, noise planning, and more
 - The FAA can use discretionary funds to supplement entitlement funds if an airport's capital project needs exceed its entitlements.
 - Cannot be used to reimburse completed work.

Critical Decisions' Schedule

The graphic shown below provides high-level insight regarding key decisions and milestones for the HQ and New Gen A&B projects. The legend describes whether the item is informational only or requires action, and whether the requested action is required by an Oversight Committee (OSC), Executive Steering Committee (ESC), or RTAA Board of Trustees. The OSC / ESC requirements are limited to the New Gen A&B project only and are required project governance per the current

Airline-Airport Use and Lease Agreement (AULA) with signatory airlines. New items will be bold and highlighted in green, and any changes from the prior month’s Executive Summary will be bold and highlighted in yellow.

12-Month Critical Decisions' Schedule
June 2025 - May 2026



Schedule Planning





















Unless otherwise noted, all construction start and completion dates are considered planning-level estimates developed to align projects across the overall program using a critical path methodology. These schedules are essential for coordination and sequencing but are inherently subject to change.

In complex, multi-phase construction programs, schedule shifts are common due to evolving design details, permitting timelines, procurement strategy, coordination with parallel projects, and market conditions. As such, each project’s schedule remains fluid until a contract with a General Contractor or Construction Manager at Risk (CMAR) is formally awarded and approved – at which point the schedule becomes fixed and enforceable.

MoreRNO Program KPIs

The Key Performance Indicators (KPIs) table shown below reflects both The HQ and the New Gen A&B projects. GTC’s KPIs are shown separately in the GTC Project Section. KPIs are reflected as a typical traffic signal to quickly convey the status of performance relative to targets or goals concerning budget and schedule.

| KPIs Legend | |
|-------------|---|
| GREEN | This indicates that the KPI is performing well and is on track or exceeding the desired target. It's a positive result, meaning everything is going smoothly. |
| YELLOW | This signals that the KPI is slightly off target or is approaching a critical threshold. It represents a warning or caution, suggesting that attention may be needed soon to prevent further decline or to get back on track. |
| RED | This indicates that the KPI is significantly off track, underperforming, or has failed to meet the target. It is a red flag, signaling that corrective actions are urgently needed to improve performance. |

| Key Performance Indicators | | | |
|----------------------------|---|---|---|
| Project Name | Budget | Schedule | Remarks |
| HQ Design |  |  | Issued for Permit documents to be submitted to City of Reno at the end of June. |
| HQ Construction |  |  | CMAR will begin the bidding process for GMP #2 for The HQ construction in July. |
| New Gen Design |  |  | Only remaining subprojects still in design are the concourses. OAC* team working to drive construction costs lower through value engineering of design elements. |
| New Gen Construction |  |  | Overall New Gen A&B on schedule with multiple enabling subprojects to begin in June. |
| S. RON Design |  |  | 100% complete. |
| S. RON Construction |  |  | On-going coordination efforts with adjacent projects; submittal process underway and construction will begin in June. |
| CUP Design |  |  | 100% complete; Issued for Construction documents will be finalized by end of July. |
| CUP Construction |  |  | Split into 2 packages - RTAA assumed CUP LLE; Construction combined with CMAR for The HQ; Draft GMP received by Owner for CUP; review and comments by Owner due to CMAR by beginning of June. |
| Concourse A&B Design |  |  | Value engineering ongoing; 75% design documents to be issued to new CMAR in June for constructability review and estimating. |
| Concourse A&B Construction |  |  | High-level operational phasing complete; designer and MoreRNO team progressing with logistical planning; new CMAR will be presented for June board approval. |

*OAC: Owner / Architect / Contractor

GTC

The new GTC at RNO is set to revolutionize ground transportation services. Spanning four floors and covering approximately 440,220 square feet, this state-of-the-art, four-story innovative facility will offer a seamless experience for passengers by housing all rental car, taxi, and ground transportation operations, including shuttles and Transportation Network Companies (TNC) like Uber and Lyft. With nearly three times more space than the current rental car facilities, the GTC is designed to grow alongside the airport, ensuring convenience and efficiency. This project will also enhance public safety by reducing traffic along the Loop Road in front of the terminal and will allow the airport to reclaim approximately 600 public parking spaces in close proximity to the terminal.

As part of a \$299 million public-private partnership (P3) with Conrac Solutions, the project is designed to streamline operations and improve safety and convenience for millions of travelers. A lease agreement between Conrac Solutions and the RTAA was signed April 9th, 2024, and construction on the enabling projects has begun. Conrac Solutions has a joint venture (JV) with their construction team, Q&D and Webcor (QDW or Q&D Webcor).

The updates to the GTC project summary are provided by Conrac Solutions. The most recent update was provided on April 16, 2025.

Project Details

| | | |
|---------------------------|--|---|
| Agreement | P3 - Conrac Solutions |  |
| Delivery Method | Design Build | |
| Design Team | PGAL | |
| Contractor | Join Venture - Q&D and Webcor Construction | |
| Funding Source(s) | CFCs | |
| Projected Completion Date | Sep-28 | |

KPIs

| | | KEY PERFORMANCE INDICATORS | | | Data Date: 5/19/25 |
|-----------------------|--------------|----------------------------|-------------|-------------|--------------------------------|
| PROJECT NAME | STAGE | BUDGET | SCHEDULE | SAFETY | REMARKS |
| GTC/ConRAC | Design | <div></div> | <div></div> | <div></div> | |
| Taxi Lot (SC 4/15/25) | Construction | <div></div> | <div></div> | <div></div> | |
| Building 12 | Construction | <div></div> | <div></div> | <div></div> | NVE delay for power to B12 |
| Building 13 | Construction | <div></div> | <div></div> | <div></div> | Recordable Incident on 5/15/25 |

Project Status

Project Work Areas

- Old Building 13 Tenants
- New Building 13
- Old Building 12
- New Building 12
- GTC ConRAC
- Old Taxi Lot
- New Taxi Lot



PROJECT STATUS

- Taxi Lot Substantial Completion on 4/15/25, punchlist work in progress
- B12 sitework completed, building energized 5/19/25, commissioning in progress, on schedule
 - Substantial Completion expected 5/23/25
- B13 interior buildout in progress, sitework continues, on schedule
 - Substantial Completion expected 7/3/25
- GTC and ConRAC design review in progress, on schedule
 - City of Reno permit review in progress

| SCHEDULE | START | FINISH | DURATION (CDs) | 2024 | 2025 | 2026 | 2027 | 2028 |
|----------------------|---------|---------|----------------|------|------|------|------|------|
| Project Summary | 4/9/24 | 9/15/28 | 1,620 | | | | | |
| Taxi Lot (SC) | 9/13/24 | 4/15/25 | 214 | | | | | |
| Building 12 | 7/2/24 | 5/23/25 | 325 | | | | | |
| Building 13 | 8/5/24 | 7/3/25 | 332 | | | | | |
| GTC (including demo) | 7/25/25 | 9/21/27 | 788 | | | | | |
| ConRAC (with TI) | 7/25/25 | 5/2/28 | 1,012 | | | | | |
| Existing QTA Demo | 6/21/28 | 9/15/28 | 86 | | | | | |

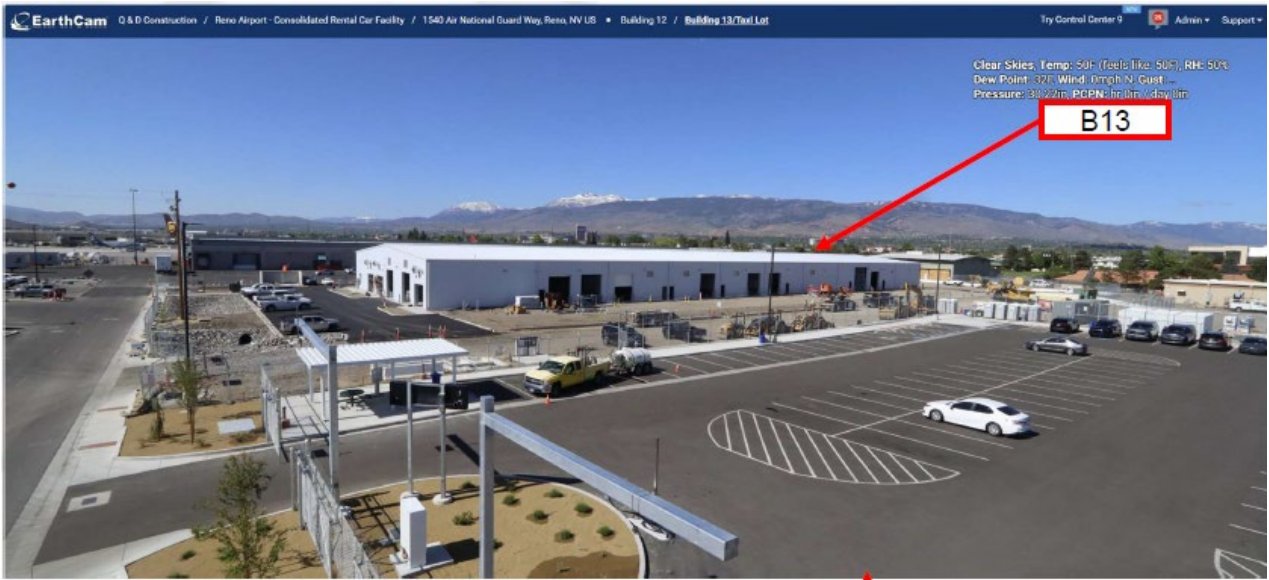
| 3-MONTH LOOK AHEAD | DATE | MAY | JUN | JUL |
|---|---------|-----|-----|-----|
| B12 Substantial Completion (RTAA move-in ready) | 5/23/25 | ● | | |
| Loop Rd Work Starts | 6/19/25 | | ● | |
| B13 Substantial Completion (RTAA Move-in ready) | 7/3/25 | | | ● |
| Gate 155 Closed, Relocated to Gate 145 | 7/11/25 | | | ● |

| SAFETY – 30 DAYS PRIOR (5/5/25 data date) | MAN HOURS | REPORTABLE | LOST TIME |
|---|-----------|------------|-----------|
| Prior Month | 10,224 | 0 | 0 |
| This Month | 8,596 | 0 | 0 |
| Cumulative | 81,728 | 1 | 0 |

Financial Summary

| PROJECT BUDGET | INITIAL BUDGET | APPROVED CHANGES | CURRENT BUDGET | COMPLETED TO DATE | WORK REMAINING |
|---------------------|----------------|------------------|----------------|-------------------|----------------|
| Construction Costs | \$280,546,180 | - | \$280,546,180 | \$71,966,812 | \$208,579,368 |
| Project Soft Costs | \$18,332,500 | - | \$18,332,500 | \$1,757,360 | \$16,575,140 |
| Total Project Costs | \$298,878,680 | - | \$298,878,680 | \$73,724,172 | \$225,154,508 |

Construction Progress Pictures



Taxi Lot



THE HQ

The HQ will be the RTAA's new administrative campus and will combine administrative offices and police headquarters. The new state-of-the-art police station, equipped with cutting-edge technology and systems, will occupy the entire first floor of the RTAA headquarters' building centralizing all airport police operations. The second floor of the building will serve as the hub for board and public meetings, with the remaining third and fourth floors housing essential management operations. The 62,000-square-foot facility will also free up valuable space in the terminal building where the current administrative offices exist – potentially opening opportunities for new restaurants, shops, and tenant operations, generating additional revenues in the form of leases. 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.

This project will be delivered through a Construction Manager at Risk (CMAR) methodology.

Project Details

| | | |
|----------------------------------|-------------------------------------|---|
| Project No. | R23008B |  |
| Delivery Method | CMAR | |
| Design Team | RS&H | |
| CMAR | Clark & Sullivan Constructors, Inc. | |
| Funding Source(s) | Non-AMT Bonds | |
| Estimated Completion Date | Aug-27 | |

Project Status

In May, the Project Manager presented an update to the Board, including updated interior and exterior renderings, along with a revised budget and schedule. Through value engineering between the 30% and 60% design phases, approximately \$4 million in cost savings were achieved without reducing project scope.

The Issue for Permit document set will be completed and submitted in June, with the CMAR issuing bidding instructions in July. A Guaranteed Maximum Price (GMP) Proposal is scheduled for Board review and approval in September.

Final workstation layout designs have been confirmed, and selected suppliers are developing mock-ups to support procurement and implementation planning. Coordination with concurrent construction efforts – particularly the CUP project – remains a top priority, with the team actively managing logistics to maintain MoreRNO Program alignment and minimize potential schedule or operational impacts.

PROJECT STATUS

Design

- 30% Schematic Design delivered 04/29/24
- 60% Design Development delivered 01/21/25
- Issued for Bid Documents will be delivered 06/27/25

Construction

- GMP #1, Early Procurement Package for Long Lead Electrical (LLE)
- Board Approval of GMP #1 – 01/09/25
- Executed Contract – 01/15/25
- Issue NTP for Procurement – 01/15/25
- GMP #2, Construction Package
- GMP #2 will be presented for board approval 09/11/25

| SCHEDULE | Start | Finish | Duration (Days) | 2024 | 2025 | 2026 | 2027 |
|---------------------------------|----------|----------|-----------------|------|------|------|------|
| Design | 11/21/23 | 08/22/25 | 641 | | | | |
| GMP #1 LLE | 01/15/25 | 10/06/26 | 630 | | | | |
| GMP #2 Construction (estimated) | 09/22/25 | 08/05/27 | 683 | | | | |
| 3-MONTH LOOK AHEAD | Date | Jun | Jul | Aug | | | |
| Issued for Bid Documents | 06/27/25 | | | | | | |

Financial Summary



Dashboard data can be found in the appendices. This section is reserved for future cashflow analysis and other financial metrics.

Construction Performance Summary



This section is reserved for future construction performance analysis to include schedule performance, RFIs & Submittals, Safety Metrics, and Quality Control.


NEW GEN A&B

The New Gen A&B Project incorporates multiple subprojects, including the South Remain Overnight Apron Expansion (S.RON) and Central Utility Plant (CUP), and will be phased over five years. “New Gen A” replaces the existing B Concourse, and “New Gen B” replaces the existing C Concourse. The new concourses will be 570 feet long and approximately 130,000 square feet. The design provides for larger holdrooms, more concessions space, increased natural light and views, and an overall improved passenger experience.

Each subproject will be delivered through various construction methodologies to include Design / Bid / Build, Construction Manager at Risk (CMAR), as well as the RTAA directly assuming contracts for the CUP Long-Lead Equipment.

S.RON Description & Details

The South Remain Overnight (S.RON) Apron Expansion project is part of New Gen A&B. The project expands the S.RON Apron south by ninety feet to provide pavement that supports future phases of construction for the New Gen A&B project, and to maintain existing RON capacity during and post concourse construction.

| | | |
|----------------------------------|--|---|
| Project No. | R23007B |  |
| Delivery Method | Design / Bid / Build | |
| Design Team | Gensler Architecture Design & Planning, P.C. | |
| General Contractor | Q&D Construction LLC | |
| Funding Source(s) | PFC, AIG | |
| Estimated Completion Date | Oct-25 | |

Project Status

The Project Manager is actively coordinating with the Contractor to manage long-lead items and ensure schedule alignment with adjacent projects. Submittal reviews and the Request for Information (RFI) process are currently in progress to support timely project execution.

PROJECT STATUS

Design

- 30% Schematic Design delivered 12/1/23
- 60% Design Development delivered 01/26/24
- Issued for Bid Documents delivered 08/30/24
- Repackaged as Design/Bid/Build; Re-Issued for Bid Documents delivered 02/28/25

Construction

- Solicitation for Hard Bid - 03/04/25
- Board approval 04/10/25
- Executed Contract: 04/15/25
- Issued NTP: 05/14/25

| SCHEDULE | Start | Finish | Duration (Days) | 2023 | 2024 | 2025 |
|--|----------|----------|-----------------|------|------|------|
| Design | 06/20/23 | 04/12/24 | 298 | | | |
| Re-Design | 02/06/25 | 02/28/25 | 23 | | | |
| Construction [bid requirement is 110 days] | 06/23/25 | 10/10/25 | 110 | | | |
| 3-MONTH LOOK AHEAD | Date | Jun | Jul | Aug | | |
| Pre-Construction Meeting | 6/9/2025 | | | | | |

Financial Summary



Dashboard data can be found in the appendices. This section is reserved for future cashflow analysis and other financial metrics.


Construction Performance Summary



This section is reserved for future construction performance analysis to include schedule performance, RFIs & Submittals, Safety Metrics, and Quality Control.

CUP Description & Details

The Central Utility Plant (CUP) project is part of New Gen A&B. The project is a new approximately 11,500 square foot central utility plant that will serve the new concourses. The project includes a new mechanical system to deliver chilled water and hot water to condition the new concourses and a new electrical service to power the new concourses. Additionally, even though the CUP will be servicing larger spaces, it will do so with greater efficiency due to more modern equipment and will also reduce water consumption.

| | | |
|----------------------------------|--|--|
| Project No. | R23007B |  |
| Delivery Method | CMAR | |
| Design Team | Gensler Architecture Design & Planning, P.C. | |
| General Contractor | Clark & Sullivan Constructors, Inc. | |
| Funding Source(s) | ATP, PFC, AMT Bonds | |
| Estimated Completion Date | Jul-27 | |

Project Status

To better align with budget priorities, the RTAA directed a shift away from the originally proposed geothermal well field and electric boilers to a high-efficiency gas boiler system. This decision reduced upfront costs while maintaining flexibility, as the CUP building and systems are being designed to allow for future integration of geothermal technology if desired.

The CMAR has submitted a draft Guaranteed Maximum Price (GMP). The Project Team is currently reviewing the proposal and will provide feedback to support finalization of the GMP which will be presented for Board review and approval at the Special Board Meeting in June.

PROJECT STATUS

Design

- 30% Schematic Design delivered 05/22/24
- 60% Design Development delivered 08/02/24
- Issued for Bid Documents delivered 11/07/24
- Repackaged Bid Documents - Re-Issued for Bid Documents delivered 03/26/25

Construction

- Assignment - Early Procurement Package for CUP Long Lead Equipment
- CUP Construction -
 - (Special Meeting) GMP #2 will be presented for board approval 06/26/25
 - Execute Contract: estimated mid-July 2025
 - Issue NTP: estimated end-July 2025

| SCHEDULE | Start | Finish | Duration (Days) | 2023 | 2024 | 2025 | 2026 | 2027 |
|--------------------------|----------|----------|-----------------|------|------|------|------|------|
| Design | 06/20/23 | 11/07/24 | 507 | | | | | |
| Re-Design / Repackaged | 02/25/25 | 03/26/25 | 30 | | | | | |
| RTAA assumes LLE POs | 03/27/25 | 01/08/27 | 653 | | | | | |
| Construction (estimated) | 08/04/25 | 07/02/27 | 698 | | | | | |
| 3-MONTH LOOK AHEAD | Date | Jun | Jul | Aug | | | | |
| CMAR GMP review/approval | 06/26/25 | ● | | | | | | |

Financial Summary



Dashboard data can be found in the appendices. This section is reserved for future cashflow analysis and other financial metrics.

Construction Performance Summary



This section is reserved for future construction performance analysis to include schedule performance, RFIs & Submittals, Safety Metrics, and Quality Control.

Enabling Projects' Descriptions & Details

To maintain project momentum during the search and onboarding of a new CMAR, the Project Team advanced three enabling projects from the original New Gen A&B scope. These early packages are critical to ensuring a seamless transition into full project construction. All three have been formally bid and are currently in various stages of construction contract review and approval. Timely execution of these enabling projects remains essential to overall project schedule alignment.

- Concourse Long-Lead Equipment (LLE) was board approved in May and awarded to Nelson Electric.
- Concourse Enabling was board approved in May and awarded to Q&D Construction LLC.
- Common Use Enabling will be reviewed and approval requested at the June board meeting.

Project Status

PROJECT STATUS

Construction

- Concourses Enabling approved 05/22/25
- Concourses LLE approved 05/22/25
- Common Use Enabling to be reviewed and approved 06/12/25

| SCHEDULE | Start | Finish | Duration (Days) | 2025 | 2026 | 2027 |
|-------------------------------------|----------|----------|-----------------|------|------|------|
| Concourses LLE (estimated) | 06/01/25 | 12/31/27 | 944 | | | |
| Concourses Enabling (estimated) | 06/01/25 | 12/31/25 | 214 | | | |
| Common Use Enabling (estimated) | 07/01/25 | 01/31/26 | 215 | | | |
| 3-MONTH LOOK AHEAD | Date | Jun | Jul | Aug | | |
| Common Use Enabling review/approval | 06/12/25 | | | | | |

Concourse A&B Description & Details

This project consists of the replacement of RNO's two existing concourses with two new concourses. Each concourse will be 570 ft long and approximately 130,000 sq ft. The project will provide larger holdrooms, more concessions space, increased natural light and views, and an overall improved passenger experience.

| | |
|---------------------------|--|
| Project No. | R23007B |
| Delivery Method | CMAR |
| Design Team | Gensler Architecture Design & Planning, P.C. |
| CMAR | TBD |
| Funding Source(s) | AIP, PFC, ATP, AIG, AMT Bonds |
| Estimated Completion Date | Jul-29 |

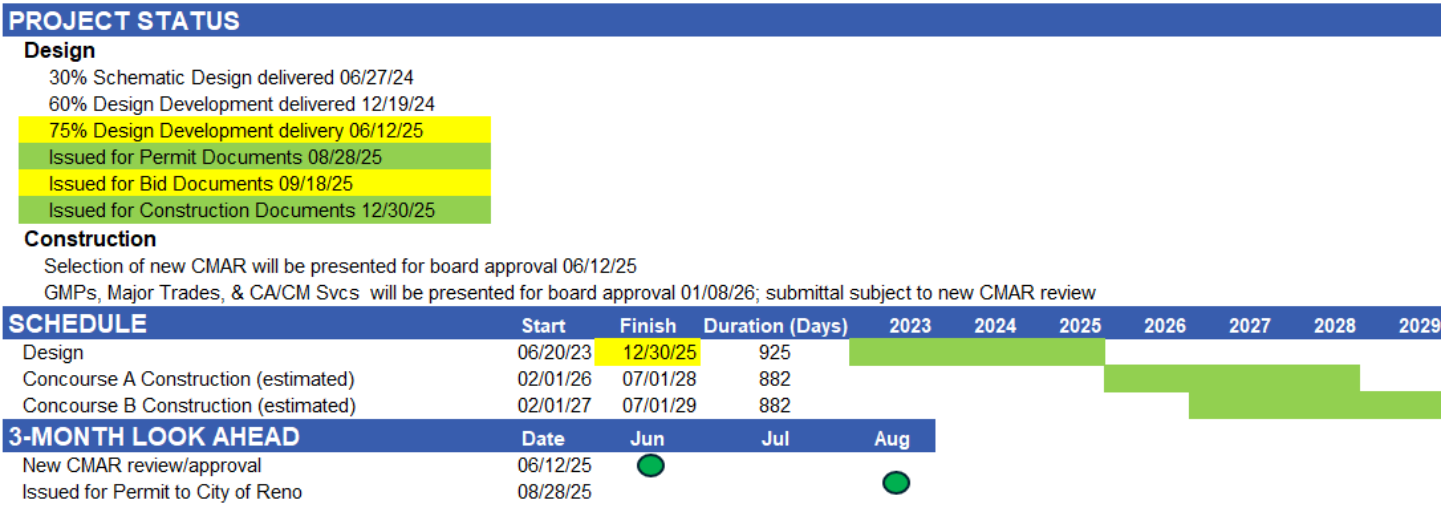


Project Status

The CMAR solicitation process has concluded with final selection scheduled for Board approval in June.

The design team is completing the 75% Design Documents, with the Issued for Permit (IFP) set to follow shortly thereafter. Upon on-boarding, the new CMAR will conduct a comprehensive review of the 75% documents to assess constructability, identify value engineering opportunities, and provide an updated cost estimate to the Project Team. Additionally, a key initial task for the selected CMAR will be evaluating operational phasing to optimize construction sequencing and minimize disruptions to ongoing operations.

On May 22, 2025, a community outreach event was held to present the current design and major project elements. The event included multiple breakout sessions, offering participants the opportunity for in-depth discussion and providing valuable community feedback on project progress.



Financial Summary



Dashboard data can be found in the appendices. This section is reserved for future cashflow analysis and other financial metrics.

Construction Performance Summary



This section is reserved for future construction performance analysis to include schedule performance, RFIs & Submittals, Safety Metrics, and Quality Control.

COMPLETED PROJECTS

The RTAA team has made substantial progress since the MoreRNO program began. Two projects are now complete and are already enjoyed by the traveling public.

Ticketing Hall

The newly remodeled Ticketing Hall is open and ready to welcome passengers with a brighter, more spacious, and inviting experience. From curb to check-in, every upgrade was designed with passenger convenience in mind, making the journey into the terminal smoother with new signage and enhanced infrastructure. The expanded hall provides significantly more room for airline operations and checking bags, incorporating upgraded travel technology to meet the needs of modern travelers. Passengers can now enjoy additional amenities, including new restrooms, and better wheelchair access.

Additionally, RTAA’s first-ever Public Art Installation by artist Dixie Friend Gay to commission a public art piece in the newly re-designed Ticketing Hall, “Repeated Refrains” intricately weaves elements inspired by northern Nevada’s diverse environment, from forested mountains to vegetation-covered hillsides and dry desert valleys. The wall is divided into four sections, each dedicated to a different season, portraying the rich colors and diverse ecosystems found within a 100-mile radius of Reno. The artist collaborated with plant specialists, regional experts and local landscape artists to identify native flora and fauna. Geological maps form the underlying elements, providing a visual journey through the region’s natural beauty.

Project Details

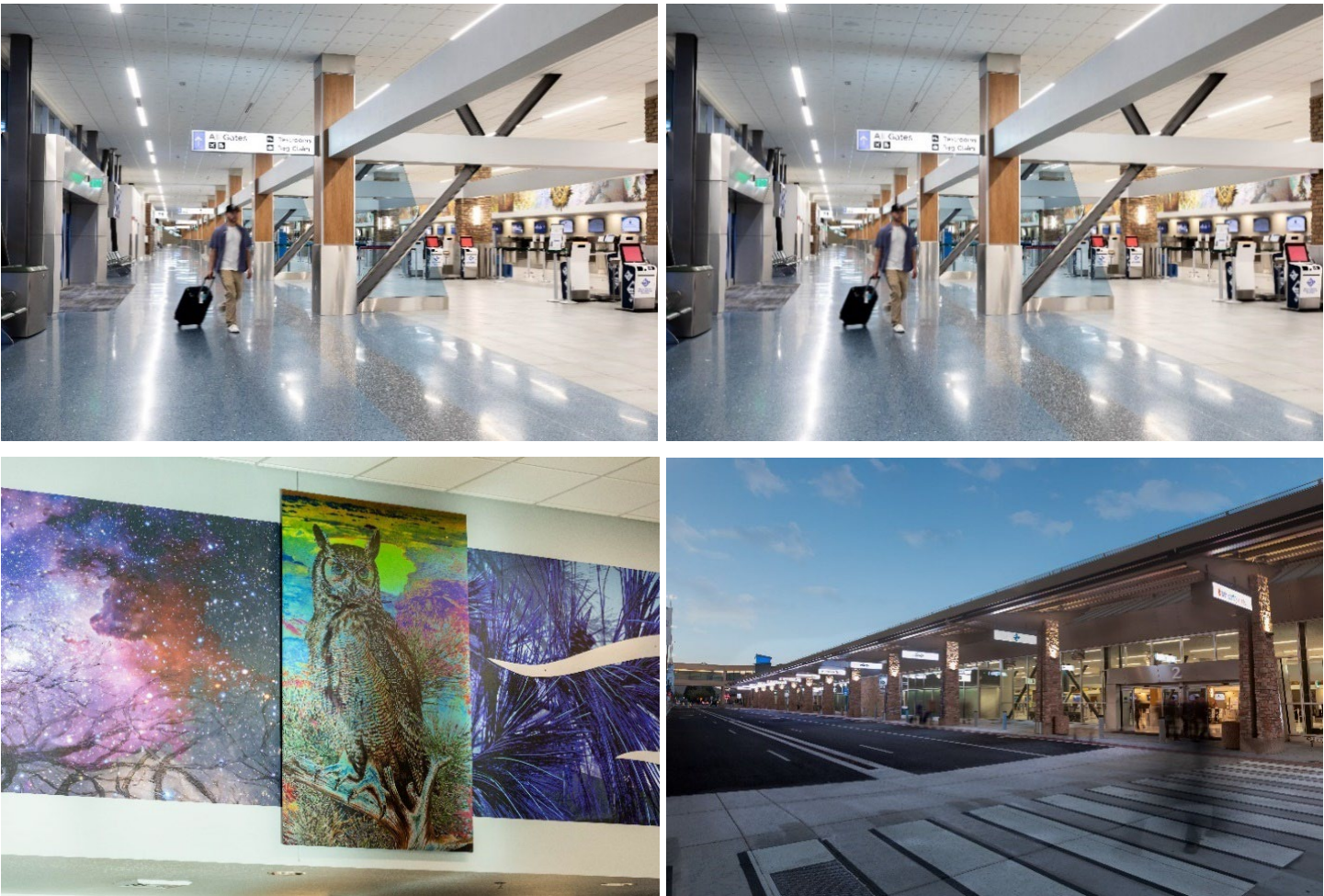
Project was funded in part by the RTAA’s Capital Improvement Program (CIP) as well as through federal relief funding, the Coronavirus Aid, Relief, and Economic Security (CARES) Act.

| | | |
|-------------------|-----------------------------------|--|
| Project No. | R21002B |  |
| Delivery Method | CMAR | |
| Design Team | RS&H | |
| CMAR | Genuine McCarthy Enterprises Inc. | |
| Funding Source(s) | CIP, CARES | |
| Completion Date | Apr-24 | |

Project Stats

| Ticketing Hall Project Stats | | | | |
|------------------------------|------------|-------------|-------------|--|
| | Start Date | Finish Date | Status | Remarks |
| Schedule | 10/3/2022 | 4/2/2024 | <div></div> | Punchlist completed end of December |
| | Budget | Expended | Status | Remarks |
| Budget | \$32.9M | \$31.8M | <div></div> | First project of the MoreRNO Program completed on time and under budget. A portion of the project paid by the CARES Act. |

Project Pictures




The Loop Road



"The Loop" (Loop Road) nomenclature refers to the Loop Road renovation and construction. RNO made significant improvements associated with safety on the airport Loop Road. New bollards along the curb create protective barriers from vehicles, while elevated and more visible walking paths ensure a safer experience for all. This project also meets ADA compliance standards making the transition from car to gate more accessible. In addition to reconstructing six well-traveled lanes to preserve critical infrastructure, new shade structures have been added offering passengers a more comfortable experience during drop-off and pick-up.

Project Details

Project was funded in part by a federal earmark, Community Project Funding (CPF) administered under AIP through the FAA, as well as through Passenger Facility Charges (PFC).

| | | |
|-------------------|----------------------------------|---|
| Project No. | R20008B |  |
| Delivery Method | Design / Bid / Build | |
| Design Team | Kimley-Horn and Associates, Inc. | |
| Contractor | Q&D Construction | |
| Funding Source(s) | CPF, PFCs | |
| Completion Date | Sep-24 | |

Stats

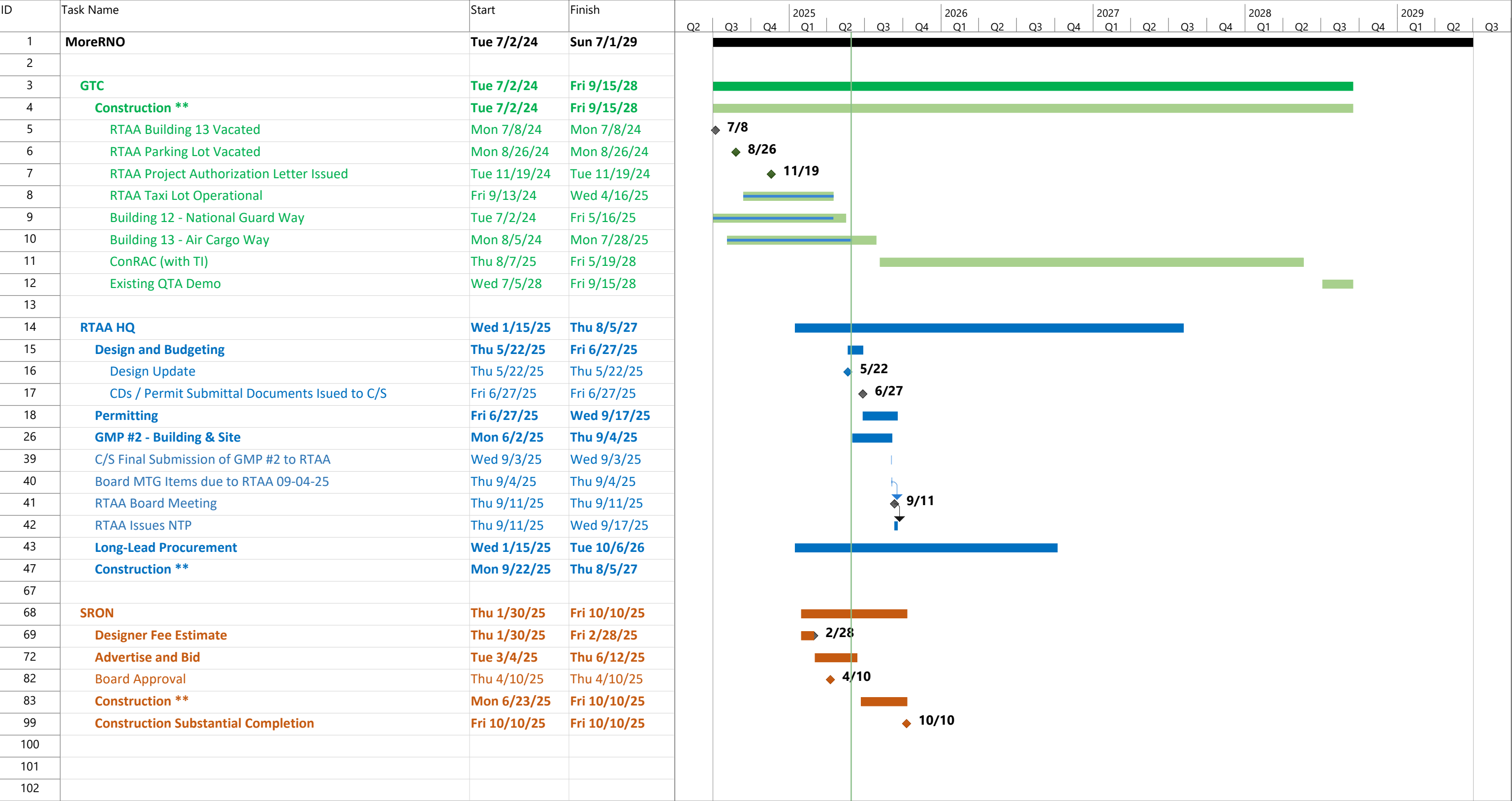
| Loop Road Project Stats | | | | |
|-------------------------|------------|-------------|---|---|
| | Start Date | Finish Date | Status | Remarks |
| Schedule | 7/19/2023 | 9/25/2024 |  | Punchlist completed end of December |
| | Budget | Expended | Status | Remarks |
| Budget | \$14.5M | \$13.2M |  | Completely paid for by PFCs and AIP grant funds |

Project Pictures



APPENDICES

| | |
|-------------------------------------|--------------------|
| MoreRNO Program Schedule | Pages 25/26 |
| MoreRNO Dashboard Financials | Pages 27/28 |
| MoreRNO Cashflow Projections | Page 29 |



** Except for GTC, all dates come from draft contractor schedules that are not yet baselined. They remain provisional and may shift until GMPs are executed and baseline schedules are formally approved.



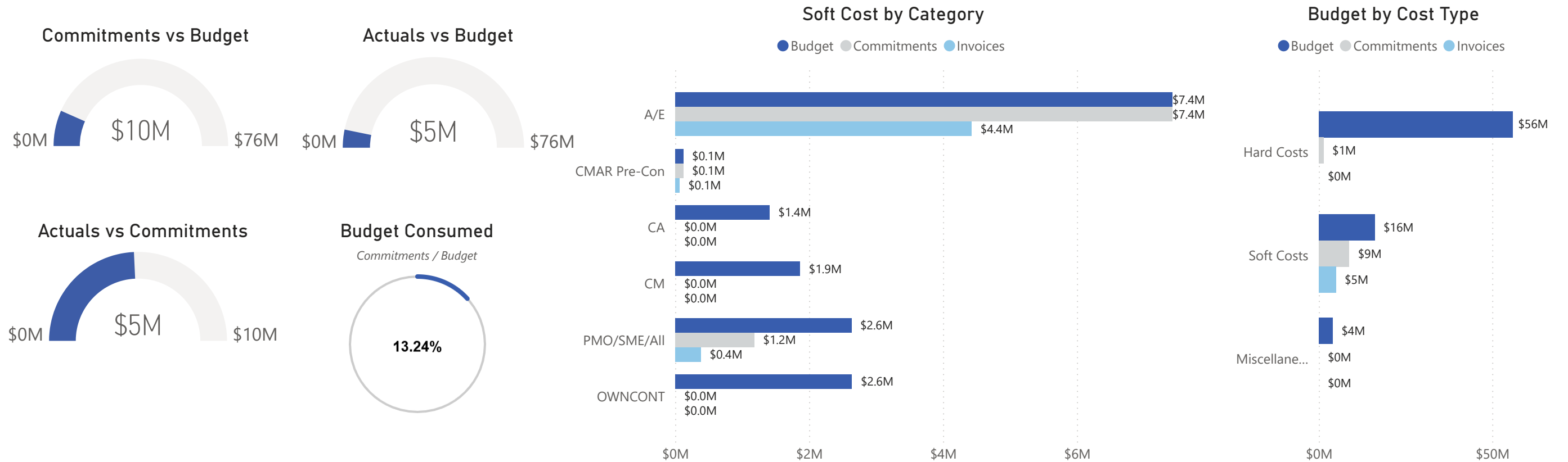


** Except for GTC, all dates come from draft contractor schedules that are not yet baselined. They remain provisional and may shift until GMPs are executed and baseline schedules are formally approved.





| Revised Approved Budget | Original Commitments | Change Orders | Revised Approved Commitments | Pending COs | Projected total Commitments | Expended | Budget Remaining |
|----------------------------|-------------------------|------------------|---------------------------------|-------------|--------------------------------|----------|---------------------|
| \$76.0M | \$3.8M | \$6.3M | \$10.1M | \$0.0M | \$10.1M | \$4.9M | \$65.9M |



| Cost Type | Revised Approved Budget | Original Commitments | Change Orders (Approved) | Revised Approved Commitments | Pending COs | Projected Total Commitments | Expended | Forecast to Complete | % Budget Consumed |
|---------------|-------------------------|----------------------|--------------------------|------------------------------|-------------|-----------------------------|-------------|----------------------|-------------------|
| Soft Costs | \$16,081,330 | \$2,423,845 | \$6,287,967 | \$8,711,813 | \$0 | \$8,721,649 | \$4,882,577 | \$7,359,681 | 54.17% |
| A/E | \$7,420,718 | \$1,784,664 | \$5,636,054 | \$7,420,718 | \$0 | \$7,420,718 | \$4,426,933 | \$0 | 100.00% |
| CMAR Pre-Con | \$119,500 | \$119,500 | \$0 | \$119,500 | \$0 | \$119,500 | \$62,520 | \$0 | 100.00% |
| CA | \$1,408,407 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,408,407 | 0.00% |
| CM | \$1,864,738 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,864,738 | 0.00% |
| PMO/SME/All | \$2,629,850 | \$519,681 | \$651,913 | \$1,171,595 | \$0 | \$1,181,431 | \$393,124 | \$1,448,419 | 44.55% |
| OWNCONT | \$2,638,117 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,638,117 | 0.00% |
| Hard Costs | \$55,946,165 | \$1,351,269 | \$0 | \$1,351,269 | \$0 | \$1,351,269 | \$0 | \$54,594,896 | 2.42% |
| Miscellaneous | \$3,972,505 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,972,505 | 0.00% |
| Other | \$3,972,505 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,972,505 | 0.00% |
| Total | \$76,000,000 | \$3,775,114 | \$6,287,967 | \$10,063,082 | \$0 | \$10,072,918 | \$4,882,577 | \$65,927,082 | 13.24% |



The New Gen Concourse A & B

Data Date - 5.23.25



| Revised Approved Budget | Funding Received | Original Commitments | Change Orders | Revised Approved Commitments | Pending COs | Projected Total Commitments | Expended | Budget Remaining |
|-------------------------|------------------|----------------------|---------------|------------------------------|-------------|-----------------------------|----------|------------------|
| \$650.0M | 186.2M | \$40.7M | \$21.2M | \$61.8M | \$0.0M | \$62.2M | \$37.2M | \$587.8M |

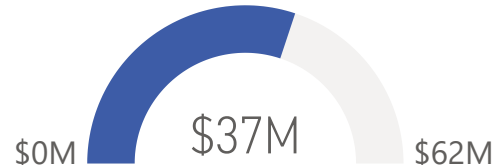
Commitments vs Budget



Actuals vs Budget

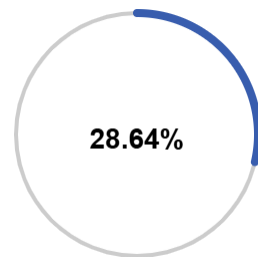


Actuals vs Commitments



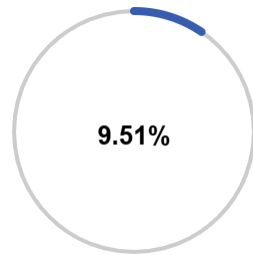
Funding Received

Funding Received / Total Funding



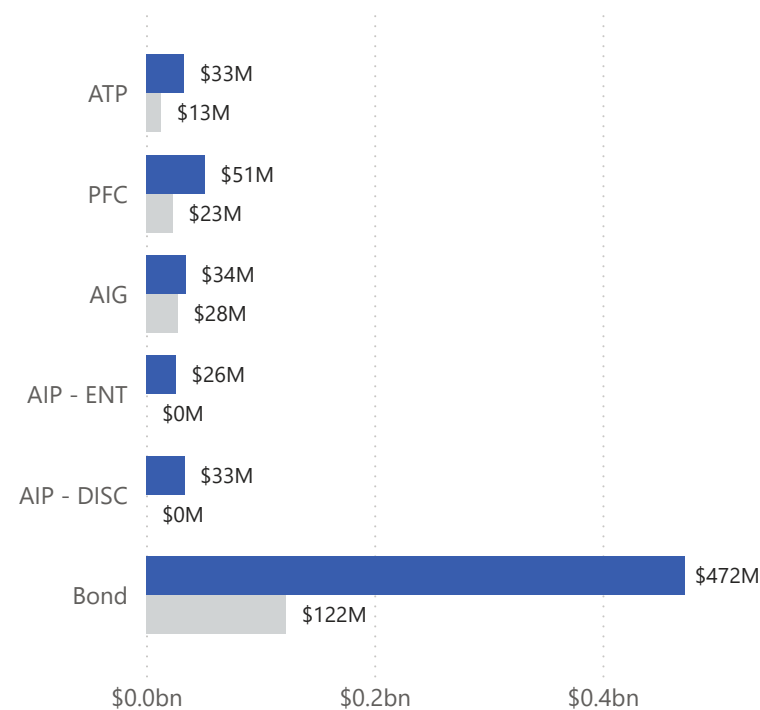
Budget Consumed

Commitments / Budget



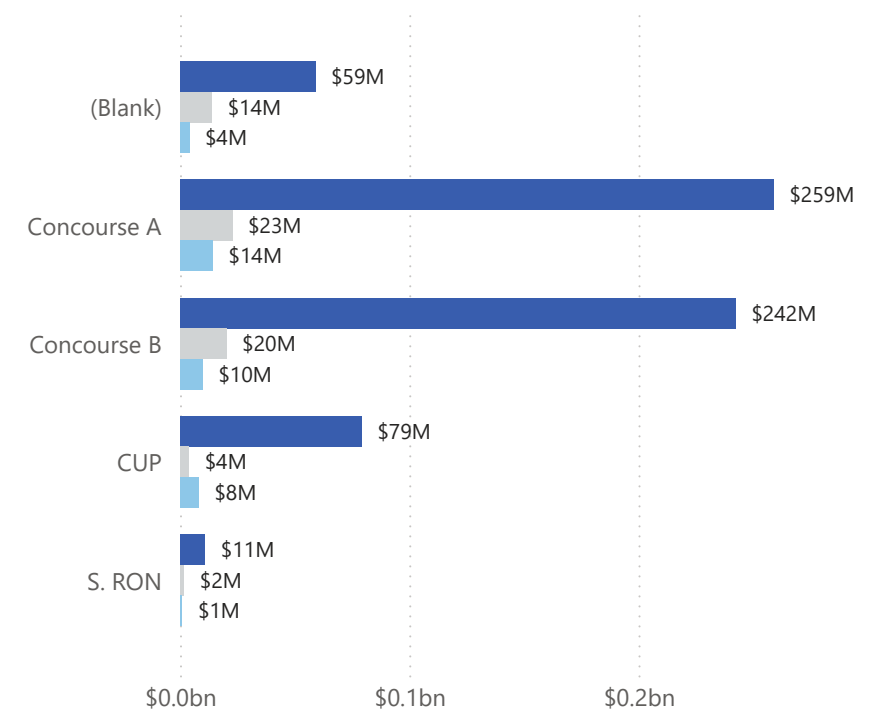
Funding by Source

Total Funding Approved Funding



Budget by Sub Project

Budget Commitments Invoices



| Cost Type | Revised Approved Budget | Original Commitments | Change Orders (Approved) | Revised Approved Commitments | Pending COs | Projected Total Commitments | Expended | Forecast to Complete | % Budget Consumed |
|-----------------|-------------------------|----------------------|--------------------------|------------------------------|-------------|-----------------------------|--------------|----------------------|-------------------|
| ⊕ Miscellaneous | \$5,950,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,950,000 | 0.00% |
| ⊖ Soft Costs | \$132,050,000 | \$29,663,814 | \$33,743,777 | \$63,407,591 | \$0 | \$63,737,423 | \$34,249,093 | \$68,312,577 | 48.02% |
| CMAR Pre-Con | \$2,000,000 | \$2,745,000 | \$0 | \$2,745,000 | \$0 | \$2,745,000 | \$1,163,334 | (\$745,000) | 137.25% |
| CA | \$14,401,356 | \$109,660 | \$0 | \$109,660 | \$0 | \$109,660 | \$0 | \$14,291,696 | 0.76% |
| CM | \$15,806,037 | \$631,822 | \$0 | \$631,822 | \$0 | \$631,822 | \$0 | \$15,174,215 | 4.00% |
| OWNCONT | \$19,889,646 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$19,889,646 | 0.00% |
| PMO/SME/All | \$33,068,544 | \$8,182,923 | \$5,302,680 | \$13,485,603 | \$0 | \$13,815,435 | \$4,316,903 | \$19,253,109 | 40.78% |
| A/E | \$46,884,417 | \$17,994,409 | \$28,441,097 | \$46,435,506 | \$0 | \$46,435,506 | \$28,768,857 | \$448,911 | 99.04% |
| ⊖ Hard Costs | \$512,000,000 | \$10,993,418 | (\$12,557,301) | (\$1,563,883) | \$0 | (\$1,563,883) | \$2,981,533 | \$513,563,883 | -0.31% |
| S. RON | \$9,000,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$9,000,000 | 0.00% |
| CUP | \$69,525,424 | \$10,993,418 | (\$12,557,301) | (\$1,563,883) | \$0 | (\$1,563,883) | \$2,981,533 | \$71,089,307 | -2.25% |
| Concourse B | \$209,686,156 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$209,686,156 | 0.00% |
| Concourse A | \$223,788,421 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$223,788,421 | 0.00% |
| Total | \$650,000,000 | \$40,657,232 | \$21,186,476 | \$61,843,708 | \$0 | \$62,173,539 | \$37,230,626 | \$587,826,461 | 9.51% |



CASHFLOW
Data Date - 5.30.25



Quick measure

Previous Invoices (Paid)
\$37,575,271

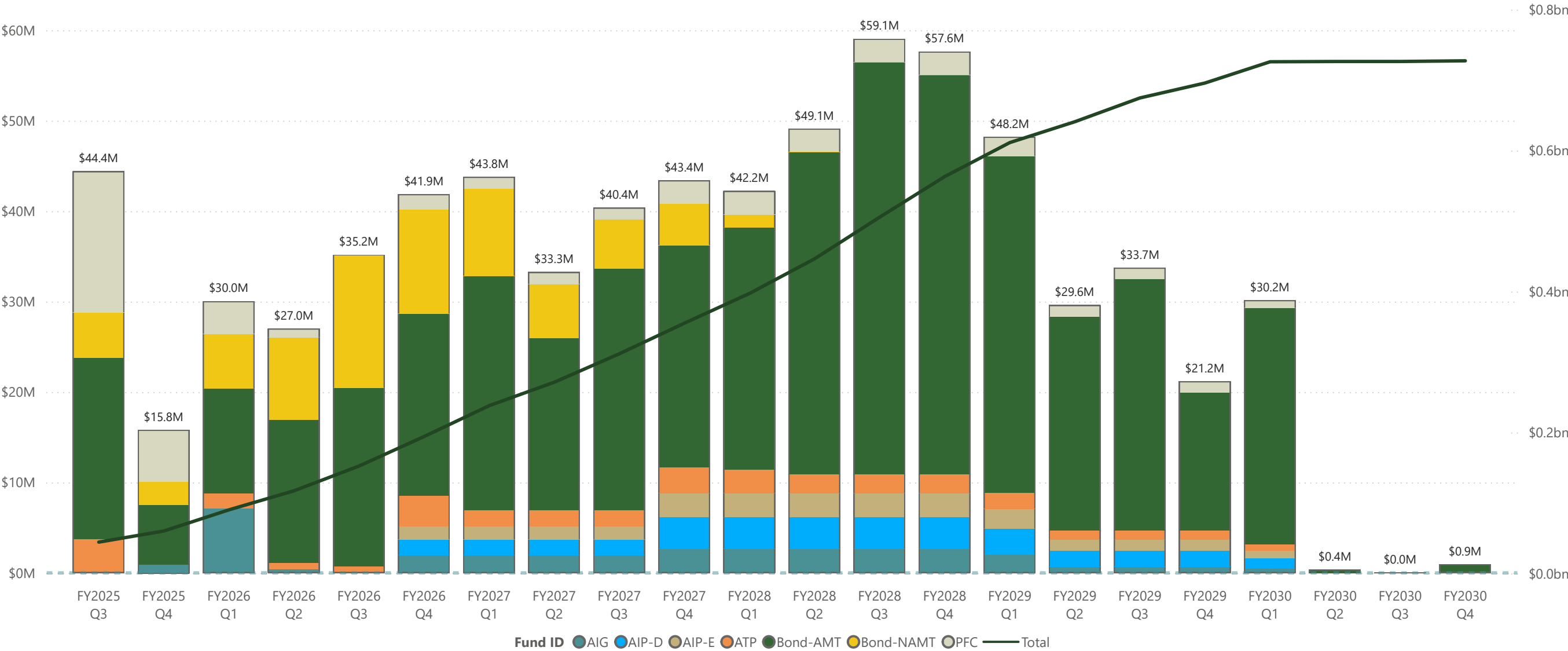
Submitted Invoices (Not Paid)
\$6,825,476

Total Forecast
\$681,599,253

Total Contracts
\$726,000,000

Progress
6%

| Fund ID | Fund Name | Invoiced (Paid) | Invoices (Not Paid) | Forecast | Total | Progress |
|-----------|---|-----------------|---------------------|---------------|---------------|----------|
| AIG | Airport Infrastructure Grant | \$0 | \$0 | \$34,331,080 | \$34,331,080 | 0.00% |
| AIP-D | Airport Improvement Project (Discretionary) | \$0 | \$0 | \$33,430,439 | \$33,430,439 | 0.00% |
| AIP-E | Airport Improvement Project (Entitlements) | \$0 | \$0 | \$25,868,685 | \$25,868,685 | 0.00% |
| ATP | Airport Terminal Program | \$3,083,906 | \$636,279 | \$29,279,815 | \$33,000,000 | 11.27% |
| Bond-AMT | AMT Bond | \$16,830,631 | \$3,207,667 | \$451,961,702 | \$471,999,999 | 4.25% |
| Bond-NAMT | NonAMT Bond | \$4,673,428 | \$378,862 | \$70,947,710 | \$76,000,000 | 6.65% |
| PFC | Passenger Facility Charges | \$12,987,306 | \$2,602,668 | \$35,779,822 | \$51,369,797 | 30.35% |
| Total | | \$37,575,271 | \$6,825,476 | \$681,599,253 | \$726,000,000 | 6.12% |



**The following projects are part of the Capital Improvement Program
(June 2025)**

Engineering & Construction Projects

Reno-Stead Airport (RTS):

Pavement Maintenance 2025

O-Block Utility Extension

Hangar 5 and 6 Fire Line Extension

Reno-Tahoe International Airport (RNO):

General Aviation East Reconstruction Project - Design

National Guard Way and Aviation Boulevard Reconstruction Project - Design

Airfield Maintenance Shop Door Expansion – Design

FAA VALE PCA/GPU Replacement

Airfield Signage and Renaming Project

Airside Pavement Maintenance Project 2025

Terminal Beautification Project

Planning & Environmental Projects

Reno-Stead Airport (RTS):

RTS Master Plan and Airport Layout Plan Update

Reno-Tahoe International Airport (RNO):

RTAA Geographic Information System (GIS) Master Plan, Phases 1-3

**RENO-TAHOE AIRPORT AUTHORITY
PLANNING AND CONSTRUCTION COMMITTEE
CAPITAL IMPROVEMENT PROGRAM REPORT
June 2025**

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

ENGINEERING & CONSTRUCTION PROJECTS

RENO-STEAD AIRPORT PROJECTS

RTS Pavement Maintenance 2025

Project Description: This is an annual preventative maintenance project that consists of applying emulsified asphalt sealcoat to taxiways and aprons at the Reno-Stead Airport.

Design Status: Design was completed by RTAA staff.

Construction Status: The low, responsive bidder is Sierra Nevada Construction.

Current Status: **The project started construction on June 2, 2025.**

Budget:

- | | |
|-----------------------|-----------|
| • Proposed Budget | \$250,000 |
| • Current Expenditure | \$0 |

Schedule: The next steps are listed below:

- | | |
|----------------------|----------------|
| • Construction Start | June 2025 |
| • Project Closeout | September 2025 |

RTS O-Block Utility Extension

Project Description: This project will design and construct electrical and natural gas infrastructure for the O-block apron at the Reno-Stead Airport. Extending the utilities is the first step in future development of more hangars at the site.

Design status: NV Energy has completed the designs of the gas and electrical extensions.

Construction status: Construction has not begun.

Current Status: **Staff opened bids on May 29, 2025. Depending on the final bid amounts, staff will prepare a Board item for presentation and approval.**

Budget:

- | | |
|-----------------------|------------------|
| • Proposed Budget | \$1,000,000 |
| • Current Expenditure | \$141,298 |

Schedule: The next steps are listed below.

- Bid Opening

May 2025

Hangar 5 and 6 Fire Line Extension

Project Description: This project will design an extension of water main and fire lines to the existing Hangar 5 and 6 at the Reno-Stead Airport. Both hangars are currently supplied with water for fire suppression from an above ground, welded steel storage tank located on site and a fire pump house. The tank and pump house are beyond their original useful life and require substantial investment. Connecting into the public water system will ensure reliable fire service for both hangars.

Design status: Ainsworth Associates Mechanical Engineer was directly selected for the design phase of this project.

Construction status: Construction has not begun.

Current Status: **Design work is in progress on both systems.**

Budget:

- | | |
|-----------------------|-----------|
| • Proposed Budget | \$489,500 |
| • Current Expenditure | \$0 |

Schedule: The next steps are listed below.

- | | |
|------------------------------|----------------|
| • Design completion | June 2025 |
| • Project Permitting | July 2025 |
| • Invitation to Bid released | August 2025 |
| • Bid Opening | September 2025 |

RENO-TAHOE INTERNATIONAL AIRPORT PROJECTS

General Aviation East Reconstruction Project

Project Description: This project will reconstruct the pavements for the taxilanes, apron, and parking lot at the General Aviation East Facilities (GA East). The GA East apron and taxilanes reconstruction project are funded by an FAA Airport Improvement Program (AIP) grant. The parking lot reconstruction project is funded through the RNO Landside Pavement Maintenance Budget for 2023. The GA East project area is approximately 9.5 acres.

Design status: Kimley Horn & Associates is the design engineer for both projects and was chosen through a competitive selection process in accordance with the FAA's AIP requirements.

Construction status: **The project was advertised, and bids were opened in May of 2025. The low, responsive bidder is Granite Construction.**

Current Status: **The contracts for construction and construction management were presented and approved at the May Board meeting. Staff is coordinating the execution of the contracts and other preconstruction activities. Staff is waiting for the grant award.**

Budget:

- Proposed Budget: \$9,308,830
- Current Expenditure: \$0

Schedule: The next steps are listed below.

- Receive Construction Grant July 2025
- **Construction Start July 2025**

National Guard Way and Aviation Boulevard Reconstruction Project

Project Description: This project is the reconstruction of the pavement and existing water infrastructure on National Guard Way and Aviation Boulevard.

Design status: Eastern Sierra Engineering was directly selected for the design of this project.

Construction status: Construction has not begun.

Current Status: **Staff contacted the design engineer to obtain a scope to amend the design contract to include permitting, bidding services and construction administration.**

Budget:

- Proposed Budget: \$185,903
- Current Expenditure: \$181,571

Schedule: The next steps are listed below.

- Project Permitting
- Bidding

July 2025
August 2025

Airfield Maintenance Shop Door Expansion

Project Description: The project removes two small roll-up doors and combines them into one large 30'x14' roll-up door at the RTAA Airfield Maintenance Shop. The larger door provides a large bay that will allow large vehicles and equipment to be serviced inside the building that are currently serviced outside. The building will become more efficient by reallocating existing work areas. Structural design will be required to remove two support columns and provide additional structural reinforcement.

Design status: BJG Architecture and Engineering was directly selected for the design.

Construction status: Reyman Brothers Construction has started construction.

Current Status: **The project is currently in construction.**

Budget:

- | | |
|-----------------------|-----------------|
| • Proposed Budget | \$401,850 |
| • Current Expenditure | \$90,692 |

Schedule: The next steps are listed below.

- | | |
|--|-------------|
| • Construction Completion | June 2025 |
| • Final Walkthrough and Project Closeout | August 2025 |

FAA VALE PCA/GPU Replacement

Project Description: The FAA's VALE Program is to improve environmental issues by replacing aging equipment with new efficient equipment to benefit local air quality.

This project consists of 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 constant and regulated power that is specific to each aircraft. The new GPUs are significantly 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.

Design status: Completed with PK Electrical.

Construction status: The low, responsive bidder was Q&D Construction.

Current Status: **Staff notified the construction manager and engineer of record to finalize and submit closeout documents for the project.**

Budget:

- | | |
|-----------------------|--------------------|
| • Proposed Budget | \$7,504,668 |
| • Current Expenditure | \$6,761,851 |

Schedule: The next steps are listed below.

- | | |
|------------------|--------------------|
| • Grant Closeout | August 2025 |
|------------------|--------------------|

Airfield Signage and Renaming Project

Project Description: This project consists of updating the airport's taxiway naming conventions by updating taxiway signage and markings to reflect the current Airport Layout Plan (ALP). RNO's taxiways naming convention is non-compliant and need to be renamed using the standard naming convention. New signs and pavement markings will be installed with this project.

Design status: Completed. Wood Rodgers is the design engineer for the project and was chosen through a competitive selection process.

Construction status: The project was advertised, and bids were opened in April 2024. The low, responsive bidder is Royal Electric.

Current Status: A Notice to Proceed for procurement of the signs has been issued. Construction work is tentatively scheduled to begin in the Spring of 2025 **upon receipt of the grant**. The FAA is in the process of revising the grant agreements with new directives from recent executive orders.

Budget:

- | | |
|-----------------------|-------------|
| • Proposed Budget | \$4,564,800 |
| • Current Expenditure | \$257,081 |

Schedule: The next steps are listed below.

- | | |
|----------------------|-------------|
| • Construction Start | Summer 2025 |
|----------------------|-------------|

RNO Airside Pavement Maintenance Project - 2025

Project Description: This is an annual preventative maintenance project for the RTAA's airside pavements. This project will focus on repairing cracks and applying a Type 2 slurry to the shoulders of Taxiways Alpha, Bravo, and Charlie at RNO. The airfield maintenance staff are actively cutting out and patching cracks within the construction limits designated for slurry application. The patching work will proceed intermittently until slurry starts in May 2025.

Design status: Design was completed by RTAA staff.

Construction status: The project was advertised, and bids were opened in January of 2025. The low, responsive bidder is Sierra Nevada Construction.

Current Status: **The project is currently in construction.**

Budget:

- | | |
|-----------------------|-----------------|
| • Proposed Budget | \$900,000 |
| • Current Expenditure | \$53,542 |

Schedule: The next steps are listed below.

- | | |
|--------------------|-----------|
| • Project Closeout | June 2025 |
|--------------------|-----------|

RNO Terminal Beautification Project

Project Description: The following projects are just a portion of the larger effort being led by several departments to reduce clutter and enhance the passenger experience throughout the public facing areas of the terminal.

The engineering department is managing the following projects from the larger Terminal Beautification Project:

- Remove and replace the tile in the skybridge
- Update the paint in various areas of the skybridge, lobby, and baggage claim areas
- Reupholster the seating in the lobby and baggage claim areas

Design status: Design was not required for the scope of work involved.

Construction status: Quotes were solicited from qualified contractors for each project. National Ceramic Tile and Stone Corporation (NCTS) was selected to replace the skybridge tile and Classic Finishes was selected to complete the painting in the skybridge, lobby, and baggage claim areas. Upholstery work is being completed through local upholstery company

Current Status: The project is currently in construction.

Budget:

- | | |
|-----------------------|-----------|
| • Proposed Budget | \$220,835 |
| • Current Expenditure | \$3,274 |

Schedule: The next steps are listed below.

- | | |
|--------------------|-----------------|
| • Construction | May 2025 |
| • Project Closeout | August 2025 |

PLANNING & ENVIRONMENTAL PROJECTS

RTS Master Plan and Airport Layout Plan Update

Project Description: 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. This project includes creating a new RTS Master Plan, updating the Airport Layout Plan, and collecting and submitting AGIS aeronautical survey data.

Solicitation Status: **The RTAA Board of Trustees approved the award of a Professional Services Agreement (PSA) to Ardurra Group, Inc. at the May 22, 2025 RTAA Board of Trustees meeting.**

Master Plan Status: Not started.

Current Status: The final grant application packet has been transmitted to FAA for review and approval. **A Notice to Proceed will be issued upon receipt of the grant agreement, estimated within thirty (30) days.**

Budget:

- | | |
|-----------------------|--------------------|
| • Proposed Budget | \$1,926,752 |
| • Current Expenditure | \$0 |

Schedule: The next steps are listed below.

- | | |
|----------------------------|---------------------|
| • Notice to Proceed | July 1, 2025 |
|----------------------------|---------------------|

RTAA Geographic Information System (GIS) Master Plan, Phases 1-5

Project Description: The RTAA GIS Master Plan is a multi-year effort to identify the best path forward for GIS within the organization, supported by extensive internal stakeholder coordination, and then to implement the recommendations which are aimed at improved system and data maintenance and modernization. Consultant services for the GIS Master Plan are provided by Michael Baker International (MBI). Phase 1 included a GIS Inventory Report, a System Architecture Diagram, and an ArcGIS Enterprise Implementation Plan. Phases 2 & 3 include migration of the RTAA GIS platform to an enterprise system (ArcGIS Enterprise) and acquisition of necessary ESRI ArcGIS licensing and maintenance contracts to support the migration. Phase 4 includes migration of the most critical datasets. Phase 5, if needed, includes migration of remaining datasets.

Phase 1 Status: Completed in November 2024 (Budget \$64,600).

Phase 2 Status: Scheduled for FY25-26 (Budget \$32,000).

Phase 3 Status: Underway, **amended the ArcGIS Enterprise Implementation Plan created in Phase 1 per RTAA TIS. (Budget \$57,000).**

Phase 4 Status: Scheduled for FY26-27 (Budget \$40,000).

Phase 5 Status: If needed, scheduled for FY27-28 (Budget \$40,000).

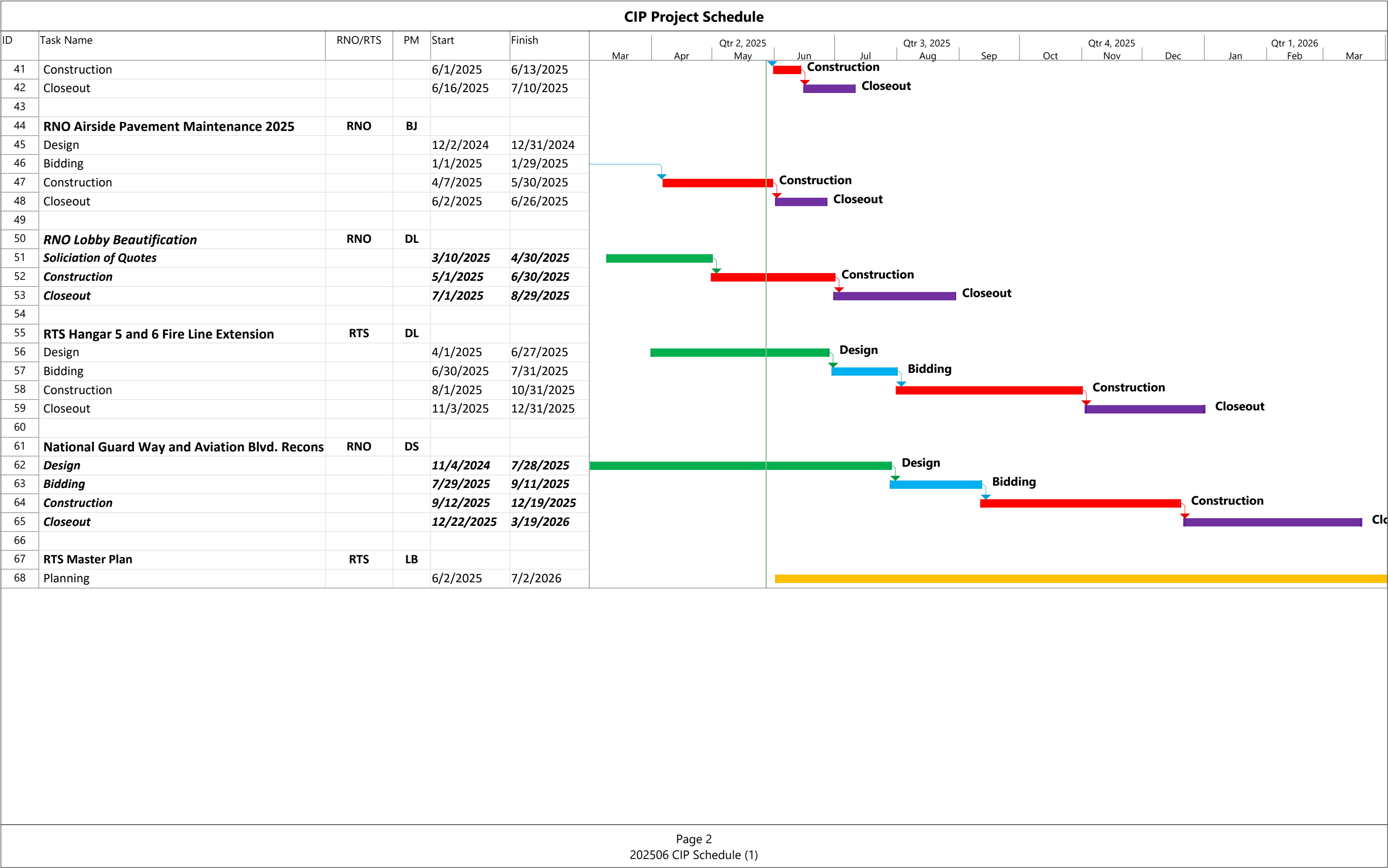
Current Status: Staff **is reviewing MBI's amended** ArcGIS Enterprise Implementation Plan completed in Phase 1 based on the recent IT strategic change to keep GIS in an on-premises environment, as opposed to shifting it to a cloud-based environment. **Pending approval of the amended plan, a Notice to Proceed for Phase 2 and the completion of Phase 3 will be issued as early as July 1, 2025.**

Budget:

- | | |
|--------------------------------|------------------|
| • Proposed Budget (Phases 1-3) | \$153,600 |
| • Current Expenditure | \$64,600 |

Schedule: The next steps are listed below.

- | | |
|------------------------------------|------------------|
| • Notice to Proceed Phase 2 | July 2025 |
|------------------------------------|------------------|



Administrative Report

Date: June 10, 2025

Subject: Administrative Award of Contracts (Expenditures)

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

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

| Date | Name of Company | Dollar Amount | Description | Funding Source | Department / Division |
|----------|-------------------------------|---------------|---|----------------|----------------------------|
| 05/01/25 | Intermountain Electric | \$76,155.00 | New Gen Electrical Design Support-PSA | FY25 CIP | MoreRNO |
| 05/05/25 | L3Harris | \$68,010.15 | Purchase of 29 XL-95P Radios | FY25 O&M | Building Maintenance |
| 05/05/25 | Scheidt & Bachman | \$37,683.10 | Quercus V6 Smart LPR | FY25 O&M | Landside |
| 05/08/25 | SITA | \$222,210.00 | Common Use Equipment for Construction Phasing | FY25 O&M | IT |
| 05/14/25 | Classic Finishes | \$77,624.00 | Wall finishes for Lobby, Baggage and SkyBridge | FY25 O&M | Engineering & Construction |
| 05/14/25 | National Ceramic Tile & Stone | \$89,660.00 | Sky Bridge Tile Demo & Install | FY25 O&M | Engineering & Construction |
| 05/15/25 | Differential Dev Shop | \$87,567.36 | Ease Subscription, Support, Data Import & Usage | FY25/26 O&M | IT |
| 05/22/25 | NV Energy | \$135,219.00 | O Block Electrical Energy Fee | FY25 CIP | Engineering & Construction |
| 05/23/25 | Technet | \$128,000.67 | Microsoft Licensing Renewal for FY26 | FY26 | IT |
| 05/23/25 | Exacom | \$32,353.50 | Exacom Server Upgrade | FY25 O&M | IT |

Change Orders and Amendments

| Date | Name of Company | Dollar Amount | Description | Funding Source | Department / Division |
|----------|-----------------------|---------------|---|----------------|-----------------------|
| 05/13/25 | Vital Records | \$1,750.00 | Increase three cost centers accounts to cover monthly record storage fees; the new contract amount is \$37,076.41 | FY25 O&M | Multiple |
| 05/14/25 | Arthur J Gallagher | \$25,000.00 | C.O. adding an additional year for Risk Mgmt. SME services, the new contract amount is \$50,000.00. | FY25 CIP | MoreRNO |
| 05/20/25 | Kaempfer Crowell, LTD | \$13,000.00 | C.O. to cover legal services, the new contract amount is \$33,000.00. | FY25 O&M | General Counsel |
| 05/21/25 | Technet | \$1925.00 | C.O. help with the remediate file replication protocol; the new contract amount is \$47,045.00. | FY25 O&M | IT |