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

**AGENDA**

**Planning & Construction Committee**

**The Reno-Tahoe Airport Authority Planning & Construction Committee Meeting scheduled for Tuesday, July 8, 2025 at 9:30 a.m. has been canceled.**

For informational purposes, the following documents are attached:

1. MoreRNO Executive Summary
2. Capital Improvement Program Summary
3. Administrative Award of Contracts - Expenditures



# Reno-Tahoe Airport Authority Executive Summary



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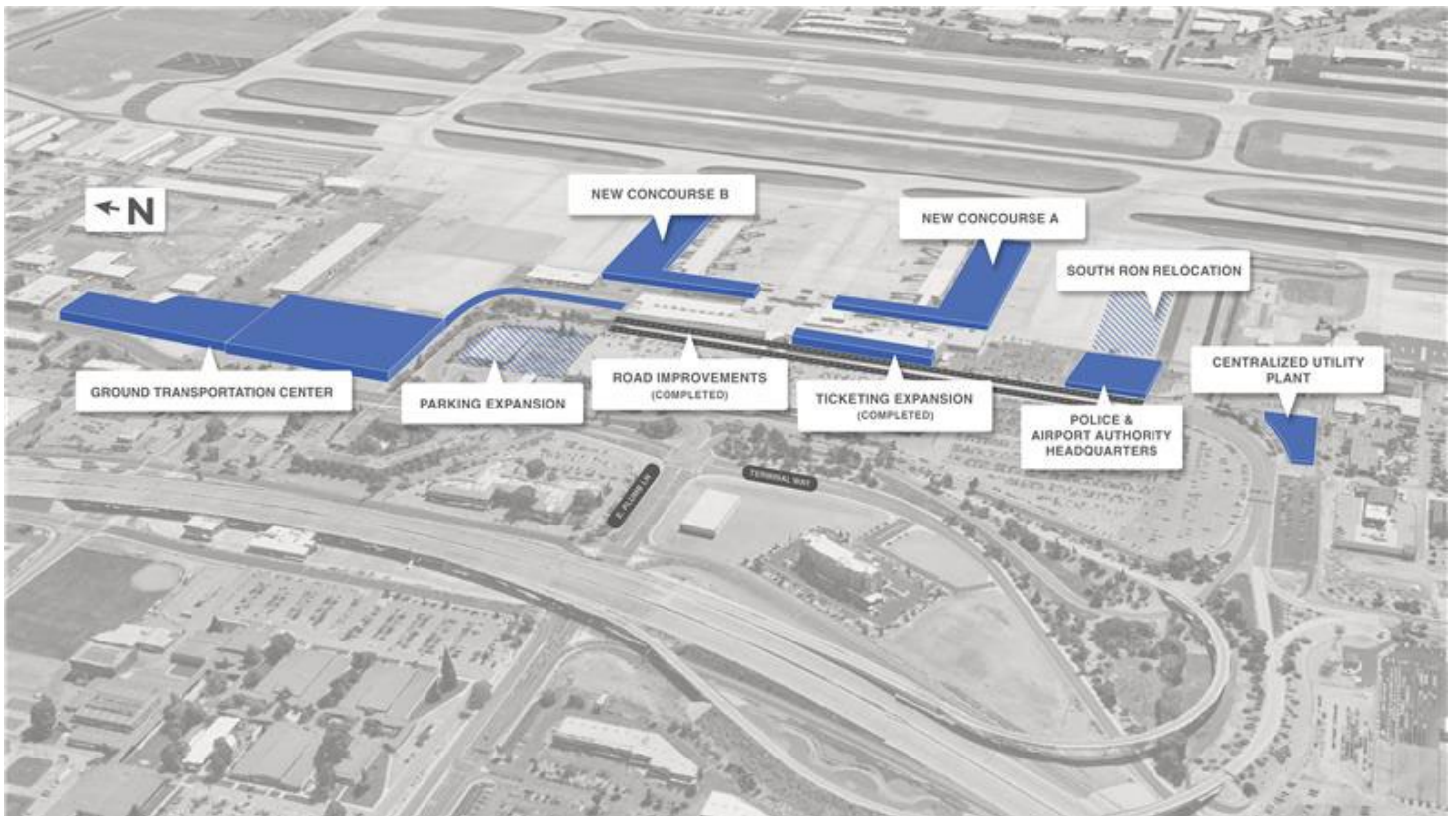
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## MORERNO PROGRAM OVERVIEW

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

July 2025 - June 2026

Jul'25	Aug	Sep	Oct	Nov	Dec	Jan'26	Feb	Mar	Apr	May	Jun
--------	-----	-----	-----	-----	-----	--------	-----	-----	-----	-----	-----

Sep-2025

HQ: GMP - Construction of HQ

Dec-2025   Concourses A&B: GMP & Related CA/CM Contracts for Major Trades

Jan-2026   Concourses A&B: GMP & Related CA/CM Contracts for Major Trades

Legend
Board Approval
OSC/ESC Approval
Informational Only
<b>NEW ITEM</b>
<b>CHANGE</b>

### 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	
<b>GREEN</b>	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.
<b>YELLOW</b>	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.
<b>RED</b>	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			Construction began June 23rd; Taxiway A temporarily closed / adjacency to S. RON.
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; GMP approved at June Special Board Meeting.
Concourse A&B Design			stakeholders and new CMAR in June for constructability review and estimating.
Concourse A&B Construction			New CMAR approved at June board and working through critical deliverables associated with 75% Design Documents.

\*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 9<sup>th</sup>, 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 June 16, 2025.

Project Details

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



KPIs

		KEY PERFORMANCE INDICATORS			Data Date: 6/16/25
PROJECT NAME	STAGE	BUDGET	SCHEDULE	SAFETY	REMARKS
Taxi Lot (SC 4/15/25)	Design	●	●	●	SC 4/15/25
Building 12	Construction	●	●	●	SC submitted 6/13/25
Building 13	Construction	●	●	●	Recordable Incident on 5/15/25
GTC/ConRAC	Construction	●	●	●	

## 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 Substantial Completion submitted 6/13/25, punchlist work in progress
- B13 interior buildout in progress, sitework continues, on schedule
  - Substantial Completion expected 7/18/25
- GTC and ConRAC design review in progress with City of Reno permits, on schedule
  - Package 3 – City of Reno permit review in progress
  - Packages 4-8 – Civil permit driving remaining packages

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	6/13/25	346					
Building 13	8/5/24	7/18/25	347					
GTC (including demo)	8/1/25	10/4/27	794					
ConRAC (with TI)	8/1/25	5/2/28	1,005					
Existing QTA Demo	6/21/28	9/15/28	86					

3-MONTH LOOK AHEAD	DATE	JUN	JUL	AUG
B12 Substantial Completion (RTAA move-in ready)	6/13/25	●		
B13 Substantial Completion (RTAA Move-in ready)	7/18/25		●	
Loop Rd Work Starts	7/21/25		●	
RTAA Move-in Complete	8/8/25			●

SAFETY – 30 DAYS PRIOR (6/8/25 data date)	MAN HOURS	REPORTABLE	LOST TIME
Prior Month	8,596	0	0
This Month	19,950	1	0
Cumulative	101,678	2	0

Financial Summary

PROJECT BUDGET	INITIAL BUDGET	APPROVED CHANGES	CURRENT BUDGET	COMPLETED TO DATE	WORK REMAINING
Construction Costs	\$280,546,180	-	\$280,546,180	\$77,646,048	\$202,900,132
Project Soft Costs	\$18,332,500	-	\$18,332,500	\$1,895,163	\$16,437,337
Total Project Costs	\$298,878,680	-	\$298,878,680	\$79,541,211	\$219,337,469

Construction Progress Pictures





Scattered, Temp  
Dew Point: 68.1  
Pressure: 29.81

B12

## 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

<b>Project No.</b>	R23008B	
<b>Delivery Method</b>	CMAR	
<b>Design Team</b>	RS&H	
<b>CMAR</b>	Clark & Sullivan Constructors, Inc.	
<b>Funding Source(s)</b>	Non-AMT Bonds	
<b>Estimated Completion Date</b>	Jul-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 was completed and submitted in June, with the CMAR issuing bidding instructions to subcontractors 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 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 #3, Construction Package
  - GMP #3 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	01/17/25	11/13/26	666				
GMP #3 Construction (estimated)	09/22/25	07/12/27	659				

3-MONTH LOOK AHEAD	Date	Jul	Aug	Sep
GMP #2 CMAR out to bid for subs	07/01/25	●		

## 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.

<b>Project No.</b>	R23007B	
<b>Delivery Method</b>	Design / Bid / Build	
<b>Design Team</b>	Gensler Architecture Design & Planning, P.C.	
<b>General Contractor</b>	Q&D Construction LLC	
<b>Funding Source(s)</b>	PFC, AIG	
<b>Estimated Completion Date</b>	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. Construction began on June 23, 2025. Initial construction activities will include removal of striping, placement of temporary striping, and demolition of site concrete and asphalt.

## 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	[Green Bar]		
Re-Design	02/06/25	02/28/25	23			[Green Bar]
Construction	06/23/25	10/29/25	129			[Green Bar]

3-MONTH LOOK AHEAD	Date	Jul	Aug	Sep
S.RON Pads Complete / B Gates Restriping Begins				[Green Circle]

## 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.

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

Board approved Guaranteed Maximum Price (GMP) at the Special June Board meeting. The approved GMP came in approximately \$14 million lower than the budgeted amount which was based off the previous CMAR's draft GMP.

## 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 -
- GMP #2 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	Jul	Aug	Sep
Mobilization		<span style="color: green;">●</span>	

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## Financial Summary



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

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## 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 approved in June and awarded to Q&D Construction LLC.

### Project Status

#### PROJECT STATUS

##### Construction

Concourses Enabling approved 05/22/25

Concourses LLE approved 05/22/25

Common Use Enabling approved 06/12/25

#### SCHEDULE

	Start	Finish	Duration (Days)	2025	2026	2027
Concourses LLE	06/16/25	01/20/27	584	[Green bar spanning 2025, 2026, and 2027]		
Concourses Enabling (estimated)	06/01/25	12/31/25	214	[Green bar spanning 2025]		
Common Use Enabling (estimated)	07/01/25	01/31/26	215	[Green bar spanning 2025 and 2026]		

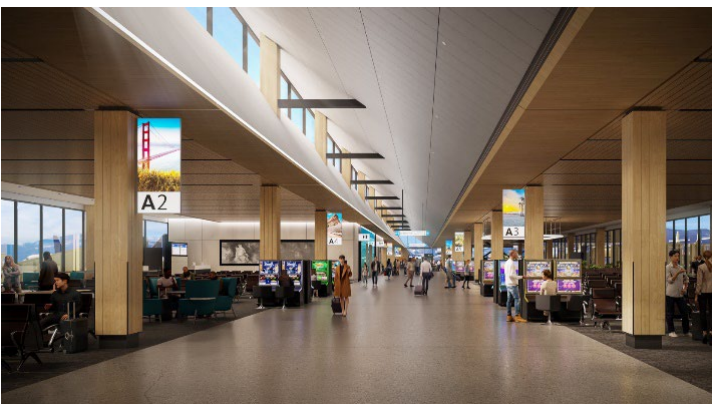
#### 3-MONTH LOOK AHEAD

Date	Jul	Aug	Sep
Concourse Enabling Procurement	●	●	●
Concourse Enabling Construction			●

## 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.

<b>Project No.</b>	R23007B
<b>Delivery Method</b>	CMAR
<b>Design Team</b>	Gensler Architecture Design & Planning, P.C.
<b>CMAR</b>	McCarthy Building Companies
<b>Funding Source(s)</b>	AIP, PFC, ATP, AIG, AMT Bonds
<b>Estimated Completion Date</b>	Jul-29



## Project Status

The new CMAR was approved at the June Board Meeting, and the Owner / Architect / Contractor (OAC) team has begun in-depth knowledge transfer and on-boarding. The design team completed the 75% Design Documents. 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.

The design team continues to develop the Issued for Permit (IFP) set while the CMAR focuses on the 75% document milestones.

### PROJECT STATUS

#### Design

- 30% Schematic Design delivered 06/27/24
- 60% Design Development delivered 12/19/24
- 75% Design Development delivery 06/12/25
- Issued for Permit Documents 08/28/25
- Issued for Bid Documents 09/18/25
- Issued for Construction Documents 12/30/25

#### Construction

CMAR selection completed; board approval 06/12/25

GMPs, Major Trades, & CA/CM Svcs will be presented for board approval 01/08/26; submittal subject to new CMAR review

SCHEDULE	Start	Finish	Duration (Days)	2023	2024	2025	2026	2027	2028	2029
Design	06/20/23	12/30/25	925	[Green bar]						
Concourse A Construction (estimated)	02/01/26	07/01/28	882				[Green bar]			
Concourse B Construction (estimated)	02/01/27	07/01/29	882					[Green bar]		

3-MONTH LOOK AHEAD	Date	Jul	Aug	Sep
75% Design Development Estimate	07/31/25	●		
Issued for Permit to City of Reno	08/28/25		●	
Issued for Bid	09/18/25			●

## 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.

## 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.

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### Project Details

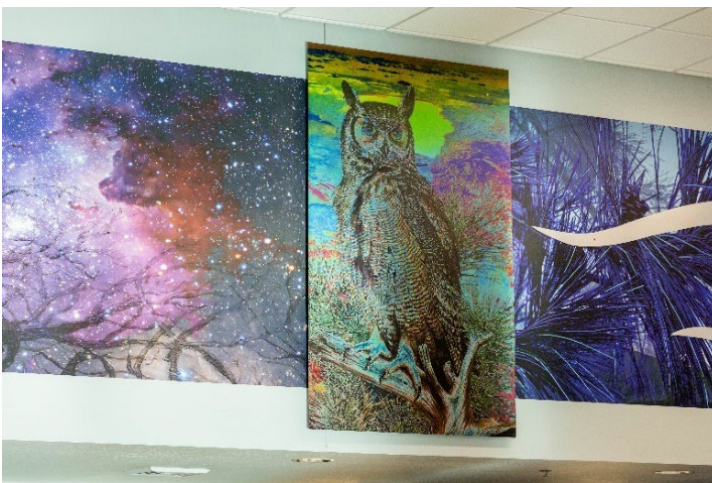
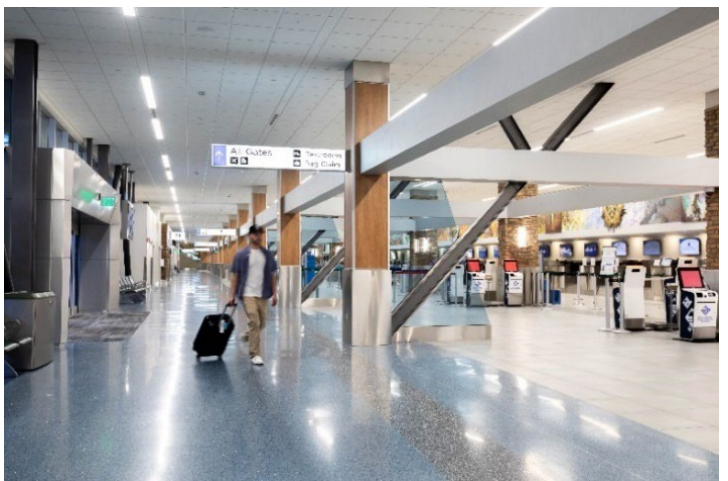
Project was funded in part by the RTAA's Capital Improvement Program (CIP) as well as through federal relief funding, the Coronavirus Aid, Relief, and Economic Security (CARES) Act.

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

**Project Stats**

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

**Project Pictures**

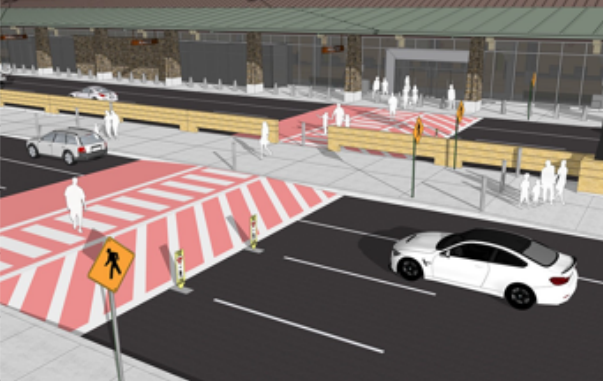


## The Loop Road

"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).

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

### Stats

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

## Project Pictures



## APPENDICES

<b>MoreRNO Program Schedule</b>	<b>Pages 26/27</b>
<b>MoreRNO Dashboard Financials</b>	<b>Pages 28/29</b>
<b>MoreRNO Cashflow Projections</b>	<b>Page 30</b>

ID	Task Name	Start	Finish	2025		2026				2027				2028				2029				
				Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3		
1	<b>MoreRNO</b>	<b>Fri 9/13/24</b>	<b>Sun 7/1/29</b>																			
3	<b>GTC</b>	<b>Tue 9/17/24</b>	<b>Fri 9/15/28</b>																			
4	<b>Preconstruction</b>	<b>Tue 9/24/24</b>	<b>Thu 1/21/27</b>																			
9	<b>Buyout</b>	<b>Mon 5/19/25</b>	<b>Fri 8/14/26</b>																			
13	Trade Coordination	<b>Wed 4/16/25</b>	<b>Tue 3/31/26</b>																			
14	Procurement	<b>Tue 9/17/24</b>	<b>Mon 12/7/26</b>																			
15	Mock-ups	<b>Thu 5/1/25</b>	<b>Wed 6/11/25</b>																			
16	<b>Construction</b>	<b>Mon 2/10/25</b>	<b>Sun 7/26/26</b>																			
32	<b>ConRAC Construction</b>	<b>Wed 9/17/25</b>	<b>Mon 10/4/27</b>																			
40	<b>Sitework - Roads and Rinishes</b>	<b>Tue 7/28/26</b>	<b>Fri 6/4/27</b>																			
45	Construction Phase 4 - Permanent Pedestrian Walkway	<b>Mon 1/5/26</b>	<b>Tue 10/5/27</b>																			
46	Demolition, Utilities & Loop Road	<b>Thu 7/15/27</b>	<b>Thu 1/20/28</b>																			
47	<b>Post ConRAC</b>	<b>Wed 11/3/27</b>	<b>Fri 9/15/28</b>																			
50	<b>RTAA HQ</b>	<b>Fri 10/18/24</b>	<b>Mon 7/12/27</b>																			
51	<b>Preconstruction</b>	<b>Fri 10/18/24</b>	<b>Thu 9/18/25</b>																			
56	<b>Long-Lead Procurment</b>	<b>Fri 1/17/25</b>	<b>Fri 11/13/26</b>																			
60	<b>Construction</b>	<b>Mon 9/22/25</b>	<b>Mon 7/12/27</b>																			
61	Site Prep	<b>Mon 9/22/25</b>	<b>Tue 11/4/25</b>																			
62	Foundation	<b>Mon 10/27/25</b>	<b>Tue 2/10/26</b>																			
63	Structure	<b>Thu 2/12/26</b>	<b>Mon 9/14/26</b>																			
64	Rough Ins	<b>Fri 5/29/26</b>	<b>Fri 9/4/26</b>																			
65	Finishes	<b>Fri 8/28/26</b>	<b>Thu 10/22/26</b>																			
66	CUP Utility Tie Ins	<b>Fri 5/29/26</b>	<b>Fri 3/5/27</b>																			
67	Elevators	<b>Thu 11/20/25</b>	<b>Wed 3/31/27</b>																			
68	Sitework / Landscaping	<b>Tue 9/15/26</b>	<b>Mon 12/7/26</b>																			
69	Commissioning / Closeout	<b>Wed 12/2/26</b>	<b>Mon 7/12/27</b>																			
71	<b>SRON</b>	<b>Mon 6/23/25</b>	<b>Wed 10/29/25</b>																			
72	Mobilization	<b>Mon 6/23/25</b>	<b>Mon 6/23/25</b>																			
73	Traffic Control Setup	<b>Tue 6/24/25</b>	<b>Thu 6/26/25</b>																			
74	Construction	<b>Tue 6/24/25</b>	<b>Sat 10/4/25</b>																			
75	Striping B10	<b>Mon 9/29/25</b>	<b>Fri 10/3/25</b>																			
76	Striping B8	<b>Mon 10/6/25</b>	<b>Thu 10/9/25</b>																			
77	Punchlist and Cleanup	<b>Mon 10/6/25</b>	<b>Wed 10/22/25</b>																			

\*\* 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.



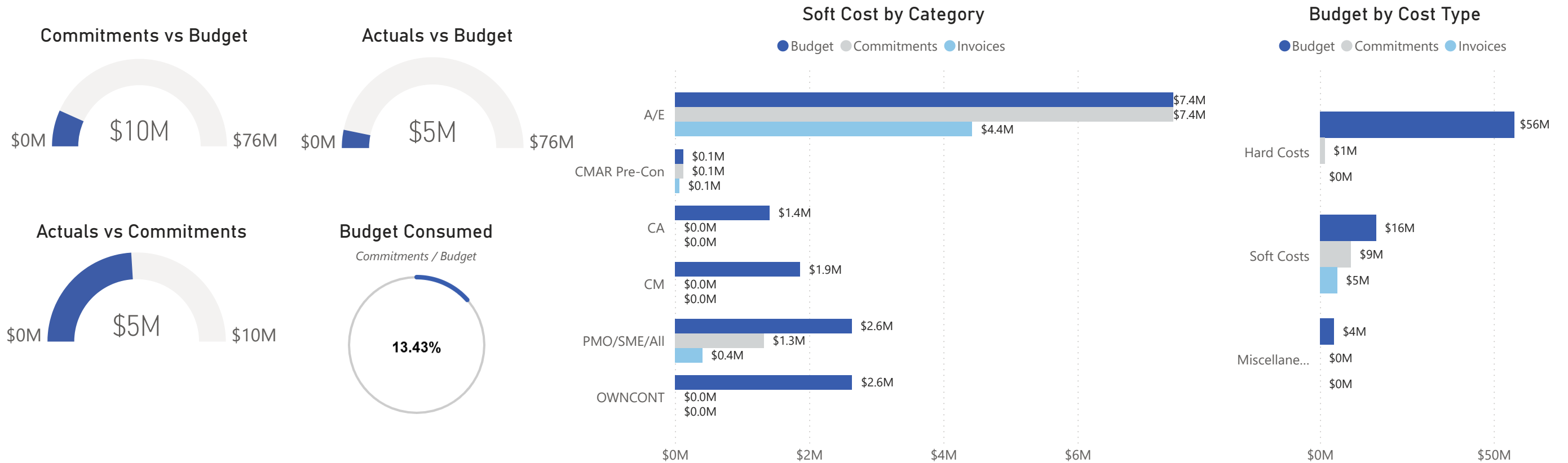
ID	Task Name	Start	Finish	2025		2026		2027		2028		2029												
				Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3								
78	Striping B6	Tue 10/7/25	Sat 10/11/25																					
79	Striping B4	Thu 10/16/25	Tue 10/21/25																					
80	Striping B2	Wed 10/22/25	Mon 10/27/25																					
81	Striping	Tue 10/28/25	Wed 10/29/25																					
82																								
83	<b>CUP</b>	<b>Fri 9/13/24</b>	<b>Tue 7/27/27</b>																					
84	CMAR Bidding & Contracting	Mon 2/24/25	Mon 8/4/25																					
85	Long-Lead Procurement	Fri 9/13/24	Wed 11/11/26																					
86	Onboard CMAR	Tue 2/18/25	Tue 2/18/25																					
87	Construction	Tue 8/5/25	Tue 7/27/27																					
88	<b>Updated Set to CMAR</b>	<b>Mon 8/4/25</b>	<b>Fri 7/2/27</b>																					
89	CUP to Concourse Utility Corridor	Tue 8/12/25	Wed 8/26/26																					
90	<b>Building Construction</b>	<b>Mon 8/4/25</b>	<b>Fri 7/2/27</b>																					
91	Building Envelope	Mon 8/4/25	Thu 8/13/26																					
92	Interior Buildout	Thu 4/16/26	Fri 7/2/27																					
93	Site Work	<b>Fri 6/26/26</b>	<b>Wed 2/3/27</b>																					
94	RTAA Central Utility Plant Complete	Fri 7/2/27	Fri 7/2/27																					
95																								
96	<b>Concourse A &amp; B</b>	<b>Sun 3/16/25</b>	<b>Sun 7/1/29</b>																					
97	<b>Design Packages</b>	<b>Thu 5/22/25</b>	<b>Mon 9/15/25</b>																					
98	Enabling Work: Long Lead Items Board Approval	Thu 5/22/25	Thu 5/22/25																					
99	Design IFP/IFC (90%)	Mon 9/15/25	Mon 9/15/25																					
100	<b>GMP (Bids &amp; Approvals)</b>	<b>Sun 3/16/25</b>	<b>Thu 1/29/26</b>																					
101	New CMAR RFP Issued	Sun 3/16/25	Thu 4/17/25																					
102	New CMAR Pre-Proposal Meeting	Tue 4/1/25	Tue 4/1/25																					
103	New CMAR RFP Proposals Due	Thu 4/17/25	Thu 4/17/25																					
104	New CMAR Board Approval	Thu 6/12/25	Thu 6/12/25																					
105	75% Document Review and Estimate	Thu 6/12/25	Fri 7/11/25																					
106	<b>Site/Structure/Skin/Elevations/MEP</b>	<b>Mon 9/15/25</b>	<b>Thu 1/29/26</b>																					
107	Interior Review - Base Bldg	Mon 9/15/25	Thu 12/11/25																					
108	Submit GMP to RTAA - Base Bldg	Thu 12/11/25	Thu 12/11/25																					
109	RTAA GMP Review/Board Approval - Base Bldg	Thu 1/8/26	Thu 1/8/26																					
110	GMP Approval/Execution - Base Bldg	Thu 1/8/26	Thu 1/29/26																					
111	GMP Approved/NTP Issued - Base Bldg	Thu 1/29/26	Thu 1/29/26																					
112	<b>Construction / Close Out **</b>	<b>Sun 2/1/26</b>	<b>Sun 7/1/29</b>																					

\*\* 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	\$6.4M	\$10.2M	\$0.0M	\$10.2M	\$4.9M	\$65.8M



Cost Type	Revised Approved Budget	Original Commitments	Change Orders (Approved)	Revised Approved Commitments	Pending COs	Projected Total Commitments	Expended	Forecast to Complete	% Budget Consumed
<b>Soft Costs</b>	<b>\$16,081,330</b>	<b>\$2,423,845</b>	<b>\$6,430,011</b>	<b>\$8,853,856</b>	<b>\$0</b>	<b>\$8,863,692</b>	<b>\$4,904,085</b>	<b>\$7,217,638</b>	<b>55.06%</b>
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	\$793,957	\$1,313,638	\$0	\$1,323,474	\$414,633	\$1,306,376	49.95%
OWNCONT	\$2,638,117	\$0	\$0	\$0	\$0	\$0	\$0	\$2,638,117	0.00%
<b>Hard Costs</b>	<b>\$55,946,165</b>	<b>\$1,351,269</b>	<b>\$0</b>	<b>\$1,351,269</b>	<b>\$0</b>	<b>\$1,351,269</b>	<b>\$0</b>	<b>\$54,594,896</b>	<b>2.42%</b>
<b>Miscellaneous</b>	<b>\$3,972,505</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,972,505</b>	<b>0.00%</b>
<b>Total</b>	<b>\$76,000,000</b>	<b>\$3,775,114</b>	<b>\$6,430,011</b>	<b>\$10,205,125</b>	<b>\$0</b>	<b>\$10,214,961</b>	<b>\$4,904,085</b>	<b>\$65,785,039</b>	<b>13.43%</b>



# The New Gen Concourse A & B

Data Date - 6.20.25



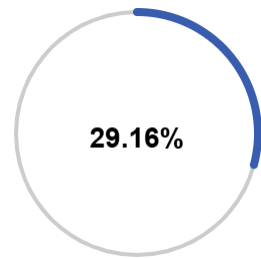
Revised Approved Budget	Funding Received	Original Commitments	Change Orders	Revised Approved Commitments	Pending COs	Projected Total Commitments	Expended	Budget Remaining
<b>\$650.0M</b>	<b>189.6M</b>	<b>\$74.5M</b>	<b>\$21.8M</b>	<b>\$96.3M</b>	<b>\$50.4M</b>	<b>\$147.1M</b>	<b>\$43.5M</b>	<b>\$502.9M</b>

Commitments vs Budget



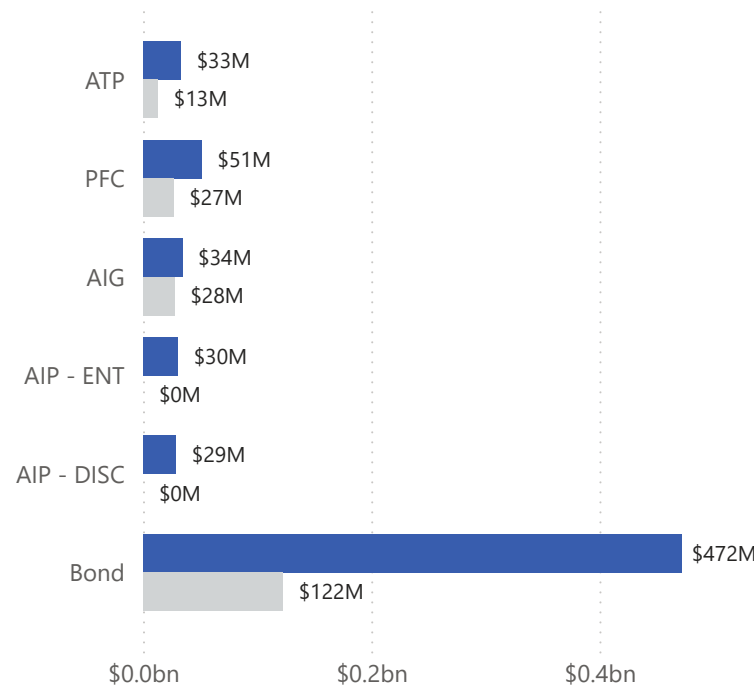
Funding Received

Funding Received / Total Funding



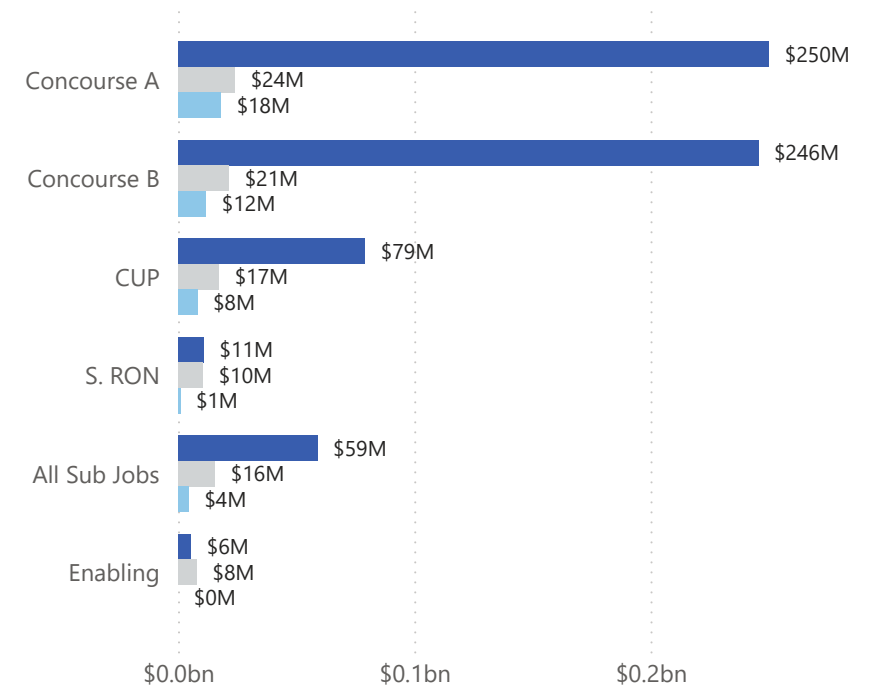
Funding by Source

Total Funding Approved Funding

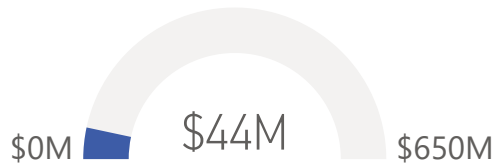


Budget by Sub Project

Budget Commitments Invoices

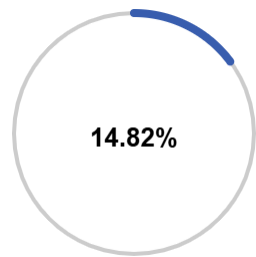


Actuals vs Budget

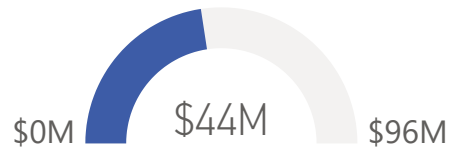


Budget Consumed

Commitments / Budget



Actuals vs Commitments



Cost Type	Revised Approved Budget	Original Commitments	Change Orders (Approved)	Revised Approved Commitments	Pending COs	Projected Total Commitments	Expended	Forecast to Complete	% Budget Consumed
<b>Soft Costs</b>	<b>\$132,050,000</b>	<b>\$33,935,284</b>	<b>\$34,339,561</b>	<b>\$68,274,846</b>	<b>\$4,955,913</b>	<b>\$73,595,036</b>	<b>\$40,536,587</b>	<b>\$58,454,964</b>	<b>51.70%</b>
A/E	\$46,884,417	\$17,994,409	\$28,890,008	\$46,884,417	\$0	\$46,884,417	\$34,620,788	\$0	100.00%
CMAR Pre-Con	\$2,000,000	\$5,257,800	\$0	\$5,257,800	\$0	\$5,257,800	\$1,163,334	(\$3,257,800)	262.89%
CA	\$14,401,356	\$109,660	\$39,825	\$149,485	\$1,449,173	\$1,598,658	\$0	\$12,802,698	1.04%
CM	\$15,806,037	\$631,822	\$88,675	\$720,497	\$3,506,740	\$4,227,237	\$0	\$11,578,800	4.56%
PMO/SME/All	\$33,068,544	\$9,941,593	\$5,321,053	\$15,262,647	\$0	\$15,626,924	\$4,752,465	\$17,441,620	46.15%
OWNCONT	\$19,889,646	\$0	\$0	\$0	\$0	\$0	\$0	\$19,889,646	0.00%
<b>Hard Costs</b>	<b>\$512,000,000</b>	<b>\$40,610,179</b>	<b>(\$12,557,301)</b>	<b>\$28,052,878</b>	<b>\$45,462,276</b>	<b>\$73,515,154</b>	<b>\$2,981,533</b>	<b>\$438,484,846</b>	<b>5.48%</b>
Concourse A	\$215,049,384	\$0	\$0	\$0	\$0	\$0	\$0	\$215,049,384	0.00%
Concourse B	\$212,925,193	\$0	\$0	\$0	\$0	\$0	\$0	\$212,925,193	0.00%
CUP	\$69,525,424	\$24,259,647	(\$12,557,301)	\$11,702,346	\$45,462,276	\$57,164,622	\$2,981,533	\$12,360,802	16.83%
Enabling	\$5,500,000	\$7,716,532	\$0	\$7,716,532	\$0	\$7,716,532	\$0	(\$2,216,532)	140.30%
S. RON	\$9,000,000	\$8,634,000	\$0	\$8,634,000	\$0	\$8,634,000	\$0	\$366,000	95.93%
<b>Miscellaneous</b>	<b>\$5,950,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,950,000</b>	<b>0.00%</b>
<b>Total</b>	<b>\$650,000,000</b>	<b>\$74,545,463</b>	<b>\$21,782,260</b>	<b>\$96,327,723</b>	<b>\$50,418,189</b>	<b>\$147,110,190</b>	<b>\$43,518,120</b>	<b>\$502,889,810</b>	<b>14.82%</b>



# CASHFLOW

Data Date - 6.20.25



Previous Invoices (Paid)  
**\$42,621,375**

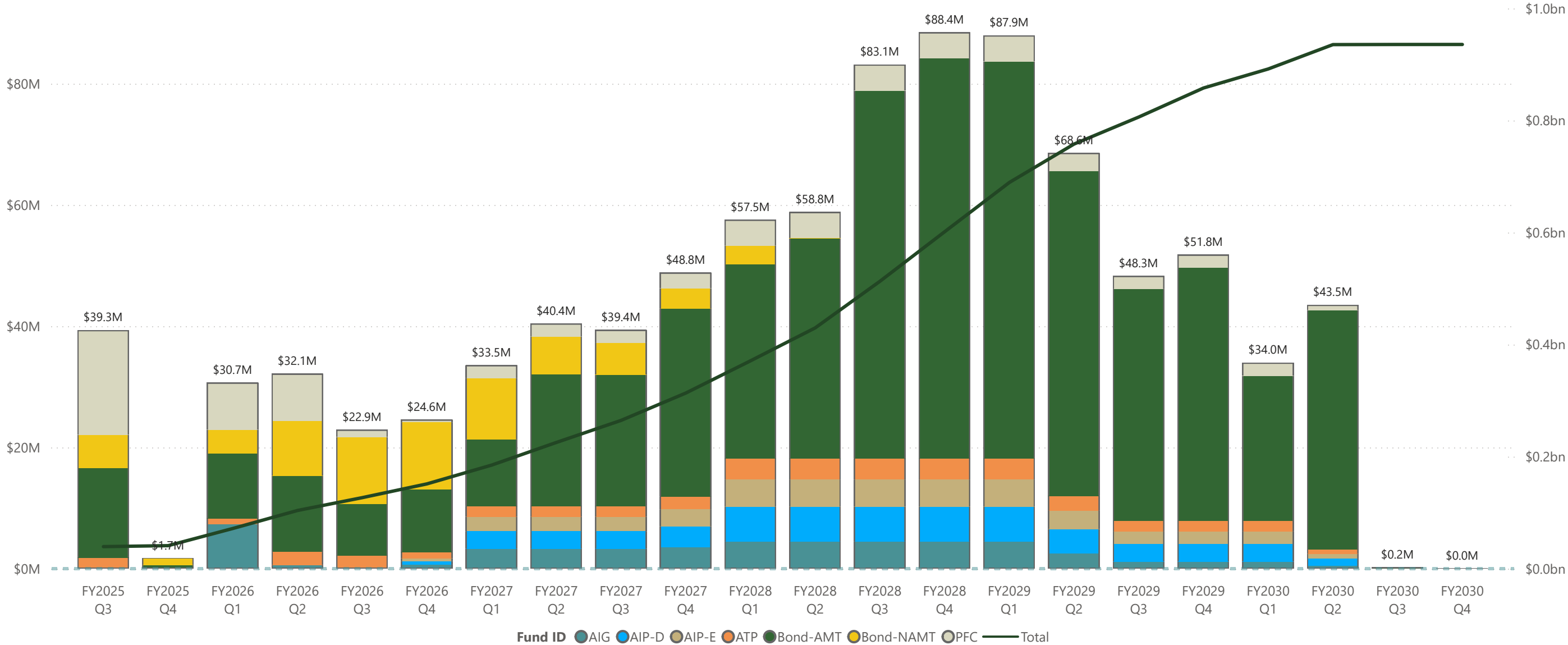
Submitted Invoices (Not Paid)  
**\$5,800,831**

Total Forecast  
**\$677,577,798**

Total Contracts  
**\$726,000,000**

Progress  
**7%**

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	\$28,860,970	\$28,860,970	0.00%
AIP-E	Airport Improvement Project (Entitlements)	\$0	\$0	\$30,438,154	\$30,438,154	0.00%
ATP	Airport Terminal Program	\$3,083,906	\$636,279	\$29,279,815	\$33,000,000	11.27%
Bond-AMT	AMT Bond	\$18,230,218	\$2,596,514	\$451,173,270	\$472,000,000	4.41%
Bond-NAMT	NonAMT Bond	\$5,281,527	\$861,528	\$69,856,946	\$76,000,000	8.08%
PFC	Passenger Facility Charges	\$16,025,724	\$1,706,510	\$33,637,563	\$51,369,796	34.52%
<b>Total</b>		<b>\$42,621,375</b>	<b>\$5,800,831</b>	<b>\$677,577,798</b>	<b>\$726,000,000</b>	<b>6.67%</b>



**The following projects are part of the Capital Improvement Program  
(July 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 National Guard Way and Aviation Boulevard  
Reconstruction Project

Airfield Maintenance Shop Door Expansion 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 **1-5**

RNO Stormwater / Drainage Investigation

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

**July 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 was Sierra Nevada Construction.

Current Status: **The work was completed. Staff is now working to process final billing and closeout the project.**

Budget:

- |                       |                |
|-----------------------|----------------|
| • Proposed Budget     | \$250,000      |
| • Current Expenditure | <b>\$6,256</b> |

Schedule: The next steps are listed below:

- |                    |                |
|--------------------|----------------|
| • 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 design of the gas and electrical extensions.

Construction status: The low, responsive bidder is Titan Electrical Contracting, Inc.

Current Status: **The construction contract was approved, and staff is working with the contractor to review and approve material submittals and set a date for a preconstruction meeting. The final fees and agreements for NV Energy were completed and submitted.**

Budget:

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

Schedule: The next steps are listed below.

- **Preconstruction Meeting** **May 2025**
- **Construction Start** **August 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 Hangars 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 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. **The design engineer and RTAA project manager have coordinated with the City of Reno Fire Marshall to discuss design options for the project.**

Budget:

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

Schedule: The next steps are listed below.

- **Design completion** **July 2025**
- **Project Permitting** **August 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 is 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: **Staff is finalizing the phasing and schedule with the contractor and beginning to review and approve material submittals. Staff will be hosting an outreach meeting for the GA East users to discuss the project schedule and the impact to their access to the GA East hangars.**

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 will continue to coordinate the final scope of the permitting, bidding services, and construction administration with the design engineer. The project will be put on hold until next spring when bid pricing will be more competitive.**

Budget:

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

Schedule: The next steps are listed below.

- Project Permitting
- Bidding

**January 2026**  
**March 2026**

### **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 still under construction. A punch list walk through was completed at the end of June.**

Budget:

- Proposed Budget \$401,850
- Current Expenditure **\$99,102**

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 continues to receive the additional parts that were ordered with the final project change order. Final record drawings and closeout documents are being compiled by the engineer of record and construction manager.**

Budget:

- Proposed Budget \$7,504,668
- Current Expenditure **\$6,859,349**

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 needs 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: **The RTAA received the grant for the project from the FAA. Staff has scheduled a preconstruction meeting with the design engineer, construction manager and internal stakeholders to determine the next steps to re-engage the contractor and a new construction schedule.**

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 final areas were slurry sealed on June 19<sup>th</sup>. Staff will work to process final invoices and closeout the project.**

Budget:

- Proposed Budget \$900,000
- Current Expenditure **\$602,328**

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 demolition and replacement of the tile in the skybridge has been completed. Painting in the baggage claim area, lobby and skybridge has been completed. Upholstery work is ongoing and is approximately 70 percent complete.**

Budget:

- Proposed Budget \$220,835
- Current Expenditure **\$10,037**

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 **was** transmitted to FAA for review and approval **in May 2025**. A Notice to Proceed will be issued upon receipt of the grant agreement, **originally estimated, by the FAA, thirty (30) days from application. The RTS Master Plan grant is one of three pending federal grants that have been delayed for increased / enhanced administrative review and oversight. There is no timeline associated with the federal review process.**

Budget:

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

Schedule: The next steps are listed below.

- **Notice to Proceed** **July 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. (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: **(Phase 3) MBI amended the ArcGIS Enterprise Implementation Plan originally drafted** 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. **A Notice to Proceed for Phase 2 and the completion of Phase 3 will be issued in July 2025.**

**Budget:**

- Proposed Budget (Phases 1-3) \$153,600
- Current Expenditure **\$71,695**

Schedule: The next steps are listed below.

- **Notice to Proceed Phase 2** **July 2025**

**RTAA Stormwater / Drainage Investigation**

**Project Description:** During winter, aircraft at RNO are deiced by the airlines using chemical agents, typically glycol-based fluids, to ensure safe flight operations. Airline deicing activities occur in designated areas of the terminal ramp (passenger airlines) and the north ramp (cargo airlines), and RTAA Airfield Maintenance staff use glycol recovery vehicles (GRVs) to collect slush, water, and snow contaminated with glycol from those areas. Uncollected glycol can infiltrate the RNO storm drains, travel through the RNO storm drain system, and cause water quality degradation off-airport.

**Solicitation Status:** The RTAA initiated an informal request for proposals from three environmental consulting firms experienced in airport deicing activities and stormwater drainage systems. DOWL was selected as the consulting firm that provided the proposal that best meets the needs of the RTAA.

**Investigation Status:** Not started.

**Current Status:** A professional services agreement with DOWL was executed in June 2025. A Notice to Proceed will be issued in July 2025.

**Budget:**

- Proposed Budget \$194,000
- Current Expenditure \$0

Schedule: The next steps are listed below.

- **Notice to Proceed** **July 2025**

### CIP Project Schedule

ID	Task Name	RNO/RTS	PM	Start	Timeline											
					Apr	Qtr 2, 2025		Jul	Qtr 3, 2025		Oct	Qtr 4, 2025		Jan	Qtr 1, 2026	
						May	Jun		Aug	Sep		Nov	Dec		Feb	Mar
1	<b>PROJECT NAME</b>	<b>RNO</b>	<b>RTS</b>	<b>PM</b>												
2	<b>Federal Funded (AIP, BIL, PFC, AIG, etc.)</b>															
3																
4	<b>Airfield Signage &amp; Taxiway Renaming</b>	<b>RNO</b>	<b>DS</b>													
5	Construction			5/1/2025												
6	Closeout			10/17/2025												
7																
8	<b>VALE PCA &amp; GPU Replacement</b>	<b>RNO</b>	<b>DL</b>													
9	Construction			1/1/2025												
10	Closeout			3/31/2025												
11																
12	<b>GA East Apron Reconstruction</b>	<b>RNO</b>	<b>BJ</b>													
13	Design			12/2/2024												
14	Bidding			2/3/2025												
15	Construction			6/2/2025												
16	Closeout			1/1/2026												
17																
18	<b>CIP (O&amp;M)</b>															
19																
20	<b>GA East Parking Lot</b>	<b>RNO</b>	<b>BJ</b>													
21	Design			12/2/2024												
22	Bidding			2/3/2025												
23	Construction			6/2/2025												
24	Closeout			1/1/2026												
25																
26	<b>AFM Shop Door Expansion</b>	<b>RNO</b>	<b>PM</b>													
27	Design			11/1/2024												
28	Bidding			12/23/2024												
29	Construction			4/1/2025												
30	Closeout			6/30/2025												
31																
32	<b>RTS O Block Utilities</b>	<b>RTS</b>	<b>BJ</b>													
33	Design			12/2/2024												
34	Bidding			5/19/2025												
35	Construction			7/1/2025												
36	Closeout			11/10/2025												
37																
38	<b>RTS Pavement Maintenance 2025</b>	<b>RTS</b>	<b>BJ</b>													
39	Design			12/2/2024												
40	Bidding			1/1/2025												

### CIP Project Schedule

ID	Task Name	RNO/RTS	PM	Start	Timeline																	
					Apr	Qtr 2, 2025		Jun	Jul	Qtr 3, 2025		Sep	Oct	Qtr 4, 2025		Dec	Jan	Qtr 1, 2026		Mar		
41	Construction			6/1/2025																		
42	Closeout			6/16/2025																		
43																						
44	<b>RNO Airside Pavement Maintenance 2025</b>	<b>RNO</b>	<b>BJ</b>																			
45	Design			12/2/2024																		
46	Bidding			1/1/2025																		
47	Construction			4/7/2025																		
48	Closeout			6/2/2025																		
49																						
50	<b>RNO Lobby Beautification</b>	<b>RNO</b>	<b>DL</b>																			
51	Solicitation of Quotes			3/10/2025																		
52	Construction			5/1/2025																		
53	Closeout			7/11/2025																		
54																						
55	<b>RTS Hangar 5 and 6 Fire Line Extension</b>	<b>RTS</b>	<b>DL</b>																			
56	Design			4/1/2025																		
57	Bidding			8/1/2025																		
58	Construction			9/4/2025																		
59	Closeout			12/5/2025																		
60																						
61	<b>National Guard Way and Aviation Blvd. Rec</b>	<b>RNO</b>	<b>DS</b>																			
62	<i>Design</i>			11/4/2024																		
63	<i>Bidding</i>			2/2/2026																		
64	<i>Construction</i>			3/23/2026																		
65	<i>Closeout</i>			7/1/2026																		
66																						
67	<b>RTS Master Plan</b>	<b>RTS</b>	<b>LB</b>																			
68	Planning			6/2/2025																		

# Administrative Report

**Date:** July 8, 2025

**Subject:** Administrative Award of Contracts – Expenditures

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## BACKGROUND

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

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

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

## DISCUSSION

Resolution No. 557 requires that the President/CEO provide the Board of Trustees with a monthly administrative report listing of all agreements and purchase orders 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.

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## 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
05/26/25	Scheidt & Bachman	\$37,683.10	Quercus V6 Smart LPR & Install -Multiple Quantity	FY25 O&M	Landside Ops
06/01/25	M3 Planning	\$30,000.00	AI Knowledge Assistants	FY25 O&M	IT
06/03/25	Kone Inc.	\$49,950.00	#3 West Departure Escalator Step Replacement	FY25 O&M	Building Maint.
06/06/25	Lavi Industries	\$115,284.70	Beautification - Stanchion Replacement Project	FY25 O&M	Commercial Business Dev
06/10/25	Incline	\$36,065.50	Handheld Badge Readers	FY25 O&M	IT
06/10/25	EDAWN	\$25,000.00	Yearly Investor Dues	FY26 O&M	President/CEO
06/20/25	Waters Vacuum Truck	\$31,825.00	FY26 Annual Sand-Oil Separators (RTS &RNO)	FY26 O&M	Airfield Maint.
06/21/25	Tyler Tech	\$195,360.83	FY26 Annual Renewal ERP/HCM	FY26 O&M	IT
06/20/25	CDW LLC	\$29,140.30	VEEAm Data Cloud Vault Foundation Yearly Renewal	FY25 O&M	IT

## Change Orders and Amendments

Date	Name of Company	Dollar Amount	Description	Funding Source	Department / Division
06/09/25	Manpower	\$6,000.00	C.O. increasing for additional seasonal landscaping maintenance temp work; the new contract amount is \$83,000.00	FY25 O&M	Airfield Maint.
06/10/25	Exacom	\$728.00	C.O. to add on freight. The new PO amount is \$33,071.62.	FY25 O&M	IT
06/15/25	Landrum & Brown	\$50,000.00	C.O. for additional financial consulting increase contract to \$140,000.00	FY25 O&M	Finance
06/21/25	National Ceramic Tile	-\$2741.00	C.O. reducing contract amount due to window damage replacement during demo; the new contract amount is \$86,919.00	FY25 CIP	Eng & Construction
06/21/25	Reyman	\$6,341.32	C.O. 3-5 add steel frame for roll up door, along with bracing; the new contract amount is \$240,876.52.	FY25 CIP	Eng & Construction