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Jenn Ewan

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Lori Corkery

AGENDA

Planning & Construction Committee

Tuesday, September 9, 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:

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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 August 12, 2025, Planning & Construction Committee meeting

4. INFORMATION, DISCUSSION AND/OR POSSIBLE ACTION ITEMS

5. ITEMS FOR CONSIDERATION BY THE FULL BOARD ON SEPTEMBER 11, 2025

- 5.1 Board Memo No. 09/2025-47 (For Possible Action):** Authorize the President/CEO to execute a Construction Contract with A&K Earthmovers, Inc. for the Blue Lot Expansion Project at Reno-Tahoe International Airport, accepting the Base Bid of \$1,600,000 and including an Owner's Contingency of \$320,000, for a total not-to-exceed amount of \$1,920,000, contingent upon approval by the Air National Guard and the Defense Intelligence Agency

Presenter: Bryce Juzek, Project Manager II

- 5.2 Board Memo No. 09/2025-48 (For Possible Action):** Authorize the President/CEO to execute Amendment No. 4 to the agreement with TransSolutions, LLC, in the amount of \$150,000, bringing the total contract value from \$188,550 to \$338,550, for the New Gen AB Gating Analysis: Terminal Phasing. This amendment will support the evaluation of airline schedule changes against the baseline study, identify necessary phasing adjustments for construction commencement, and conduct gating feasibility analyses aligned with the compressed phasing schedule.

Presenter: Roddy Boggus, MoreRNO Program Manager

- 5.3 Board Memo No. 09/2025-49 (For Possible Action):** Authorize the President/CEO to execute a contract with NV Energy for the design and procurement of electrical equipment to establish a redundant power feed to the new Central Utility Plant at Reno-Tahoe International Airport, in an amount not to exceed \$2,974,725

Presenter: Gary Probert, Chief Planning & Infrastructure Officer

- 5.4 Board Memo No. 09/2025-51 (For Possible Action):** Authorize the President/CEO to finalize terms and execute Change Order #2 to the HQ Project Construction Contract for GMP #3 (RTAA Headquarters Project at Reno-Tahoe International Airport) with Clark/Sullivan Construction, establishing a Guaranteed Maximum Price of \$57,862,250 and increasing the total contract amount to \$104,675,795

Presenter: Bryce Juzek, Project Manager II

5.5 Board Memo No. 09/2025-52 (*For Possible Action*): Authorize the President/CEO to execute a Professional Services Agreement with Construction Materials Engineering, Inc. for Construction Management Services related to the Headquarters Project at Reno-Tahoe International Airport, in the amount of \$2,175,218

Presenter: Bryce Juzek, Project Manager II

5.6 Board Memo No. 09/2025-53 (*For Possible Action*): Authorize the President/CEO to execute Amendment No. 4 to the Professional Services Agreement with RS&H Nevada, Inc. for Construction Administration services related to the Headquarters Project at Reno-Tahoe International Airport, in the amount of \$1,999,061, increasing the total contract value from \$7,386,378 to \$9,385,439

Presenter: Bryce Juzek, Project Manager II

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

Joel Grace, Vice Chair
Shaun Carey, Member
Cortney Young, Member
Adam Kramer, Alternate

Staff Liaison

Gary Probert, Chief Planning &
Infrastructure Officer

**PRESIDENT/CEO**

Daren Griffin, A.A.E.

CHIEF LEGAL COUNSEL

Jenn Ewan

BOARD CLERK

Lori Corkery

MINUTES**Planning & Construction Committee**

Tuesday, August 12, 2025 | 1:00 PM

Reno-Tahoe International Airport, Reno, NV

Administrative Offices, Second Floor

1. INTRODUCTORY ITEMS

The meeting was called to order at 1:00 p.m.

Members Present: Joel Grace
Cortney Young
Adam Kramer

2. PUBLIC COMMENT

There were no comments from the public.

3. APPROVAL OF MINUTES**3.1 June 10, 2025, Planning & Construction Committee meeting**

There being no corrections, the Minutes were approved as presented.

4. INFORMATION, DISCUSSION AND/OR POSSIBLE ACTION ITEMS

None.

5. INFORMATIONAL ITEMS**5.1 MoreRNO Executive Summary**

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

5.2 Capital Improvement Program Summary

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

5.3 Administrative Award of Contracts (Expenditures)

There was no discussion on this item.

6. MEMBER COMMENTS, QUESTIONS AND REQUESTS

There were no comments from the Members.

7. PUBLIC COMMENT

There were no comments from the public.

8. ADJOURNMENT

The meeting was adjourned at 1:37 p.m.

Board Memorandum

09/2025-47

Date: September 11, 2025

Subject: Authorize the President/CEO to execute a Construction Contract with A&K Earthmovers, Inc. for the Blue Lot Expansion Project at Reno-Tahoe International Airport, accepting the Base Bid of \$1,600,000 and including an Owner's Contingency of \$320,000, for a total not-to-exceed amount of \$1,920,000, contingent upon approval by the Air National Guard and the Defense Intelligence Agency

Presenter: Bryce Juzek, P.E., Airport Project Manager II

BACKGROUND

The Blue Lot Expansion Project, previously referred to and advertised for bid as the High Roller Lot, is located on the west side of Reno-Tahoe International Airport (RNO) within the Nevada Air National Guard (NANG) leasehold. The project site encompasses approximately 1.60 acres and is currently used by the NANG as a munitions storage area. The site is bounded by the existing Blue Lot to the north, the NANG base to the east and south, and Aviation Boulevard to the west.

The potential conversion of this munitions storage area into a shared parking facility has been discussed previously with the Nevada Air National Guard. With ongoing airport construction reducing available parking and overall demand continuing to increase, these discussions have been renewed. As part of the project, the NANG's munitions storage will be relocated to a temporary location elsewhere on their base. The proposed arrangement would provide additional parking capacity for airport users while accommodating the NANG's parking needs during drill weekends, allowing for an efficient and mutually beneficial use of the site.

In mid-June, the Reno-Tahoe Airport Authority (RTAA) executed a design contract with Wood Rodgers to provide an accelerated design for the Blue Lot Expansion Project (High Roller Lot), with the goal of presenting a construction contract for Board approval at the September board meeting. During the design phase, RTAA staff coordinated closely with NANG personnel to ensure that the project meets all operational and security requirements. This coordination included site access, parking allocation, relocation of munitions storage, and other security measures to maintain the safety and operational readiness of the NANG base while allowing the project to proceed.

DISCUSSION

The Blue Lot Expansion Project includes the construction of a new paved parking lot providing approximately 190 additional spaces, along with associated site improvements such as stormwater drainage, electrical infrastructure, perimeter fencing, and landscaping. The scope also encompasses the relocation of the NANG munition storage to a secure temporary location on their

base, allowing the new parking lot to occupy the site without impacting the NANG’s mission. The project is designed to address the airport’s growing parking demand while also accommodating the NANG’s increased parking needs during drill weekends.

The project was publicly advertised on August 7, 2025, through the Reno Gazette Journal (RGJ), the RTAA website, and the Nevada Government eMarketplace (NGEM). A non-mandatory pre-bid meeting was held on August 13, 2025, and the bid opening occurred on August 28, 2025, with five bids received. A summary of the bidders and their total base bid amounts is provided in Table 1 – Bid Tabulation.

Table 1 – Bid Tabulation

Scope	Engineer's Estimate	A&K Earthmovers	FW Carson	Granite Construction	Q&D Construction	Sierra Nevada Construction
Base Bid	\$2,056,147.60	\$1,600,000	\$2,199,418	\$2,132,132	\$2,893,333	\$2,017,007

The low, responsive, and responsible bidder is A&K Earthmovers, Inc., with a bid amount of \$1,600,000. RTAA staff reviewed all bids for compliance with the bid requirements and recommends awarding the construction contract to A&K Earthmovers, Inc.

The total project duration is sixty (60) calendar days. The Notice to Proceed will be issued following final approvals from the Nevada Air National Guard and the Defense Intelligence Agency. The preliminary schedule provides for issuing the Notice to Proceed on September 22, 2025, with construction of the parking lot completed in November 2025. The estimated schedule is summarized in Table 2 – Preliminary Schedule.

Table 2 – Preliminary Schedule

Activity	Date
Board Approval	September 11, 2025
Notice to Proceed	September 22, 2025
Construction	September 22 – November 21, 2025
Notice of Completion	November 21, 2025

FISCAL IMPACT

The costs associated with the Blue Lot Expansion Project—including the construction contract with A&K Earthmovers, construction management services (CME), contract administration (Wood Rodgers), and the Owner’s Contingency—will be funded through the Reno-Tahoe Airport Authority (RTAA) Capital Improvement Program for Fiscal Year 2025–26.

The overall anticipated budget for the Blue Lot Expansion Project, encompassing all construction, project management, contract administration, and Owner’s Contingency, is estimated at \$2,130,000. A detailed breakdown is provided below in Table 4 – Project Estimate at Completion.

Table 4 – Project Estimate at Completion

Contract Administration (Wood Rodgers)	Construction Management (CME)	Construction (A&K Earthmovers)	Other Direct Costs	Owner's Contingency	Estimate At Completion
\$50,000*	\$110,000*	\$1,600,000	\$50,000	\$320,000	\$2,130,000

*Amounts shown for Construction Management (CM) and Contract Administration (CA) represent current estimates and may be adjusted as final costs are determined.

STRATEGIC PRIORITIES

People

Facilities for the Future

COMMITTEE COORDINATION

Planning and Construction Committee

STAFF RECOMMENDATION

Staff recommends that the Board adopt the motion stated below.

PROPOSED MOTION

“Move to authorize the President/CEO to execute a Construction Contract with A&K Earthmovers, Inc. for the Blue Lot Expansion Project at Reno-Tahoe International Airport, accepting the Base Bid of \$1,600,000 and including an Owner's Contingency of \$320,000, for a total not-to-exceed amount of \$1,920,000, pending project approval by the Nevada Air National Guard and the Defense Intelligence Agency.”

Board Memorandum

09/2025-48

Date: September 11, 2025

Subject: Authorize the President/CEO to execute Amendment No. 4 to the agreement with TransSolutions, LLC, in the amount of \$150,000, bringing the total contract value from \$188,550 to \$338,550, for the New Gen AB Gating Analysis: Terminal Phasing. This amendment will support the evaluation of airline schedule changes against the baseline study, identify necessary phasing adjustments for construction commencement, and conduct gating feasibility analyses aligned with the compressed phasing schedule.

Presenter: Roddy Boggus, MoreRNO Program Manager

BACKGROUND

In fall 2024, TransSolutions LLC conducted gating analyses for major construction phases to validate feasibility under a compressed schedule, with additional updates provided in 2025. As the project transitions from planning to execution, airline schedule changes are anticipated and were not fully predictable during earlier planning efforts.

Short-duration micro-phases and transitions between major phases may require targeted gating feasibility checks to ensure safe operations, maintain peak gate capacity, and minimize disruption. This amendment provides on-call support to the MoreRNO program throughout the construction period to evaluate evolving airline schedules, identify necessary phasing adjustments, and perform gating feasibility assessments, including ramp simulations and animations as needed, enabling RTAA to proactively manage operational risk while executing the compressed phasing plan.

DISCUSSION

Amendment No. 4 transitions the gating effort from a one-time feasibility check to an on-call service during construction to manage evolving airline schedules, micro-phases, and any phasing modifications necessary to support the compressed New Gen A&B phasing plan. TransSolutions will provide gating analyses, document and report findings, attend meetings to present results, and coordinate with the MoreRNO team and stakeholders. All tasks will be performed only at the direction of RTAA/MoreRNO. The Scope of Services include:

- Leveraging the base gating model (2024–2025) to analyze solutions for:
 - Current airline schedules.
 - New or forecast schedules over the construction period, which may include new carriers, markets, flight segments, time adjustments, and/or aircraft up/down-gauging.
 - Modified construction phasing plans.
 - Micro-phases or “elbow” phases between major construction closures.

- Developing new gating solutions to maintain safe operations and peak gate capacity as conditions change.
- Analyzing/reviewing aircraft parking layouts using a tool such as AviPLAN (or its equivalent) to validate stand clearances, pushback/engine-start envelopes, and towing paths.
- Producing ramp animations (aircraft and, as applicable, GSE) to assess congestion and circulation, including repositioning between contact gates, walk-out gates, and RON parking.

These services will support timely airline coordination, reduce operational risk during phase transitions, and help ensure that gate availability and ramp circulation remain feasible while executing the compressed construction schedule. Findings and recommendations will be provided in written memoranda and meeting presentations, enabling RTAA to make informed, documented decisions throughout the construction period.

FISCAL IMPACT

To date, the gating and phasing study has saved approximately \$30 million in hard construction costs for the New Gen A&B Project. This amendment is intended to maintain those expected savings by providing on-call gating analyses and related support during construction to manage schedule changes, micro-phases, and phasing modifications.

In August of 2024, a Professional Services Agreement (PSA) was executed with TransSolutions in the amount of \$33,050. The scope of work included creating a proposed schedule of how the RNO airlines might grow their services, including adding an additional airline between August of 2024 and 2030.

In November of 2024, Amendment #1 to the PSA with TransSolutions was executed in the amount of \$155,500 to provide gating analyses to allow phased construction to happen while ensuring compliance with the requirements of the Airport Use and Lease Agreement (AULA). This brought their total contract to \$188,550.

In February of 2025, Amendment #2 to the PSA with TransSolutions was executed as a zero-dollar change only extending the contract completion date to April of 2025.

In April of 2025, Amendment #3 to the PSA with TransSolutions was executed, again, as a zero-dollar change extending the contract completion date through June of 2025.

Amendment No. 4 in the amount of \$150,000 increases the PSA with TransSolutions LLC from \$188,550 to \$338,550. Funding exists within the approved soft-cost budget for the New Gen A&B Project and no additional appropriation is requested. The savings estimate is subject to refinement as market pricing and schedules evolve. The requested scope is specifically aimed at preserving these savings through timely operational and phasing validations.

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Table 1 – Updated Contract Amount Summary

Description	Cost	Funding Source
Base Contract	\$33,050	AMT Bonds
Amendment #1	\$155,500	AMT Bonds
Amendment #2	\$0.00	AMT Bonds
Amendment #3	\$0.00	AMT Bonds
Amendment #4 – Additional Gating Analyses during construction	\$150,000	AMT Bonds
Total	\$338,550	

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

Category	Description	Cost
Soft Costs	-	\$148,560,070
A/E Design	Gensler Architecture Design & Planning	\$46,884,417
Pre-Construction Services	Holder Q&D, a Joint Venture	\$2,000,000
Pre-Construction Services	McCarthy Building Companies, Inc.	\$2,463,000
Pre-Construction Services	Clark/Sullivan Construction	\$49,500
Construction Admin (Estimate)	Gensler Architecture Design & Planning	\$14,401,356
Construction Management (Estimate)	Construction Materials Engineering	\$15,806,037
PMO / All Other	Misc.	\$39,018,542
Owner's Contingency	TBD/Misc.	\$27,936,918
Hard Costs	-	\$501,489,730
Central Utility Plant (CUP) – Long Lead Equipment	ACCO & Cupertino	\$11,702,346
S. RON Apron Expansion	Q&D Construction	\$8,634,000
Concourse Enabling Packages	Q&D Construction	\$672,868
Concourse – Long Lead Equipment	Nelson Electric	\$6,212,400
Concourse Common Use Enabling	Q&D Construction	\$831,264
Central Utility Plant (CUP)	Clark/Sullivan	\$45,462,276
New Gen A&B – (Estimate)	McCarthy Building Companies, Inc.	\$427,974,576
Total Estimate at Completion	-	\$650,000,000

STRATEGIC PRIORITIES

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

COMMITTEE COORDINATION

Planning and Construction Committee

STAFF RECOMMENDATION

Staff recommends that the Board adopt the motion stated below.

PROPOSED MOTION

“Move to authorize the President/CEO to execute Amendment No. 4 to the agreement with TransSolutions, LLC, in the amount of \$150,000, bringing the total contract value from \$188,550 to \$338,550, for the New Gen AB Gating Analysis: Terminal Phasing. This amendment will support the evaluation of airline schedule changes against the baseline study, identify necessary phasing adjustments for construction commencement, and conduct gating feasibility analyses aligned with the compressed phasing schedule.”

Board Memorandum

09/2025-49

Date: September 11, 2025

Subject: Authorize the President/CEO to execute a contract with NV Energy for the design and procurement of electrical equipment to establish a redundant power feed to the new Central Utility Plant at Reno-Tahoe International Airport, in an amount not to exceed \$2,974,725

Presenter: Gary Probert, Chief of Planning & Infrastructure

BACKGROUND

The Reno-Tahoe International Airport (RNO) is currently fed from a single NV Energy substation. If the substation has a disruption or power failure, the airport terminal, concourses, parking garage and other buildings lose power and require electric generator backup to continue to operate. The multiple generators are unable to provide 100% power backup to all systems. The generators only provide power to the most critical systems to keep the airport operational. These systems include life-safety (elevators, escalators, etc.), minimally required lighting, airline check-in counters and gates, passenger boarding bridges, baggage systems, alarms, door access controls, and minimal other systems in offices and tenant spaces throughout the buildings.

The purpose of this request is to initiate the design and procurement process by NV Energy and the Reno-Tahoe Airport Authority (RTAA) for a secondary power source from an alternate substation, providing redundant electrical service to the airport and enhancing the overall reliability of its power infrastructure.

DISCUSSION

Providing a redundant power source to the airport is extremely important to keep the airport running efficiently. Any delays caused by a power outage not only affect the passengers, tenants and staff at RNO, but can cause an aviation wide system domino effect if aircraft are delayed, both arriving and departing. This work is not part of the MoreRNO program; however, the construction timeline ties in very well with the completion of the New Gen A&B project.

The new Central Utility Plant (CUP) has been designed to accommodate a redundant power feed, reducing reliance on backup generators. However, backup generators will still be included in the CUP to ensure protection for the airport in the event of a major outage impacting multiple substations.

The timing to begin the design and procurement of the long lead equipment is critical. The RTAA and its consultants have had multiple meetings with NV Energy discussing the RTAA's concerns, requirements and construction schedules. NV Energy's existing distribution infrastructure, from

the proposed Glendale Substation to the new point of entry at the airport, currently has sufficient line capacity to support the 9.2 Mega Volt Amps (MVA) dedicated service. However, the power source itself must be upgraded to meet this demand. The RTAA needs to reserve the available electrical capacity within the existing distribution infrastructure. Executing this contract and providing the down payment must be made immediately, prior to other projects taking the excess capacity. Execution of the contract will reserve the existing excess distribution capacity and keep us from having to build new infrastructure from the Glendale Substation to the airport.

Modifications to the Glendale Substation is required to provide the redundant electrical service. This requires procurement of a long-lead transformer and other required equipment. The procurement timeframe for the transformer is roughly three years.

The redundant power source will match the existing power source (9.2 MVA) and will only provide backup if the existing source is interrupted. The redundant power source will not provide additional power to the airport. NV Energy will design, procure, construct, own and maintain the substation and the distribution infrastructure.

The schedule for the payments is as follows:

Initial Payment	\$2,974,725	September 2025
Second Payment	\$778,005	October 12, 2027
Third Payment	\$823,770	October 12, 2028

The schedule for work is as follows:

Project Coordination (kickoff) Meeting	December 1, 2025
Construction Start	January 16, 2029
Major Material Delivery	March 13, 2029
Project Completion (In-Service)	September 1, 2029

FISCAL IMPACT

The initial payment of \$2,974,275 represents the first of three installments, with total project costs over the next three years estimated at \$4,576,500. This expenditure was not included in the approved FY2025–26 capital budget. Funding will be provided through General Purpose Airport Cash and incorporated into the Mid-Year budget adjustment.

STRATEGIC PRIORITIES

Safety and Security
People
Facilities for the Future
Air Service and Cargo
Financial Stewardship
Customer Experience
General Aviation
Sustainability

COMMITTEE COORDINATION

Planning and Construction Committee

STAFF RECOMMENDATION

Staff recommends that the Board adopt the motion stated below.

PROPOSED MOTION

“Move to authorize the President/CEO to execute a contract with NV Energy, in the amount of \$2,974,725, for the design and procurement of electrical equipment to support a redundant power feed to the new Central Utility Plant at Reno-Tahoe International Airport.”

Board Memorandum

09/2025-51

Date: September 11, 2025

Subject: Authorize the President/CEO to finalize terms and execute Change Order #2 to the HQ Project Construction Contract for GMP #3 (RTAA Headquarters Project at Reno-Tahoe International Airport) with Clark/Sullivan Construction, establishing a Guaranteed Maximum Price of \$57,862,250 and increasing the total contract amount to \$104,675,795

Presenter: Roddy Boggus, MoreRNO Program Manager

BACKGROUND

The intent of The HQ project is to provide a multi-use facility to house Airport Police and Airport Administrative Offices. Airport Police presently occupy the lower level of Concourse B, which will be demolished when the new Concourse A is completed. The airport Administrative Offices presently occupy the second floor of the main terminal. The HQ Project brings all administrative and police functions into a single facility purposely designed for the specific functions, providing for better collaboration, efficient use of shared common spaces, better police response time to landside and airside, without ramp aircraft hindering vehicle movements, and is intended to accommodate a 20-year employment growth/expansion capability. The present administration and police spaces do not have any expansion ability and have extremely limited collaborative spaces.

In May 2023 a two-phase RTAA Administration Workspace Study was completed with the goal of identifying an RTAA staff-preferred and Board of Trustees-supported alternative for design.

After receiving their notice to proceed in November 2023, the Architect, RS&H Nevada, Inc. (RS&H) began validating the Basis of Design Report by interviewing departments and revising 20-year staffing and space requirements. Updates included integration with the future Central Utility Plant as constructed within the scope of the New Gen Project.

In January 2024, a Professional Services Agreement (PSA) with Clark/Sullivan Construction (Clark/Sullivan) to perform Preconstruction Services as the Construction Manager at Risk (CMAR) for the HQ project was authorized by the Reno-Tahoe Airport Authority (RTAA) Board of Trustees.

In January 2025, a Construction Contract with Clark/Sullivan was authorized by the RTAA Board of Trustees. The contract scope included the Guaranteed Maximum Price (GMP) #1 - RTAA HQ Early Procurement Equipment Package, as a part of the HQ Project at the Reno-Tahoe International Airport.

In June 2025, Change Order #1 to the HQ Project Construction Contract for GMP #2 - Central Utility Plant was approved. The Central Utility Plant (CUP) Project is a new approximately 11,500 square foot central plant that will serve the New Gen A & B concourses and the HQ. The project includes a new mechanical system to deliver chilled water and hot water to condition the new facilities and a new electrical service to power them.

DISCUSSION

Over the past twenty (20) months, Clark/Sullivan has worked in close collaboration with RS&H on schedule development, phasing, constructability reviews, cost estimating, and value analysis for the HQ Project. With the delivery of the Guaranteed Maximum Price (GMP) #3 package, the project is now transitioning from design into construction.

On June 19, 2025, Clark/Sullivan issued an invitation for contractors to prequalify for bidding. Bid documents were provided to the prequalified firms on July 7, 2025. Sealed bids were received on July 25, 2025, and opened on July 28, 2025, at the Clark/Sullivan offices with RTAA staff in attendance. The bidding process was conducted in full compliance with Nevada Revised Statutes (NRS) 338, including bidder prequalification and owner participation at bid openings.

This final GMP encompasses the remainder of the construction contract as well as Clark/Sullivan's General Conditions for the management and coordination of long-lead equipment. GMP #3 received significant market participation, with more than seventy (70) subcontractors submitting bids.

The Notice to Proceed is expected to be issued on September 22, 2025, with construction commencing immediately thereafter. The breakdown of the GMP #3 schedule is provided in Table 1 – HQ Preliminary Schedule.

Table 1 – HQ Preliminary Schedule

Activity	Date
Board Approval	September 11, 2025
Notice to Proceed	September 22, 2025
Long Lead Equipment Delivery GMP#1	June 26, 2026
Project Completion	July 12, 2027

As part of the bidding process, several bid alternates were identified and separated from the base scope of work. Each alternate included a description and associated cost, providing the Authority with flexibility in project delivery. The alternates were developed to allow for adjustments based on available funding levels, prioritization of project scope, and opportunities to incorporate value-added enhancements into the overall facility.

Following review and evaluation, Bid Alternates 1 through 6 were accepted and have been incorporated into the Guaranteed Maximum Price (GMP) for the project. Table 2 – Bid Alternate Summary provides a detailed breakout of the identified alternates.

Table 2 – Bid Alternate Summary

Bid Alternate	Description	Cost
1	Police Parking Canopy	\$845,797
2	Second Floor Social Space Build-Out	\$221,059
3	Second Floor Social Space Canopy	\$469,737
4	Trough Sinks	\$73,662
5	Window Shades at All Exterior Windows	\$145,121
6	Lobby Terrazzo Flooring	\$119,684
7	Remove Foundation Drainage System	(\$34,125)
8	2-Year Plant Warranty	\$2,266
1-6	Total	\$1,875,060

FISCAL IMPACT

This project is part of the RTAA's Capital Improvement Program (CIP), with construction funding approved in the Fiscal Year 2024/25 budget and additional funding requested for this project through the 2025/26 CIP budget process. It is anticipated that the construction will be funded by Non-Alternative Minimum Tax (Non-AMT) Bonds. A summary of HQ GMP #3 is shown in Table 2 below:

Table 3 – HQ GMP#3 Summary

Description	Cost
General Conditions/General Requirements/Bonds/Insurance	\$7,307,543
Work/Construction	\$45,282,822
CMAR Contingency	\$1,556,224
Owner Contingency	\$1,685,308
CMAR Fee	\$2,030,353
Total GMP	\$57,862,250

The professional service agreements for CM and CA services are being presented for authorization under separate actions.

The Estimate at Completion (EAC) for the Headquarters Project includes soft costs of \$19,626,954, covering design, administration, project management, FF&E, contingency, and hard costs of \$59,213,519 for construction and long-lead equipment, for a total project cost of \$78,840,473. A summary is provided in Table 4 – HQ Estimate at Completion.

Table 4 – HQ Estimate at Completion

Category	Description	Cost
Soft Costs	-	19,626,954
A/E Design	RS&H Nevada, Inc.	\$7,298,150
Pre-Construction Services	Clark/Sullivan	\$119,500
Construction Administration	RS&H Nevada, Inc.	\$1,999,061
Construction Management	Construction Materials Engineering	\$2,175,218
PMO / All Other	PMO / SMEs and FF&E/AV, etc.	\$6,911,486
Owner's Contingency	TBD/Misc.	\$1,123,539
Hard Costs	-	\$59,213,519
HQ – Long Lead Equipment	Clark/Sullivan	\$1,351,269
HQ – Final	Clark/Sullivan	\$57,862,250
Total Estimate at Completion	-	\$78,840,473

GMP No. 1 and GMP No. 2 were previously approved by the Board, and with this action, GMP No. 3 is being presented for approval. GMP No. 1 & 3 are being funded from the HQ Budget and GMP No. 2 funding comes from the New Gen Program budget. A summary of the Clark/Sullivan CMAR contract, inclusive of all three GMPs, is provided in Table 6 – Clark/Sullivan Overall Construction Contract Summary below:

Table 5 – Clark Sullivan Overall Construction Contract Summary

Description	Cost
HQ Long Lead Equipment GMP #1	\$1,351,269
CUP GMP #2	\$45,462,276
HQ Building GMP #3	\$57,862,250
Total	\$104,675,795

STRATEGIC PRIORITIES

Safety and Security

People

Facilities for the Future

Customer Experience

Sustainability

COMMITTEE COORDINATION

Planning and Construction Committee

STAFF RECOMMENDATION

Staff recommends that the Board adopt the motion stated below.

PROPOSED MOTION

“Move to authorize the President/CEO to finalize terms and execute Change Order #2 to the HQ Project Construction Contract for GMP #3 (RTAA Headquarters Project at Reno-Tahoe International Airport) with Clark/Sullivan Construction, establishing a Guaranteed Maximum Price of \$57,862,250 and increasing the total contract amount to \$104,675,795.”

Board Memorandum

09-2025-52

Date: September 11, 2025

Subject: Authorize the President/CEO to execute a Professional Services Agreement with Construction Materials Engineering, Inc. for Construction Management Services related to the Headquarters Project at Reno-Tahoe International Airport, in the amount of \$2,175,218

Presenter: Roddy Boggus, MoreRNO Program Manager

BACKGROUND

In order to implement the construction of capital projects, the Reno-Tahoe Airport Authority (RTAA) has Construction Materials Engineering, Inc. (CME) on an on-call list to perform Construction Management (CM) services. This on-call list was created through a formal solicitation in April of 2023. The RTAA selects from the list according to the project needs that best match the consultant's experience. 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 CM services generally include, but are not limited to, program administration, project management, client coordination, agency coordination, pre-construction services, design review, cost estimates, project controls (cost and schedule), bid evaluation, contract administration, construction management, owner's representation, construction inspection, materials testing, survey controls, quality assurance, certified payroll compliance, and other related tasks.

DISCUSSION

The Headquarters (HQ) Project is a new, approximately 62,000 square-foot Police and Administration facility that will serve the RTAA. Designed to bring key functions under one roof and out of the terminal building, the facility will improve efficiency, safety, and collaboration across RTAA departments.

The Police Department portion of the facility will include modern locker rooms, K9 kennels, administrative offices, a briefing room, a training simulator space, evidence processing and vault areas, and an armory. The Administration portion will house a new boardroom, fitness center, break rooms with amenities for staff, conference rooms, and phone rooms, all within an open-office environment that promotes flexibility and collaboration.

To support RTAA throughout construction, CME will provide independent oversight and serve as the owner's representative. CME's services are based on the anticipated 487-calendar-day

construction duration and the defined scope of work. Specific responsibilities include construction management, project administration, quality assurance, construction inspection, materials testing, contract administration, tenant coordination, certified payroll compliance, and apprenticeship conformance reviews. These services are intended to ensure that the project is delivered in accordance with design intent, contract requirements, budget, and schedule.

The preliminary construction schedule, from the Basis of Award, is summarized in Table 1 – HQ Preliminary Schedule.

Table 1 – HQ Preliminary Schedule

Activity	Date
Board Approval	September 11, 2025
Notice to Proceed	September 22, 2025
The HQ Project	September 22, 2025 - July 12, 2027

FISCAL IMPACT

This project is part of the RTAA’s Capital Improvement Program (CIP), with construction funding approved in the Fiscal Year 2024/25 budget and additional funding requested for this project through the 2025/26 CIP budget process. It is anticipated that the construction will be funded by Non-Alternative Minimum Tax (Non-AMT) Bonds.

The Estimate at Completion (EAC) for the Headquarters Project includes soft costs of \$19,626,954, covering design, administration, project management, FF&E, and contingency, and hard costs of \$59,213,519 for construction and long-lead equipment, for a total project cost of \$78,840,473. A summary is provided in Table 2 – HQ Estimate at Completion.

Table 2 – HQ Estimate at Completion

Category	Description	Cost
Soft Costs	-	19,626,954
A/E Design	RS&H Nevada, Inc.	\$7,298,150
Pre-Construction Services	Clark/Sullivan	\$119,500
Construction Administration	RS&H Nevada, Inc.	\$1,999,061
Construction Management	Construction Materials Engineering	\$2,175,218
PMO / All Other	PMO / SMEs and FF&E/AV, etc.	\$6,911,486
Owner’s Contingency	TBD/Misc.	\$1,123,539

Hard Costs	-	\$59,213,519
HQ – Long Lead Equipment	Clark/Sullivan	\$1,351,269
HQ – Final	Clark/Sullivan	\$57,862,250
Total Estimate at Completion	-	\$78,840,473

STRATEGIC PRIORITIES

Safety and Security

People

Facilities for the Future

Customer Experience

Sustainability

COMMITTEE COORDINATION

Planning and Construction Committee

STAFF RECOMMENDATION

Staff recommends that the Board adopt the motion stated below.

PROPOSED MOTION

“Move to authorize the President/CEO to execute a Professional Services Agreement with Construction Materials Engineering, Inc. for Construction Management Services related to the Headquarters Project at Reno-Tahoe International Airport, in the amount of \$2,175,218.”

Board Memorandum

09-2025-53

Date: September 11, 2025

Subject: Authorize the President/CEO to execute Amendment No. 4 to the Professional Services Agreement with RS&H Nevada, Inc. for Construction Administration services related to the Headquarters Project at Reno-Tahoe International Airport, in the amount of \$1,999,061, increasing the total contract value from \$7,386,378 to \$9,385,439

Presenter: Roddy Boggus, MoreRNO Program Manager

BACKGROUND

The HQ Project is intended to provide a purpose-built, multi-use facility to consolidate Airport Police and Airport Administrative Offices. Currently, Airport Police occupy the lower level of Concourse B, which will be demolished upon completion of the new Concourse A, and the Administrative Offices occupy the second floor of the main terminal. The HQ Project will bring all administrative and police functions into a single facility out of the Terminal and Concourse Buildings designed to support collaboration, efficient shared space usage, and improved police response times to both landside and airside operations, without interfering with ramp aircraft movements. Additionally, the facility is designed to accommodate 20 years of employment growth and expansion. In contrast, the current administration and police spaces lack expansion potential and do not support collaborative work environments.

In May 2023, a two-phase RTAA Administration Workspace Study was completed to identify a design that balances staff preferences with Board of Trustees support.

The selection of the design firm for the HQ Project followed a competitive process to ensure RTAA engaged a highly qualified team capable of delivering a purpose-built facility for both Airport Police and Administrative Offices. On September 18, 2023, RS&H was selected as the most responsive and best-qualified firm, demonstrating a clear understanding of the airport's operational needs and a collaborative approach to design.

In November 2023, RTAA executed a Professional Services Agreement (PSA) with RS&H for \$1,784,664. The initial scope included validating the Basis of Design Report, developing the HQ design from 0–30%, and supporting the CMAR selection process.

- March 2024 (Amendment #1): Extended the contract duration from April 3, 2024, to May 23, 2024, at no additional cost to allow thorough review and coordination of the initial design phase.
- June 2024 (Amendment #2): Advanced the HQ design from 30% to 100% for \$5,636,054, producing a fully coordinated design package ready for construction.

- June 2025 (Amendment #3): Net reduction of \$34,340, reflecting several scope adjustments:
 - Removal of unused reimbursable funds from the 0–30% phase (\$92,119)
 - Revised LEED/Sustainability scope (\$30,449)
 - Addition of the RNO Main Technology Room (MTR) design \$88,228, with funding provided through the New Gen A & B project

DISCUSSION

To successfully execute the construction phase of the HQ Project, RS&H and its subconsultants will provide architectural/engineering Construction Administration (CA) services. These services will include responding to Requests for Information (RFIs), reviewing and approving submittals, attending construction meetings, performing site observations, and issuing site visit reports. Collectively, these activities verify conformance with approved plans and specifications, confirm that the work meets required quality standards, and monitor progress against the project schedule.

RS&H's independent CA oversight helps safeguard the design intent, ensure proper installation of materials and systems, and confirm compliance with safety, accessibility, and sustainability requirements. This role supports timely decision-making, facilitates coordination among the contractor, subcontractors, and RTAA staff, and mitigates risk by reducing the potential for changes and claims. Ultimately, CA services are essential to achieving an efficient, on-schedule delivery of an HQ facility that fully meets the operational needs of Airport Police and Airport Administration.

FISCAL IMPACT

This project is an RTAA Capital Improvement Project, and the construction budget funds were approved in the RTAA's Fiscal Year 2024/25, with another portion being requested in the 2025/26 Capital Improvement Project budget process. It is anticipated that the construction will be funded by Non-Alternative Minimum Tax (Non-AMT) Bonds. Below is a summary of the costs to date associated with the construction of this project:

Table 1 – Updated Contract Amount Summary

Description	Cost	Funding Source
Base Contract	\$1,784,664	CIP & Non-AMT Bonds
Amendment #1 – time extension	\$0	
Amendment #2 – 30% - 100% design	\$5,636,054	CIP & Non-AMT Bonds
Amendment #3 – scope reduction	(\$34,340)	CIP, Non-AMT & AMT Bonds
Amendment #4 – HQ Project CA Services	\$1,999,061	Non-AMT Bonds
Total	\$9,385,439	

The Estimate at Completion (EAC) for the Headquarters Project includes soft costs of \$19,626,954, covering design, administration, project management, FF&E, and contingency, and hard costs of \$59,213,519 for construction and long-lead equipment, for a total project cost of \$78,840,473. A summary is provided in Table 2 – HQ Estimate at Completion.

Table 2 – HQ Estimate at Completion

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Soft Costs	-	19,626,954
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Pre-Construction Services	Clark/Sullivan	\$119,500
Construction Administration	RS&H Nevada, Inc.	\$1,999,061
Construction Management	Construction Materials Engineering	\$2,175,218
PMO / All Other	PMO / SMEs and FF&E/AV, etc.	\$6,911,486
Owner's Contingency	TBD/Misc.	\$1,123,539
Hard Costs	-	\$59,213,519
HQ – Long Lead Equipment	Clark/Sullivan	\$1,351,269
HQ – Final	Clark/Sullivan	\$57,862,250
Total Estimate at Completion	-	\$78,840,473

STRATEGIC PRIORITIES

Safety and Security
People
Facilities for the Future
Customer Experience
Sustainability

COMMITTEE COORDINATION

Planning and Construction Committee

STAFF RECOMMENDATION

Staff recommends that the Board adopt the motion stated below.

PROPOSED MOTION

“Move to authorize the President/CEO to execute Amendment No. 4 to the Professional Services Agreement with RS&H Nevada, Inc., for Construction Administration services related to the HQ Project at Reno-Tahoe International Airport, in the amount of \$1,999,061; bringing the total contract value from \$7,386,378 to \$9,385,439.”



Reno-Tahoe Airport Authority Executive Summary

more
RNO+

TABLE OF CONTENTS

MORERNO PROGRAM OVERVIEW	4
September Overview	5
Key Achievements	5
Major Updates	5
Critical Decisions	5
Urgent Issues & Risks	6
Summary	6
Funding Sources	6
Critical Decisions' Schedule	7
Schedule Planning	7
MoreRNO Program KPIs	8
GTC	9
Project Details	9
KPIs	9
Project Status	10
Financial Summary	11
Construction Progress Pictures	11
THE HQ	12
Project Details	12
Project Status	12
Financial Summary	13
Construction Performance Summary	14
NEW GEN A&B	15
S.RON Description & Details	15
Project Status	15
Financial Summary	16
Construction Performance Summary	17
CUP Description & Details	18
Project Status	18
Financial Summary	19
Construction Performance Summary	20
Enabling Projects' Descriptions & Details	21
Project Status	21

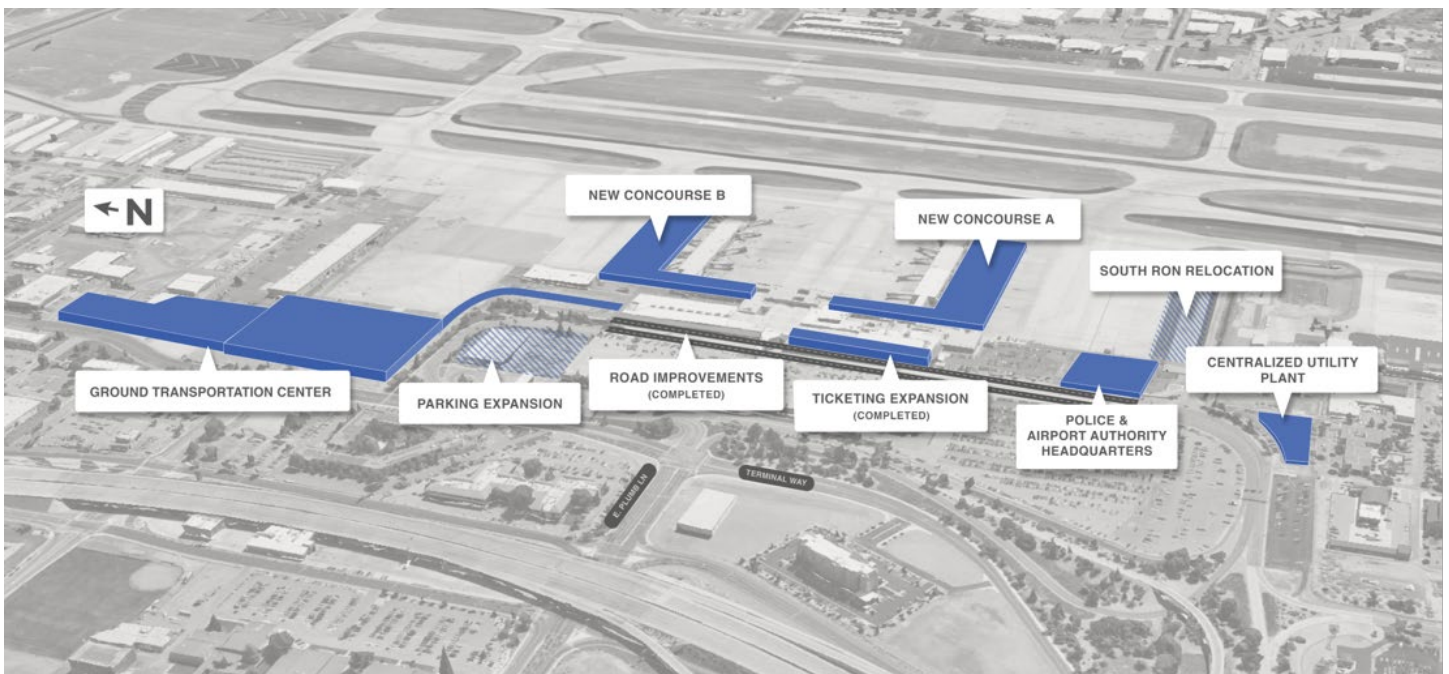
Financial Summary.....	22
New Gen A&B Description & Details	23
Project Status.....	24
Financial Summary.....	24
Construction Performance Summary	25
COMPLETED PROJECTS	25
Ticketing Hall	25
Project Details.....	25
Project Stats.....	26
Project Pictures.....	26
The Loop Road	27
Project Details.....	27
Stats	27
Project Pictures.....	28
APPENDICES.....	29
MoreRNO Program Schedule	30-31
MoreRNO Dashboard Financials	32-34
MoreRNO Cashflow Projections	35-37

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 the new concourses, and construction is ready to begin on the new Police and Airport Authority Headquarters' building.

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 authority 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.



September Overview

The MoreRNO Program continues to transform Reno-Tahoe International Airport with a series of ambitious, multi-year infrastructure projects designed to enhance capacity, safety, and the passenger experience. As of August 2025, the program has achieved several major milestones, including the completion of the Ticketing Hall and Loop Road, the launch of enabling projects for the new GTC, and significant progress on The HQ and New Gen A&B. This month's report details key achievements, critical decisions, and urgent issues, providing a clear snapshot of the Program's momentum and the challenges ahead.

Key Achievements

- **Completed Projects:** The Ticketing Hall and Loop Road renovations are now fully operational, delivering a brighter, more accessible, and safer experience for travelers. The Ticketing Hall features expanded space, upgraded technology, and the airport's first major public art installation, while the Loop Road improvements enhance safety and ADA accessibility.
- **GTC Progress:** Construction has begun on the enabling projects for the new Ground Transportation Center, a \$299 million public-private partnership that will consolidate rental car, taxi, and shuttle operations, and reclaim 600 parking spaces and improve traffic flow.
- **The HQ Advancement:** Final design layouts are complete, and long lead equipment procurement is underway, with a Guaranteed Maximum Price (GMP) Proposal scheduled for September Board review and possible approval.
- **New Gen A&B Development:** Construction on the S. RON Apron Expansion began in June, and the mobilization for the CUP began in August. The Issued for Permit documents were provided to the City of Reno for review, and designer is finalizing the Issued for Bid documents for the concourses.

Major Updates

- **Funding:** The first bond issuance was completed September 4, 2024. Several Federal Aviation Administration (FAA) grants have been approved, including multiple Airport Terminal Grants (ATP) and one Airport Infrastructure Grant (AIG). Multiple Passenger Facility Charge (PFC) applications that support the Program have also been approved.
- **Schedule:** All major projects remain on track, but schedules are subject to change until construction contracts are finalized. Coordination between concurrent projects (especially The HQ and CUP) remains a top priority to ensure on-time construction of the New Gen A&B.
- **Enabling Projects:** Three critical enabling packages for the new concourses—emergency egress, long-lead electrical equipment, and common use gate modifications—are underway to maintain schedule alignment and operational continuity.

Critical Decisions

- **Upcoming Board Actions:** A GMP proposal for The HQ is scheduled for Board review in September. An additional enabling scope package for New Gen A&B, "Phase 0", may be proposed by the CMAR for Board consideration in November.

- **Design & Procurement:** Finalization of the 75% design and cost reconciliation for New Gen A&B is in progress, with the Issued for Permit (IFP) set under development. The CMAR will have Phase 0 out to bid in September and New Gen A&B construction out to bid in October.

Urgent Issues & Risks

- **Schedule Fluidity:** Project schedules remain provisional until GMPs are executed and baseline schedules are formally approved. Delays in permitting, procurement, or coordination could impact overall timelines.
- **Operational Coordination:** Maintaining alignment between The HQ, CUP, and New Gen A&B enabling projects is critical to avoid disruptions. Active management of logistics and long-lead items is ongoing.
- **Budget Vigilance:** While value engineering has yielded significant savings, continued monitoring is required to manage costs and address any unforeseen changes.

Summary

The MoreRNO Program is delivering on its promise to modernize the Reno-Tahoe International Airport, with major projects advancing on schedule and within budget. The focus for the coming months is on finalizing key contracts, maintaining schedule alignment, managing construction, and proactively managing risks to ensure continued progress and operational excellence.

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).

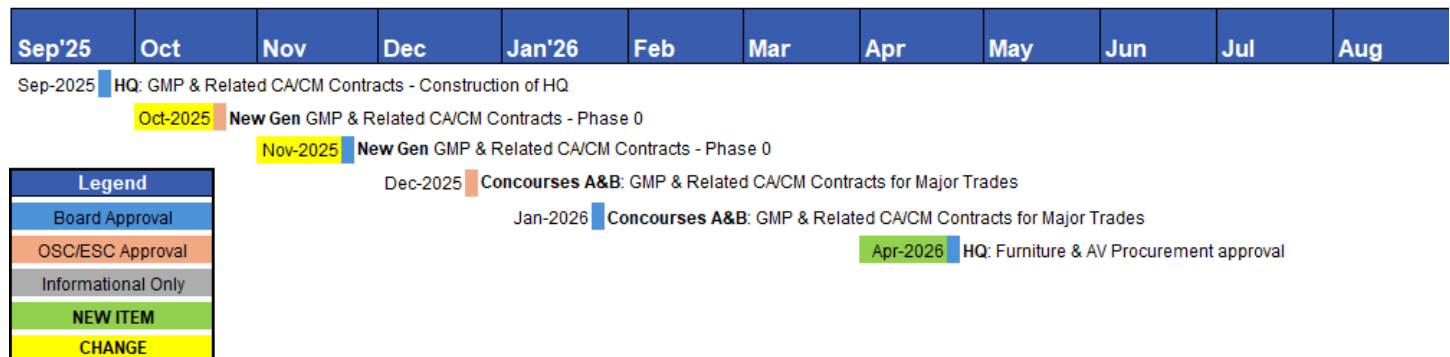
- GTC is a Public-Private-Partnership (P3) and is therefore privately funded with an investment contribution by RTAA. This contribution is funded by the dedicated customer facility charges (CFCs) which are levied on customers of rental car companies.
- The HQ will utilize a single source of funding through 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 September 2025 - August 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 will also be reflected on each Project's Status update.

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 submitted to City of Reno and waiting for final approval. Permit expected mid-September.
HQ Construction			GMP Proposal #3 for The HQ construction to be presented to the Board for approval 09/11/25.
New Gen Design			See comments below for each sub-project.
New Gen Construction			Overall New Gen A&B on schedule with multiple enabling subprojects underway.
S. RON Design			100% complete.
S. RON Construction			Construction began June 23rd; Taxiway A temporarily closed / adjacency to S. RON.
CUP Design			100% complete.
CUP Construction			Split into 2 packages - CUP LLE expected on-time delivery; traffic controls in place; CUP Construction underway.
Concourse A&B Design			Submitted for permit from City of Reno. Finalizing Issued for Bid set. Value engineering ongoing; pre-construction milestones underway include constructability, phasing and logistics, and risk register.
Concourse A&B Construction			CMAR has proposed additional enabling work, "Phase 0."

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 July 15, 2025.

Project Details



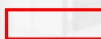

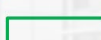


Agreement	P3 - Conrac Solutions	
Delivery Method	Design Build	
Design Team	PGAL	
Contractor	Join Venture - Q&D and Webcor Construction	
Funding Source(s)	CFCs	
Projected Completion Date	Sep-28	

KPIs

		KEY PERFORMANCE INDICATORS			Data Date: 8/18/25
PROJECT NAME	STAGE	BUDGET	SCHEDULE	SAFETY	REMARKS
Taxi Lot	Substantially Complete	●	●	●	SC on 4/15/25
Building 12	Substantially Complete	●	●	●	SC on 6/13/25
Building 13	Substantially Complete	●	●	●	SC on 7/24/25
GTC/ConRAC	Construction	●	●	●	Schedule delays from City of Reno permitting and Textron abatement

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 and B12 punchlist complete, Final Completion documentation in progress
- B13 Substantial Completion achieved 7/24/25, punchlist in progress
- GTC and ConRAC design review in progress with City of Reno permits, delayed
 - Package 3 – City of Reno permit review in progress, 3rd round of comments resubmitted 8/14/25
 - Packages 4 – 2nd round of comments received, Civil permit driving remaining packages
 - Packages 5-8 – Civil permit driving remaining packages
 - Building Demos in progress with B16B / B12 complete, B9 in progress, B16A delayed

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 (SC)	7/2/24	6/13/25	346					
Building 13 (SC)	8/5/24	7/24/25	353					
GTC (including demo)	8/11/25	10/29/27	809					
ConRAC (with TI)	8/11/25	6/2/28	1,026					
Existing QTA Demo	6/2/28	10/13/28	133					

3-MONTH LOOK AHEAD	DATE	AUG	SEP	OCT
Old Textron Building Abatement Starts	8/18/25	●		
Old Building 9 Demo Starts	8/22/25	●		
Loop Rd Work Starts	9/2/25		●	
Terminal Way Work Starts	9/3/25		●	
GTC Phase 1 Cut-In Starts	10/8/25			●

SAFETY – 30 DAYS PRIOR (6/29/25 data date)	MAN HOURS	REPORTABLE	LOST TIME
Prior Month	5,292	0	0
This Month	24,832	0	0
Cumulative	131,802	2	1

Financial Summary

PROJECT BUDGET	INITIAL BUDGET	APPROVED CHANGES	CURRENT BUDGET	COMPLETED TO DATE	WORK REMAINING
Construction Costs	\$280,546,180	-	\$280,546,180	\$87,358,532	\$193,187,648
Project Soft Costs	\$18,332,500	-	\$18,332,500	\$2,152,772	\$16,179,728
Total Project Costs	\$298,878,680	-	\$298,878,680	\$89,511,304	\$209,367,376

Construction Progress Pictures



New Gate 145



Old 1280
Terminal Way

Old B12



Old B9

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, 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	Jul-27	

Project Status

The Issue for Permit document set was completed and submitted in June, and the Project Manager is awaiting final approval from the City of Reno, with permit issuance anticipated by mid-September. A Guaranteed Maximum Price (GMP) Proposal #3 is scheduled for Board review and approval in September. The proposal encompasses construction of the four-story building previously presented to the Board in May and includes alternates such as the police parking canopy, second-floor terrace and canopy, trough sinks, window shades, and terrazzo flooring in the lobby. The terrazzo flooring will be funded through the Public Art Fund and will incorporate commissioned artwork.

Once the GMP is approved, the Owner/Architect/CMAR (OAC) team will convene a pre-construction meeting, after which a final construction schedule will be issued. Mobilization and construction are expected to begin in late September. Coordination with concurrent construction efforts, particularly the CUP project, remains a top priority. The team continues to actively manage logistics to maintain program alignment and minimize potential schedule or operational impacts. With the selected CMAR contracted for both the CUP and HQ projects, mobilization, site protection, fencing, and pedestrian access will be more effectively integrated and consistently delivered across the program.

Final workstation layouts have been confirmed, and selected suppliers will prepare mock-ups for employee review in early October to support the final selection of both supplier and furniture.

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

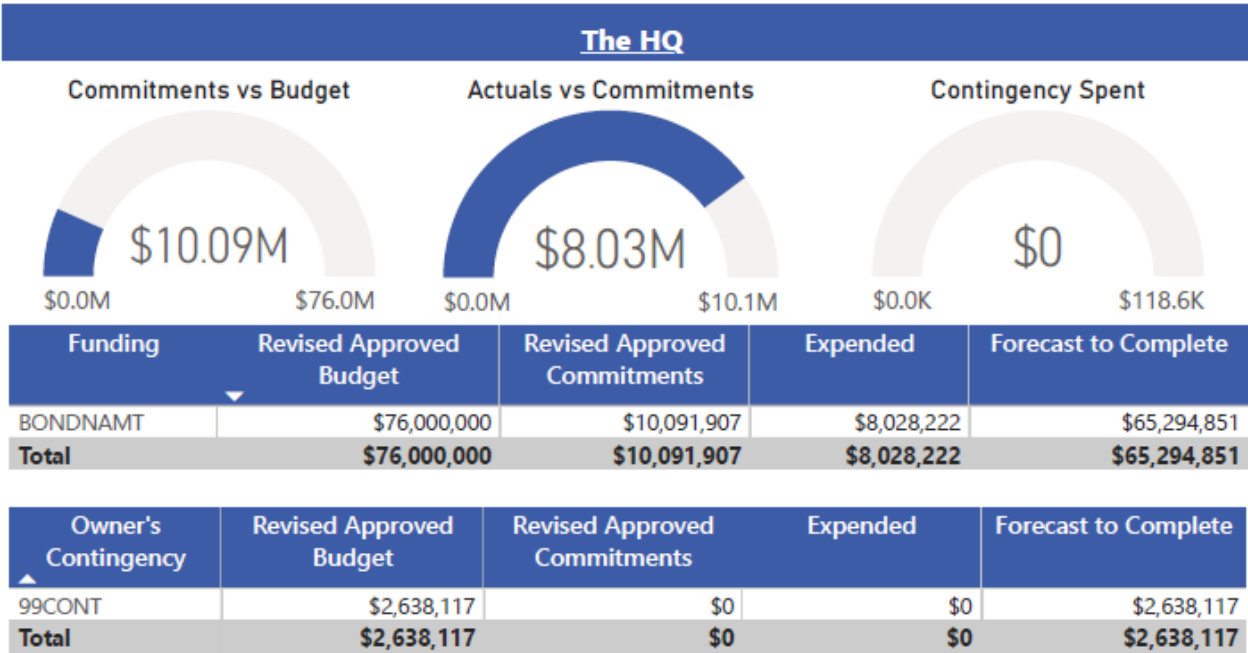
- GMP #1, Early Procurement Package for Long Lead Electrical (LLE)
 - Board Approval of GMP #1 – 01/09/25
 - Executed Contract – 01/15/25
 - Issue NTP for Procurement – 01/15/25
- GMP #3, Construction Package
 - GMP #3 will be presented for board approval 09/11/25

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	Sep	Oct	Nov
Final GMP #3 presented for Board approval	09/11/25			
Mobilization				
Demolition & Site prep				
Structural Footings begin				

Financial Summary

The following summary reflects The HQ’s Construction, Construction Administration, Construction Management and Owner’s Contingency only. As a reminder, this data will be updated to reflect Board approved contracts in the month following the approval.



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

Construction commenced on June 23, 2025. The Project Manager is actively coordinating with the Contractor to manage long-lead items and maintain schedule alignment with adjacent projects. Submittal reviews and the Request for Information (RFI) processes are underway to support timely execution. Initial construction activities completed to date include removal of existing striping, placement of temporary striping, demolition of site concrete and asphalt, installation of new light poles and underground utilities, and subgrade work. Upcoming work includes installation of an underground glycol storage tank, and placement of concrete. Striping is to begin at gate B10 in late September, followed by gates B8, B6, B4, and B2. Each gate will be taken out of service consecutively for five days each.

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

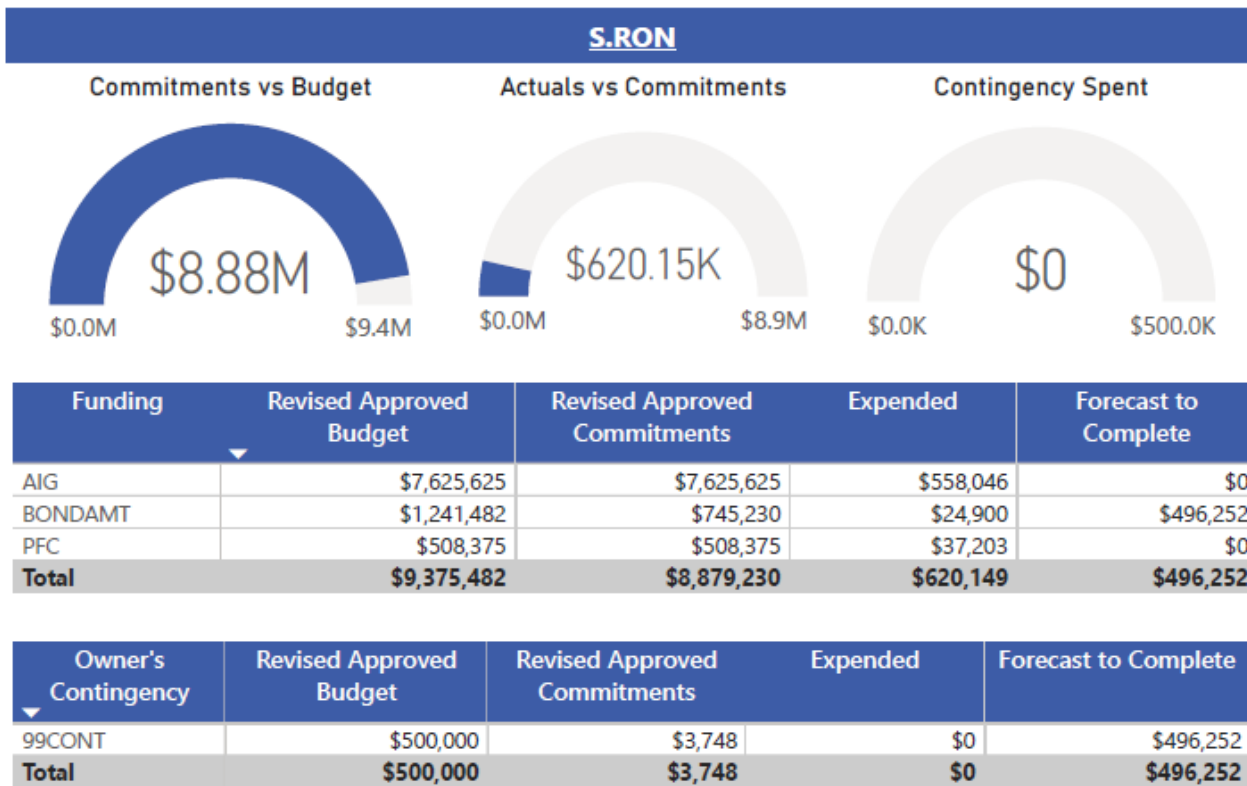
Solicitation for Hard Bid - 03/04/25
 Board approval 04/10/25
 Executed Contract: 04/15/25
 Issued NTP: 05/14/25

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	06/23/25	10/29/25	129			

3-MONTH LOOK AHEAD	Date	Sep	Oct	Nov
Pads Complete / B Gates Restriping Begins		●	●	
B Gates Restriping Complete				

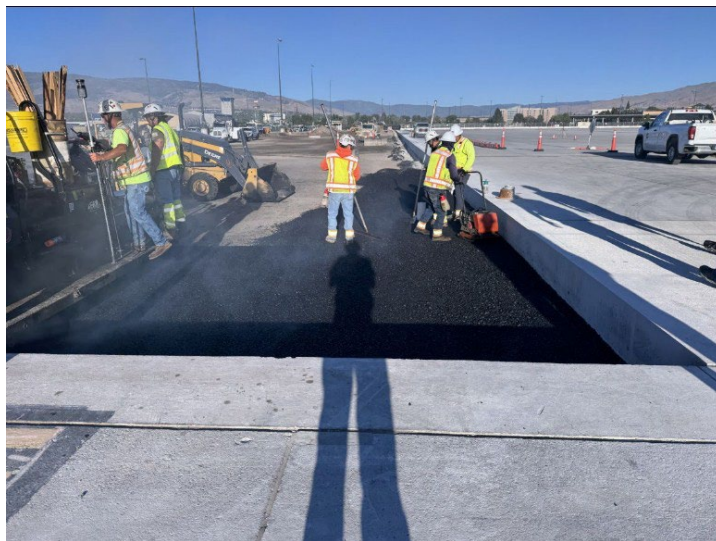
Financial Summary

The following summary reflects S.RON's Construction, Construction Administration, Construction Management and Owner's Contingency only.



Construction Performance Summary

Subgrade Prep for S.RON




Concrete pour over communication lines



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 as well as new electrical service to condition and power the new concourses and The HQ. 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

Construction Manager at Risk (CMAR) mobilization began on August 4, 2025. Initial construction activities completed to date include traffic control measures, installation of a temporary pedestrian sidewalk, perimeter fencing, and site demolition. Excavating underway for structural footings. Phase 1 of the utility trench excavation began September 2nd. The work area is adjacent to Gate B2. Excavation for this phase will be concluded during September. Delivery of CUP Long Lead Equipment (CUP LLE) components began in April 2025 and will continue through the next calendar year. Delivered items include medium voltage switchgear, transformer, scroll chillers, and cooling towers. Future deliveries will include centrifugal chillers and substation.

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
Executed Contract: 07/11/25
Issued NTP: 07/16/25

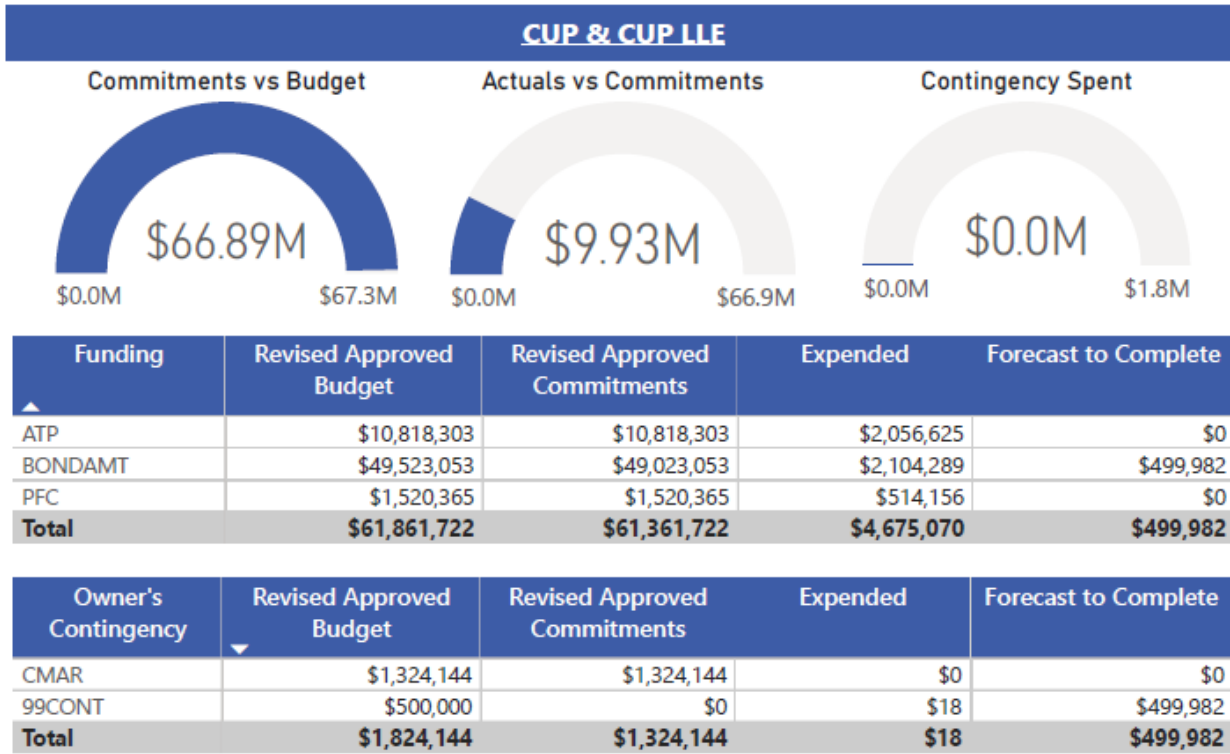
SCHEDULE	Start	Finish	Duration (Days)	2023	2024	2025	2026	2027
Design	06/20/23	11/07/24	507					
Re-Design / RePackaged	02/25/25	03/26/25	30					
RTAA assumes LLE POs	03/27/25	01/08/27	653					
Construction	08/04/25	07/02/27	698					

3-MONTH LOOK AHEAD

Date	Sep	Oct	Nov
Trenching Phase 1 and utility corridor begins	●		
Building foundation construction begins		●	
Trenching Phase 2 and Mechanical begins			●

Financial Summary

The following summary reflects the CUP and CUP LLE’s Construction, Construction Administration, Construction Management and Owner’s Contingency only.

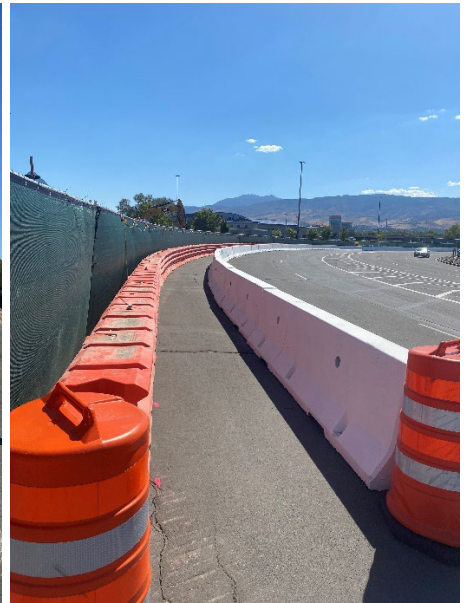
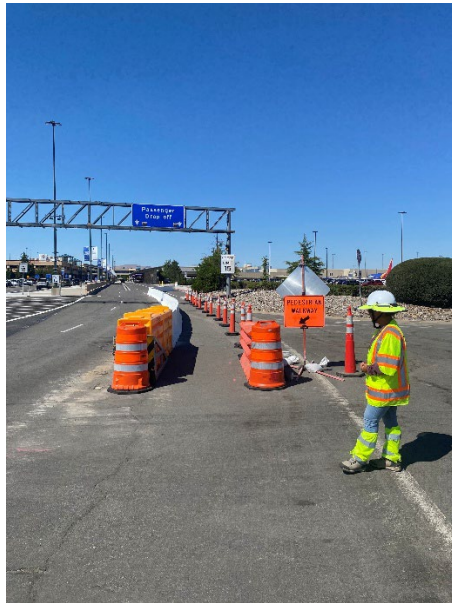


Construction Performance Summary

Removal of light poles



Traffic Control



Site Excavation



Milling Pavement



Enabling Projects' Descriptions & Details

To maintain project momentum during the Construction Manager at Risk (CMAR) selection and onboarding process, the Project Team advanced three critical enabling projects from the original New Gen A&B scope. These early work packages are designed to facilitate a seamless transition into full construction and are essential for maintaining alignment with the overall project schedule.

Concourse Enabling

Board approved in May and awarded to Q&D Construction LLC, this package supports construction of New Gen A by providing required alternate emergency egress due to temporary closure of several existing egress doors. Procurement and delivery of egress stairs and bollards are underway. Construction is scheduled to begin in November and conclude in March.

Concourse Long Lead Equipment (LLE)

Also approved in May and awarded to Nelson Electric, this procurement package secures critical electrical equipment required for the new concourses. Procurement activities are in progress. The CMAR for New Gen A&B will coordinate receipt and installation in alignment with overall concourse construction timelines.

Common Use Enabling

Approved in June and awarded to Q&D Construction LLC, this enabling work addresses gate constraints during New Gen A&B construction. With a current inventory of 23 gates and an anticipated reduction of up to 25% during peak construction, transitioning to Common Use operations will ensure maximum gate flexibility. Acquisition efforts are advancing in accordance with the project schedule. Gate modifications have been coordinated closely with impacted airlines to maintain operational continuity and will begin in late September.

Project Status

PROJECT STATUS

Construction

Concourses Enabling approved 05/22/25

Concourses LLE approved 05/22/25

Common Use Enabling approved 06/12/25

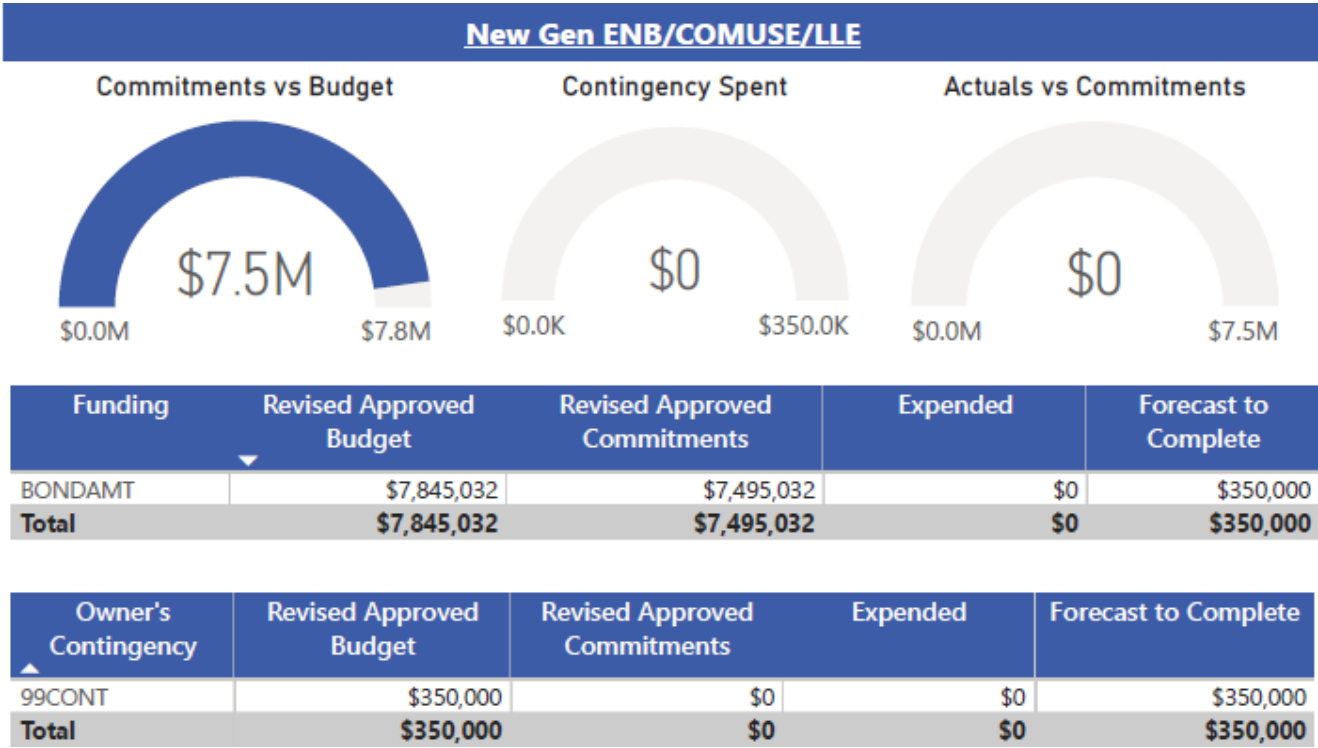
SCHEDULE	Start	Finish	Duration (Days)	2025	2026	2027
Concourses Enabling	07/08/25	03/31/26	267			
Concourses LLE	06/16/25	01/20/27	584			
Common Use	07/11/25	11/21/25	134			

3-MONTH LOOK AHEAD

Date	Sep	Oct	Nov
Concourses Enabling Procurement			
Concourses Enabling Construction			
Common Use infrastructure rough-in			
Common Use gate conversion			

Financial Summary

The following summary reflects the Enabling Project’s Construction, Construction Administration, Construction Management and Owner’s Contingency only.



New Gen 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	McCarthy Building Companies	
Funding Source(s)	AIP, PFC, ATP, AIG, AMT Bonds	
Estimated Completion Date	Jul-29	



Project Status

The new Construction Manager at Risk (CMAR) was approved at the June Board Meeting. The Owner, Architect, and Contractor (OAC) team has initiated comprehensive knowledge transfer and onboarding. The design team is working to complete the Issued for Bid documents. CMAR continues to collaborate on constructability, operational phasing, and value engineering opportunities. The updated cost estimate was provided to the OAC Team in late July and continues to inform the value engineering process.

The CMAR has recommended an additional enabling scope package called Phase 0 consisting of essential civil and electrical work required ahead of New Gen A construction. Prequalification of subcontractors and vendors will commence in September with the CMAR going out to bid in early October. Phase 0 will be proposed as Guaranteed Maximum Price (GMP) #1 and is targeted for Board consideration in November. The construction of the concourses, New Gen A&B, will be proposed as GMP #2 and is targeted for Board Consideration in January.

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 09/25/25
Issued for Construction Documents 12/30/25

Construction

CMAR selection completed; board approval 06/12/25
Phase 0 (GMP #1) - board approval 11/13/25
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							
Phase 0 Construction (TBD)										
Concourse A Construction (estimated)	02/01/26	07/01/28	882							
Concourse B Construction (estimated)	02/01/27	07/01/29	882							

3-MONTH LOOK AHEAD

Date	Sep	Oct	Nov
Issued for Bid Set Complete			
CMAR out to bid, Phase 0			
CMAR to open bids for Phase 0			
CMAR out to bid for New Gen A&B			
CMAR to open bids for New Gen A&B			

Financial Summary



Dashboard data can be found in the appendices. This section is reserved for future 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

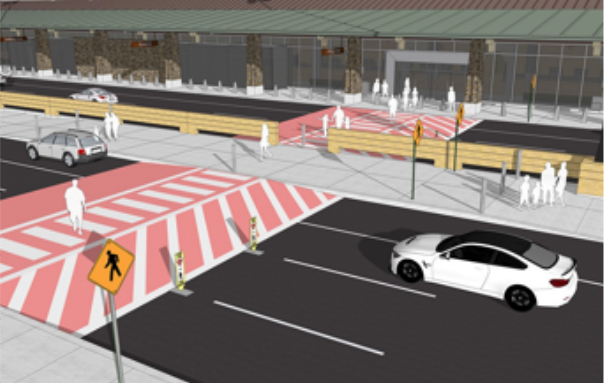


The Loop Road



"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 26/27
MoreRNO Dashboard Financials	Pages 28-30
MoreRNO Cashflow Projections	Pages 31-33



RENO-TAHOE INTERNATIONAL AIRPORT

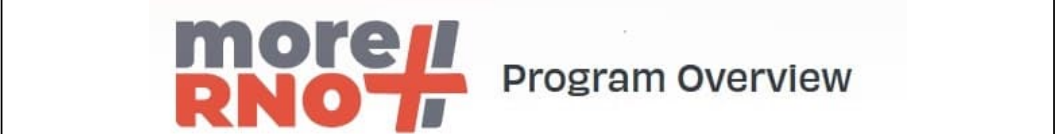
Summary Level Integrated Master Schedule

Project Status Date: 01-Aug-25
27-Aug-25 10:45

	Activity ID	Activity Name	Remaining Duration	Start	Finish	2024												2025												2026												2027												2028												2029											
						M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D																
1	Reno-Tahoe Airport Management Summary Level Schedule- August			1082	30-Jun-22 A	24-Sep-29																																																																							
2	GTC			836	30-Jun-22 A	13-Oct-28																																																																							
3	Preconstruction			359	30-Jun-22 A	16-Dec-26																																																																							
4	PC1030	Mock-Ups	0	09-Dec-24 A	15-Jul-25 A																																																																								
5	PC1010	Owner Construction Contract and Notice to Proceed	6	13-Mar-25 A	08-Aug-25																																																																								
6	PC1020	Buyout	281	08-Jan-24 A	28-Aug-26																																																																								
7	PC1015	Design & Permitting	359	30-Jun-22 A	16-Dec-26																																																																								
8	Construction			670	10-Jul-23 A	24-Feb-28																																																																							
9	CE1200	RTAA Active Projects - For Coordination	0	10-Jul-23 A	13-May-24 A																																																																								
10	CE1300	Construction Enabling Phase - PEMB Construction - Taxi Lot	9	10-Feb-25 A	13-Aug-25																																																																								
11	Demolition of Existing Buildings			78	16-Mar-25 A	18-Nov-25																																																																							
12	DC1000	Gate 155 Relocation to Gate 145	0	14-Apr-25 A	30-Jul-25 A																																																																								
13	DC1010	Demolition Sector 2 - Mid Jobsite - Demo Hangar 12 & 13	44	16-Mar-25 A	01-Oct-25																																																																								
14	DC1005	Demolition Sector 1 - South Jobsite - Demo Building 9	47	26-Mar-25 A	06-Oct-25																																																																								
15	DC1020	Demolition Sector 3 - North Jobsite - Demo Building 16A & !6B	60	09-May-25 A	23-Oct-25																																																																								
16	DC1030	Demolition Sector 4 - Pedestrian Walkway	18	24-Oct-25*	18-Nov-25																																																																								
17	Construction Enabling Phase - PEMB Construction - Taxi Lot			1	01-Aug-25	01-Aug-25																																																																							
18	A1040	Construction Enabling Phase - PEMB Construction - Taxi Lot	1	01-Aug-25	01-Aug-25																																																																								
19	New Utilities			257	02-Sep-25	26-Aug-26																																																																							
20	CE1310	New Utilities	257	02-Sep-25*	26-Aug-26																																																																								
21	ConRAC Construction			548	20-Jan-26	24-Feb-28																																																																							
22	GTC1000	Sitework - Roads and Finishes	224	11-Aug-26*	18-Jun-27																																																																								
23	GTC1010	Construction Phase "4" - Permanent Pedestrian Walkway	470	20-Jan-26*	08-Nov-27																																																																								
24	GTC1020	Demolition, Utilities & Loop Road	137	18-Aug-27*	24-Feb-28																																																																								
25	Sitework - Roads & Finishes			238	08-Jul-26	04-Jun-27																																																																							
26	SW1000	East Roadway & Gate 155	154	08-Jul-26*	08-Feb-27																																																																								
27	SW1010	North Roadway	87	28-Oct-26*	25-Feb-27																																																																								
28	SW1030	Terminal Way Road Work - Sector 8	151	29-Oct-26*	27-May-27																																																																								
29	SW1020	West Site Work	103	13-Jan-27*	04-Jun-27																																																																								
30	Construction Phase 4 - Permanent Pedestrian Walkway			548	20-Jan-26	24-Feb-28																																																																							
31	A1030	Construction Phase 4 - Permanent Pedestrian Walkway	470	20-Jan-26*	08-Nov-27																																																																								
32	A1050	Demolition, Utilities & Loop Road	137	18-Aug-27*	24-Feb-28																																																																								
33	Post ConRAC			227	02-Dec-27	13-Oct-28																																																																							
34	Construction Phase "5" - Existing QTA Demolition / CSB Counters			227	02-Dec-27	13-Oct-28																																																																							
35	A1060	TI Buildout Spaces (NIC - By Others)	129	02-Dec-27*	30-May-28																																																																								
36	A1080	Existing QTA Demolition Sector 7	42	31-May-28*	27-Jul-28																																																																								
37	A1070	Refurbish Existing Parking Garage	57	31-May-28*	17-Aug-28																																																																								
38	A1090	Sitework - Existing QTA	31	01-Sep-28*	13-Oct-28																																																																								
39	RTAA HQ			507	18-Oct-24 A	12-Jul-27																																																																							
40	RTAA1000	Preconstruction	35	18-Oct-24 A	18-Sep-25																																																																								
41	RTAA1025	Site Prep	82	22-Sep-25 A	24-Nov-25																																																																								
42	RTAA1030	Foundation	77	27-Oct-25*	10-Feb-26																																																																								
43	RTAA1010	Long-Lead Procurement	279	17-Jan-25 A	26-Aug-26																																																																								
44	RTAA1050	Rough-Ins	71	29-May-26*	04-Sep-26																																																																								
45	RTAA1040	Structure	153	12-Feb-26*	14-Sep-26																																																																								
46	RTAA1020	Construction	256	22-Sep-25*	14-Sep-26																																																																								
47	RTAA1080	Finishes	118	19-Jun-26*	01-Dec-26																																																																								
48	RTAA1100	Sitework / Landscaping	60	15-Sep-26*	07-Dec-26																																																																								
49	RTAA1060	CUP Utility Tie-Ins	201	29-May-26*	05-Mar-27																																																																								
50	RTAA1070	Elevators	355	20-Nov-25*	31-Mar-27																																																																								
51	RTAA1110	Commissioning / Closeout	117	02-Dec-26*	13-May-27																																																																								
52	RTAA1150	Project Completion	1	12-Jul-27*	12-Jul-27																																																																								

*** Except for GTC, CUP & SRON 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.*

**Reno-Tahoe International Airport
Summary Level Management Schedule
as of 01-Aug-25**





RENO-TAHOE INTERNATIONAL AIRPORT Summary Level Integrated Master Schedule

Project Status Date: 01-Aug-25
27-Aug-25 10:45

#	Activity ID	Activity Name	Remaining Duration	Start	Finish	2024												2025												2026												2027												2028												2029											
						M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D				
53	SRON		64	23-Jun-25 A	29-Oct-25																																																																								
54	SRON1000	Mobilization	0	23-Jun-25 A																																																																									
55	SRON1010	Traffic Control Setup	0	24-Jun-25 A	26-Jun-25 A																																																																								
56	SRON1030	Striping B10	2	29-Sep-25*	30-Sep-25																																																																								
57	SRON1040	Striping B8	2	07-Oct-25*	09-Oct-25																																																																								
58	SRON1200	Striping B6	3	13-Oct-25*	15-Oct-25																																																																								
59	SRON1210	Striping B4	2	20-Oct-25*	21-Oct-25																																																																								
60	SRON1020	Construction	85	24-Jun-25 A	24-Oct-25																																																																								
61	SRON1220	Striping B2	4	22-Oct-25*	27-Oct-25																																																																								
62	SRON1300	Project Completion	1	29-Oct-25*	29-Oct-25																																																																								
63	CUP		500	24-Feb-25 A	02-Jul-27																																																																								
64	CUP1010	CMAR Bidding & Contracting	0	24-Feb-25 A	08-Aug-25 A																																																																								
65	CUP1060	Building Envelope	268	04-Aug-25*	12-Aug-26																																																																								
66	CUP1030	Long-Lead Procurement	332	04-Aug-25*	10-Nov-26																																																																								
67	CUP1080	Site Work	159	25-Jun-26*	02-Feb-27																																																																								
68	CUP1040	Construction	459	04-Aug-25*	06-May-27																																																																								
69	CUP1070	Interior Buildout	277	15-Apr-26*	06-May-27																																																																								
70	CUP1090	RTAA Central Utility Plant Complete	1	02-Jul-27*	02-Jul-27																																																																								
71	Cup to Concourse Utility Corridor		285	11-Aug-25	11-Sep-26																																																																								
72	CUP1100	Make Ready	15	11-Aug-25*	29-Aug-25																																																																								
73	CUP1110	Area 7D	34	12-Nov-25*	29-Dec-25																																																																								
74	CUP1120	Area 7E	5	30-Dec-25*	05-Jan-26																																																																								
75	CUP1140	Area 3	173	30-Sep-25*	28-May-26																																																																								
76	CUP1130	Area 2	66	02-Mar-26*	01-Jun-26																																																																								
77	CUP1170	New Energy Duct Banks	81	04-Mar-26*	24-Jun-26																																																																								
78	CUP1150	Area 6B	28	29-May-26*	07-Jul-26																																																																								
79	CUP1160	Area 1	35	08-Jul-26*	25-Aug-26																																																																								
80	CUP1105	Area 6C	270	01-Sep-25*	11-Sep-26																																																																								
81	Concourse A & B		1082	23-Dec-24 A	24-Sep-29																																																																								
82	CONAB1010	Early GMP (Make Ready / Civil)	80	16-Jun-25 A	20-Nov-25																																																																								
83	CONAB1020	Document Development	107	23-Dec-24 A	29-Dec-25*																																																																								
84	CONAB1000	Primary GMP	138	16-Jun-25 A	10-Feb-26																																																																								
85	CONAB1030	Concourse A Permitting	154	03-Sep-25*	06-Apr-26																																																																								
86	CONAB1040	Concourse B Permitting	186	26-Nov-25*	12-Aug-26																																																																								
87	CONAB1050	Procurement	492	16-Jun-25 A	21-Jun-27																																																																								
88	CONAB1060	Construction Concourse A	690	21-Nov-25*	13-Jul-28																																																																								
89	CONAB1070	Completion / Testing & Inspections - A	166	09-Dec-27*	27-Jul-28																																																																								
90	CONAB1080	Construction Concourse B	766	26-Jun-26*	01-Jun-29																																																																								
91	CONAB1090	Completion / Testing & Inspections - B	40	04-Jun-29*	27-Jul-29																																																																								
92	CONAB1100	Project Closeout	41	30-Jul-29*	24-Sep-29																																																																								

*** Except for GTC, CUP & SRON 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.*

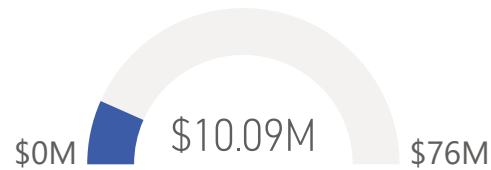
Reno-Tahoe International Airport
Summary Level Management Schedule
as of 01-Aug-25
Page 2 of 2



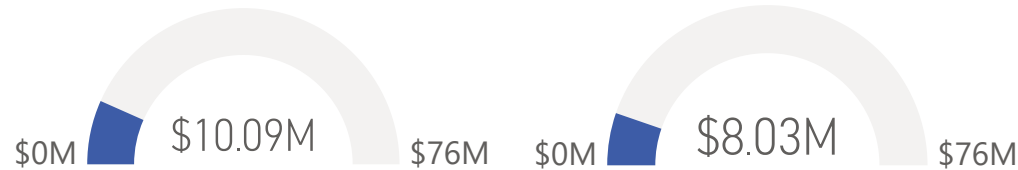


Revised Approved Budget	Original Commitments	Change Orders	Revised Approved Commitments	Pending COs	Projected Total Commitments	Expended	Budget Remaining
\$76.0M	\$3.9M	\$6.2M	\$10.1M	\$0.0M	\$10.7M	\$8.0M	\$65.3M

Commitments vs Budget



Actuals vs Budget

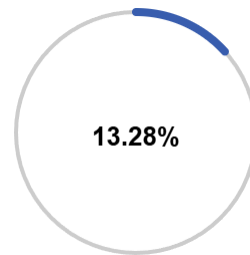


Actuals vs Commitments

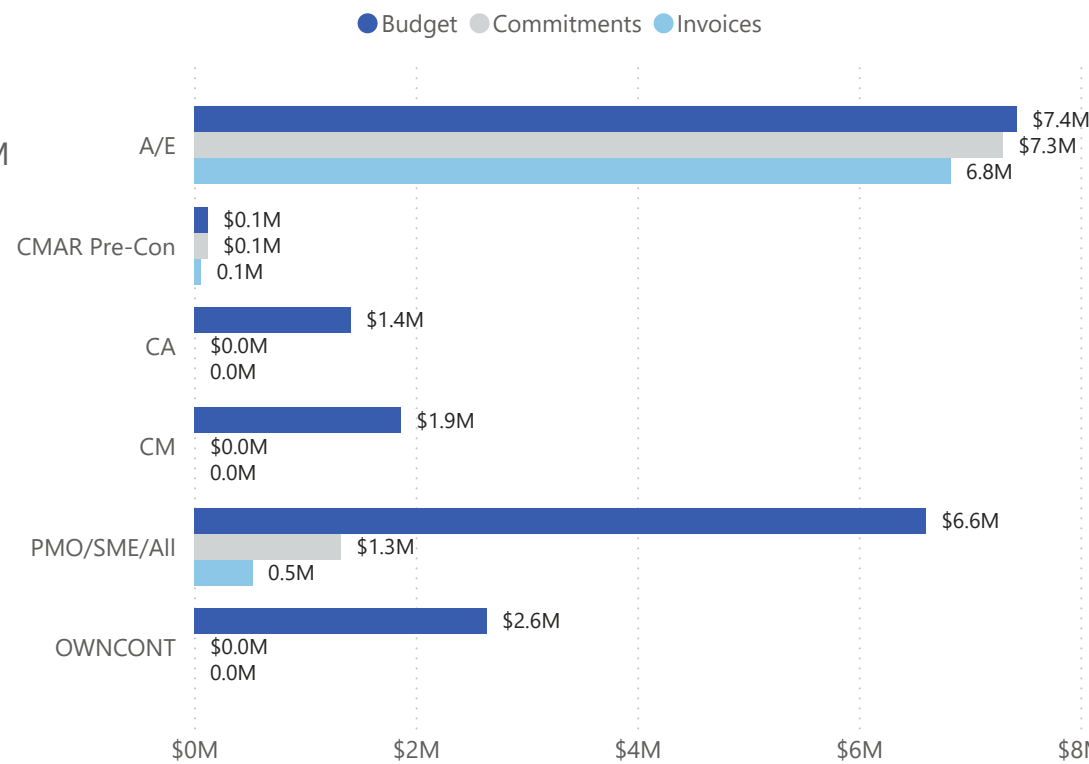


Budget Consumed

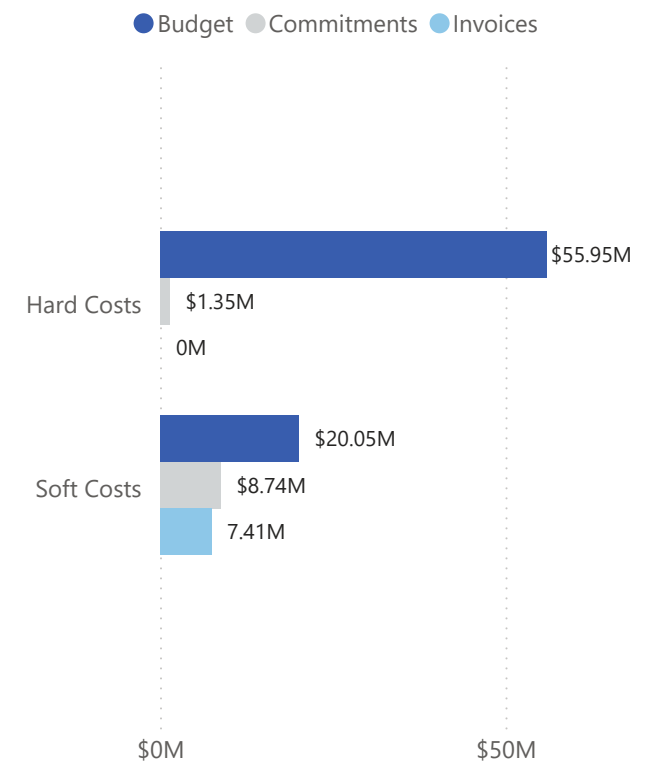
Commitments / Budget



Soft Cost by Category



Budget by Cost Type



Cost Type	Revised Approved Budget	Original Commitments	Change Orders (Approved)	Revised Approved Commitments	Pendings COs	Projected Total Commitments	Expended	Forecast to Complete	% Committed
01SC	\$20,053,835	\$2,537,521	\$6,203,117	\$8,740,638	\$0	\$9,353,880	\$8,028,222	\$10,699,956	43.59%
A/E	\$7,420,718	\$1,784,664	\$5,513,486	\$7,298,150	\$0	\$7,298,150	\$6,826,096	\$122,568	98.35%
CMAR Pre-Con	\$119,500	\$179,798	(\$60,298)	\$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	\$6,602,355	\$573,059	\$749,929	\$1,322,988	\$0	\$1,936,230	\$1,139,606	\$4,666,126	20.04%
OWNCONT	\$2,638,117	\$0	\$0	\$0	\$0	\$0	\$0	\$2,638,117	0.00%
02HC	\$55,946,165	\$1,351,269	\$0	\$1,351,269	\$0	\$1,351,269	\$0	\$54,594,896	2.42%
Hard Costs	\$55,827,567	\$1,351,269	(\$118,598)	\$1,232,671	\$0	\$1,232,671	\$0	\$54,594,896	2.21%
OWNCONT	\$118,598	\$0	\$118,598	\$118,598	\$0	\$118,598	\$0	\$0	100.00%
Total	\$76,000,000	\$3,888,790	\$6,203,117	\$10,091,907	\$0	\$10,705,149	\$8,028,222	\$65,294,851	13.28%



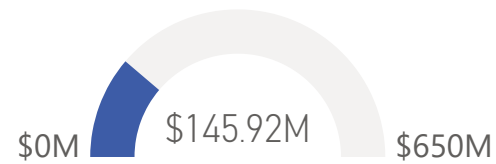
The New Gen Concourse A & B

Data Date - 8.25.25



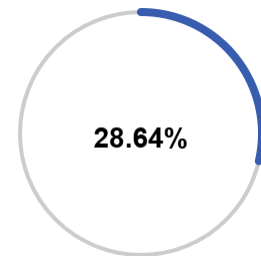
Revised Approved Budget	Funding Received	Original Commitments	Change Orders	Revised Approved Commitments	Pending COs	Projected Total Commitments	Expended	Budget Remaining
\$650.0M	\$186.2M	\$74.4M	\$71.6M	\$145.9M	\$0.0M	\$149.7M	\$57.5M	\$500.3M

Commitments vs Budget



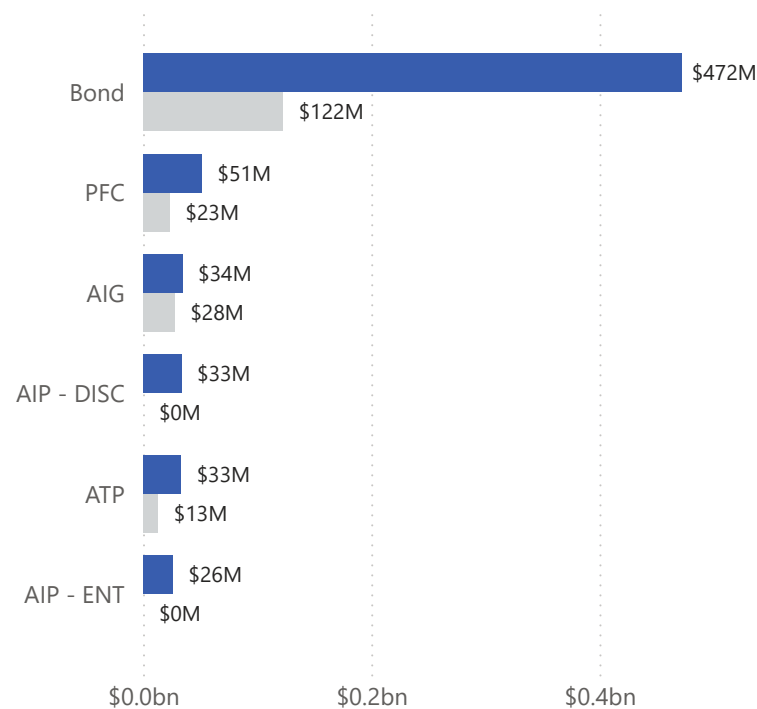
Funding Received

Funding Received / Total Funding



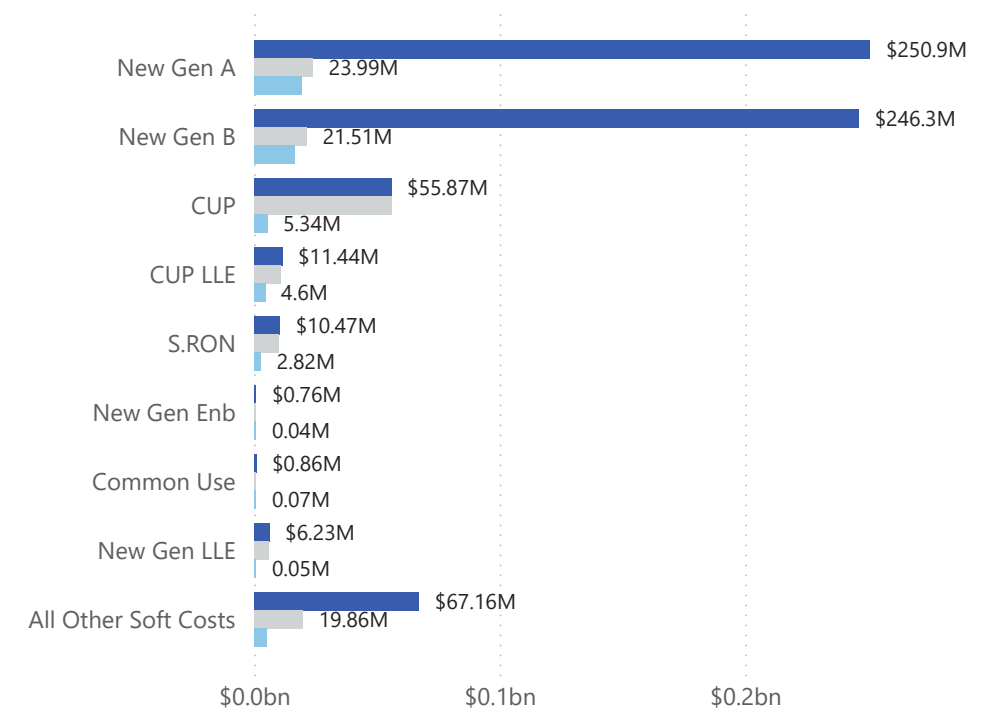
Funding by Source

Total Funding Approved Funding



Budget by Sub Project

Revised Approved Budget Total Committed Costs Contractor Invoices (Net)

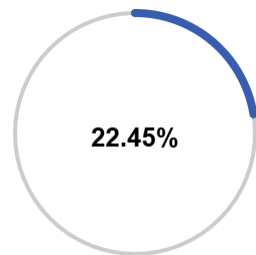


Actuals vs Budget

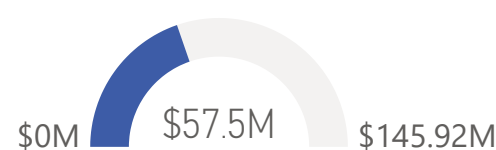


Budget Consumed

Commitments / Budget



Actuals vs Commitments



Cost Type	Revised Approved Budget	Original Commitments	Change Orders (Approved)	Revised Approved Commitments	Pendings COs	Projected Total Commitments	Expended	Forecast to Complete	% Committed
01SC	\$148,769,083	\$35,280,887	\$38,731,020	\$74,011,907	\$0	\$77,823,444	\$51,122,920	\$70,945,639	49.75%
A/E	\$46,884,417	\$17,994,409	\$28,890,008	\$46,884,417	\$0	\$46,884,417	\$39,717,607	\$0	100.00%
PMO/SME/All	\$39,018,544	\$11,446,656	\$4,597,140	\$16,043,796	\$0	\$19,855,333	\$8,938,489	\$19,163,211	41.12%
CM	\$15,806,037	\$631,822	\$3,595,415	\$4,227,237	\$0	\$4,227,237	\$197,450	\$11,578,800	26.74%
CA	\$14,401,356	\$0	\$1,598,658	\$1,598,658	\$0	\$1,598,658	\$53,991	\$12,802,698	11.10%
CMAR Pre-Con	\$4,512,800	\$5,208,000	\$49,800	\$5,257,800	\$0	\$5,257,800	\$2,215,384	(\$745,000)	116.51%
OWNCONT	\$28,145,929	\$0	\$0	\$0	\$0	\$0	\$0	\$28,145,929	0.00%
02HC	\$501,230,917	\$39,071,715	\$32,838,374	\$71,910,089	\$0	\$71,910,107	\$6,376,690	\$429,320,810	14.35%
Hard Costs	\$498,556,773	\$39,071,715	\$31,510,482	\$70,582,197	\$0	\$70,582,197	\$6,376,672	\$427,974,576	14.16%
OWNCONT	\$2,674,144	\$0	\$1,327,892	\$1,327,892	\$0	\$1,327,910	\$18	\$1,346,234	49.66%
Total	\$650,000,000	\$74,352,602	\$71,569,394	\$145,921,996	\$0	\$149,733,551	\$57,499,611	\$500,266,449	22.45%



The New Gen Concourse A & B (Hard Cost)

Data Date - 8.25.25



Cost Type	Revised Approved Budget	Original Commitments	Change Orders (Approved)	Revised Approved Commitments	Pendings COs	Projected Total Commitments	Expended	Forecast to Complete	% Committed
⊟ 02HC	\$501,230,917	\$39,071,715	\$32,838,374	\$71,910,089	\$0	\$71,910,107	\$6,376,690	\$429,320,810	14.35%
⊟ NGCOMUSE	\$831,264	\$781,264	\$0	\$781,264	\$0	\$781,264	\$61,557	\$50,000	93.99%
Hard Costs	\$781,264	\$781,264	\$0	\$781,264	\$0	\$781,264	\$61,557	\$0	100.00%
OWNCONT	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	0.00%
⊟ NGCONA	\$215,049,384	\$0	\$0	\$0	\$0	\$0	\$0	\$215,049,384	0.00%
Hard Costs	\$215,049,384	\$0	\$0	\$0	\$0	\$0	\$0	\$215,049,384	0.00%
⊟ NGCONB	\$212,925,192	\$0	\$0	\$0	\$0	\$0	\$0	\$212,925,192	0.00%
Hard Costs	\$212,925,192	\$0	\$0	\$0	\$0	\$0	\$0	\$212,925,192	0.00%
⊟ NGCUP	\$45,462,276	\$0	\$45,462,276	\$45,462,276	\$0	\$45,462,276	\$0	\$0	100.00%
Hard Costs	\$44,138,132	\$0	\$44,138,132	\$44,138,132	\$0	\$44,138,132	\$0	\$0	100.00%
OWNCONT	\$1,324,144	\$0	\$1,324,144	\$1,324,144	\$0	\$1,324,144	\$0	\$0	100.00%
⊟ NGCUPLLE	\$11,443,533	\$23,571,183	(\$12,627,650)	\$10,943,533	\$0	\$10,943,551	\$4,596,265	\$499,982	95.63%
Hard Costs	\$10,943,533	\$23,571,183	(\$12,627,650)	\$10,943,533	\$0	\$10,943,533	\$4,596,247	\$0	100.00%
OWNCONT	\$500,000	\$0	\$0	\$0	\$0	\$18	\$18	\$499,982	0.00%
⊟ NGENB	\$672,868	\$572,868	\$0	\$572,868	\$0	\$572,868	\$40,757	\$100,000	85.14%
Hard Costs	\$572,868	\$572,868	\$0	\$572,868	\$0	\$572,868	\$40,757	\$0	100.00%
OWNCONT	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	0.00%
⊟ NGLLE	\$6,212,400	\$6,012,400	\$0	\$6,012,400	\$0	\$6,012,400	\$45,900	\$200,000	96.78%
Hard Costs	\$6,012,400	\$6,012,400	\$0	\$6,012,400	\$0	\$6,012,400	\$45,900	\$0	100.00%
OWNCONT	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000	0.00%
⊟ NGSRON	\$8,634,000	\$8,134,000	\$3,748	\$8,137,748	\$0	\$8,137,748	\$1,632,211	\$496,252	94.25%
Hard Costs	\$8,134,000	\$8,134,000	\$0	\$8,134,000	\$0	\$8,134,000	\$1,632,211	\$0	100.00%
OWNCONT	\$500,000	\$0	\$3,748	\$3,748	\$0	\$3,748	\$0	\$496,252	0.75%
Total	\$501,230,917	\$39,071,715	\$32,838,374	\$71,910,089	\$0	\$71,910,107	\$6,376,690	\$429,320,810	14.35%



CASHFLOW

Data Date - 8.25.25



Previous Invoices (Paid)
\$65,527,832

Submitted Invoices (Not Paid)
\$1,597,961

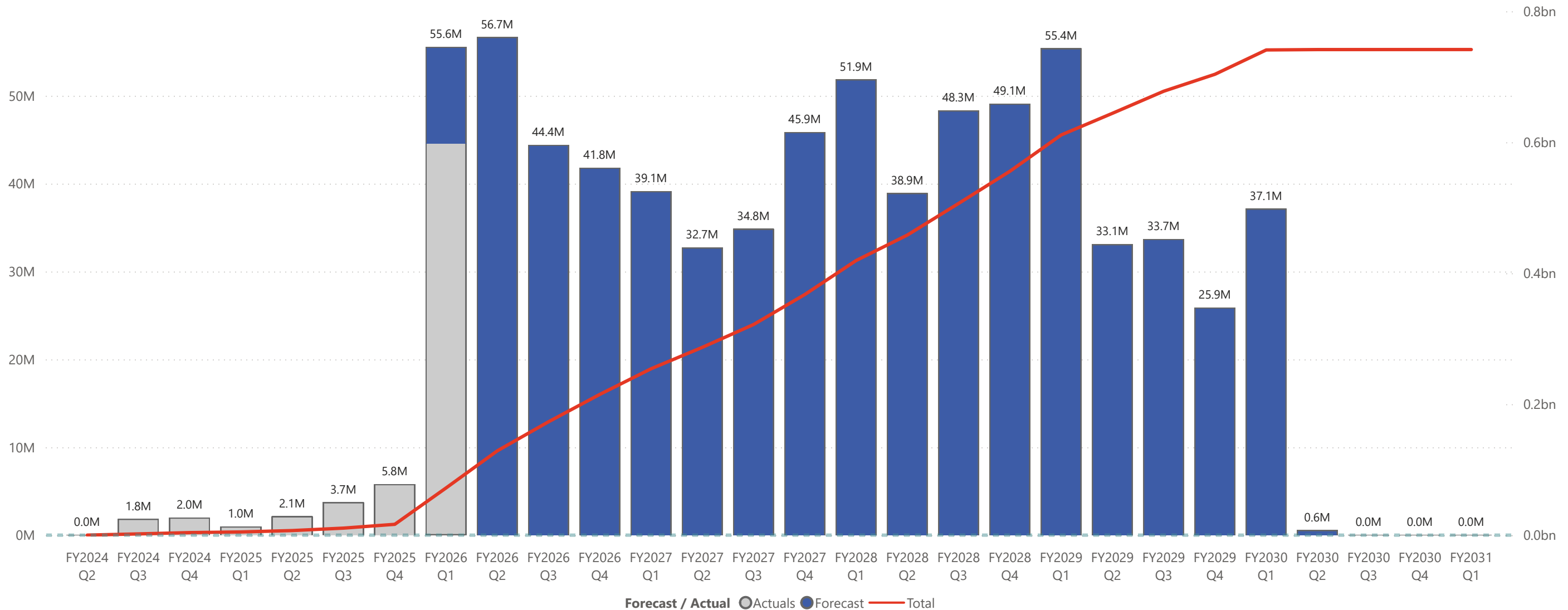
Total Forecast
\$658,874,209

Total Contracts
\$726,000,000

Progress
9%

Fund ID	Fund Name	Invoiced (Paid)	Invoices (Not Paid)	Forecast	Total	Progress
AIG	Airport Infrastructure Grant	\$1,530,198	\$595,249	\$32,205,633	\$34,331,080	6.19%
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	\$4,238,322	\$0	\$28,761,678	\$33,000,000	12.84%
Bond-AMT	Bond AMT	\$30,133,222	\$973,629	\$440,893,150	\$472,000,000	6.59%
Bond-NAMT	NonAMT Bond	\$8,028,222	\$29,083	\$67,942,696	\$76,000,000	10.60%
PFC	Passenger Facility Charges	\$21,597,868	\$0	\$29,771,928	\$51,369,796	42.04%
Total		\$65,527,832	\$1,597,961	\$658,874,209	\$726,000,000	9.25%

Forecast by Fiscal Qtr





CASHFLOW (The HQ)

Data Date - 8.25.25



Previous Invoices (Paid)
\$8,028,222

Submitted Invoices (Not Paid)
\$29,083

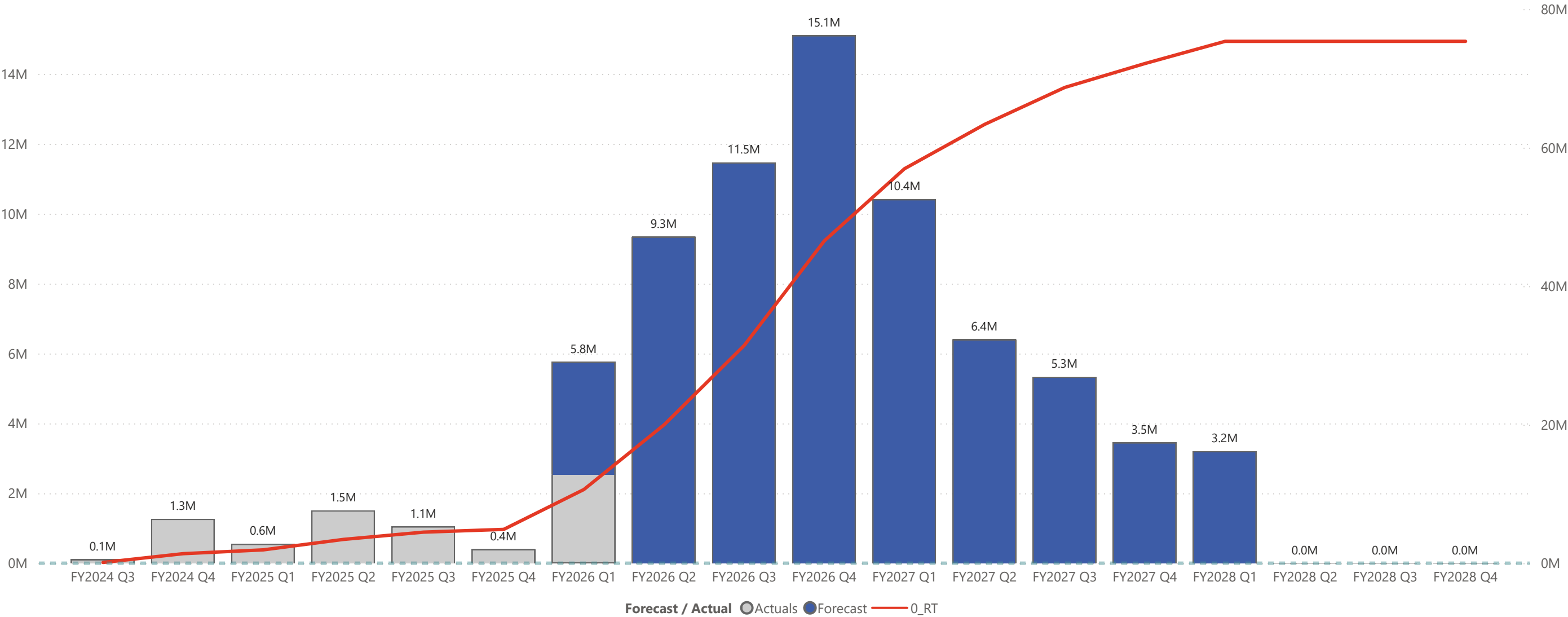
Total Forecast
\$67,942,696

Total Contracts
\$76,000,000

Progress
11%

Fund ID	Fund Name	Invoiced (Paid)	Invoices (Not Paid)	Forecast	Total	Progress
Bond-NAMT	NonAMT Bond	\$8,028,222	\$29,083	\$67,942,696	\$76,000,000	10.60%
Total		\$8,028,222	\$29,083	\$67,942,696	\$76,000,000	10.60%

Forecast by Fiscal Qtr





CASHFLOW (New Gen)

Data Date - 8.25.25



Previous Invoices (Paid)

\$57,499,610

Submitted Invoices (Not Paid)

\$1,568,878

Total Forecast

\$590,931,513

Total Contracts

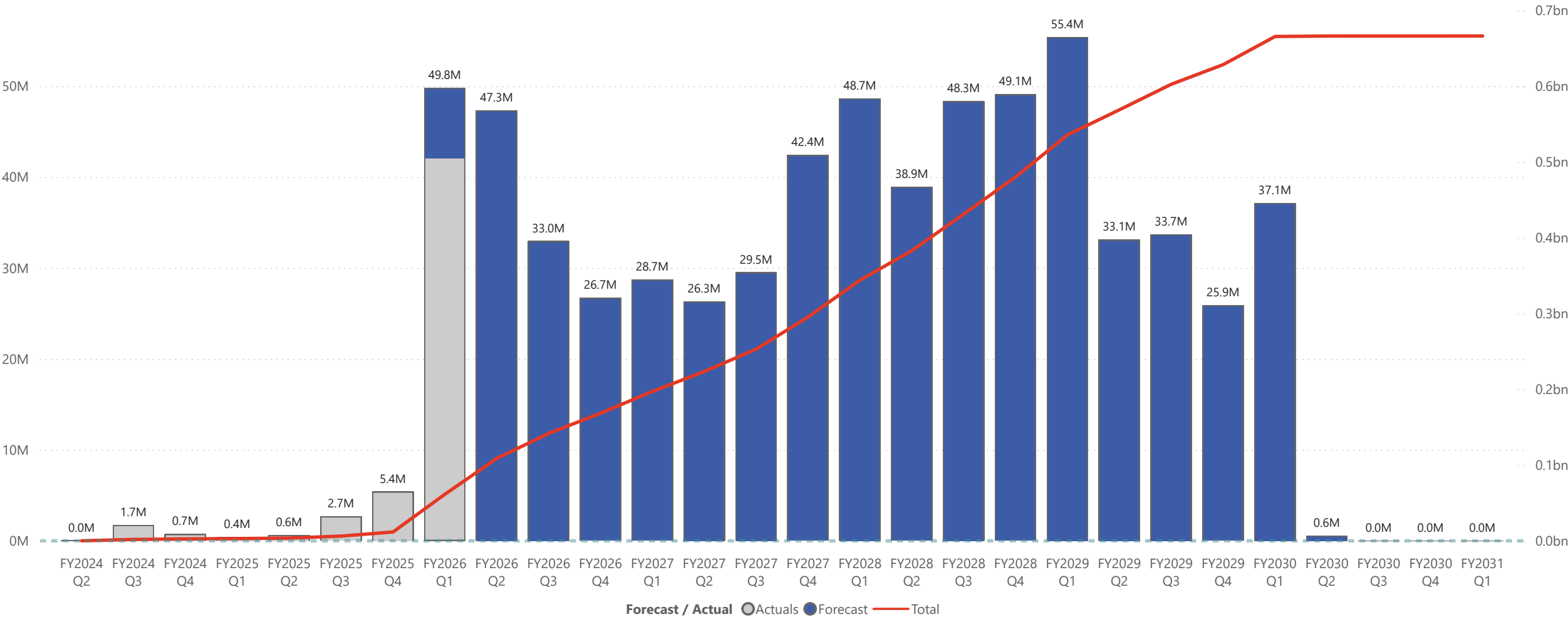
\$650,000,000

Progress

9%

Fund ID	Fund Name	Invoiced (Paid)	Invoices (Not Paid)	Forecast	Total	Progress
AIG	Airport Infrastructure Grant	\$1,530,198	\$595,249	\$32,205,633	\$34,331,080	6.19%
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	\$4,238,322	\$0	\$28,761,678	\$33,000,000	12.84%
Bond-AMT	Bond AMT	\$30,133,222	\$973,629	\$440,893,150	\$472,000,000	6.59%
PFC	Passenger Facility Charges	\$21,597,868	\$0	\$29,771,928	\$51,369,796	42.04%
Total		\$57,499,610	\$1,568,878	\$590,931,513	\$650,000,000	9.09%

Forecast by Fiscal Qtr



Planning and Construction Committee Capital Improvement Program Report September 2025

Current Capital Improvement Program Projects:

Engineering & Construction Projects

Reno-Stead Airport (RTS):

Pavement Maintenance 2026
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
Blue Lot Expansion Design and Construction
Airfield Maintenance Shop Door Expansion
FAA VALE PCA/GPU Replacement
Airfield Signage and Renaming Project
Airside Pavement Maintenance Project 2026
Terminal Beautification Project
RNO Ticketing Hall Roof Drain Repair
ARFF Roof Replacement Design and Construction

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

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

ENGINEERING & CONSTRUCTION PROJECTS

RENO-STEAD AIRPORT (RTS) PROJECTS

RTS Pavement Maintenance 2026

Project Description: This is an annual preventative maintenance project for FY26 that consists of applying pavement preservation treatments to pavement at the Reno-Stead Airport.

Design Status: Design has not begun. Scoping of the project is in process.

Construction Status: Construction has not begun.

Current Status: Staff has started scoping the FY26 project.

Budget:

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

Schedule:

- Design November 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 RTS. 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: **Staff received the revised project schedule from the contractor and is coordinating a scope for construction management services.**

Budget:

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

Schedule:

- Construction Start September 2025
- Final Walk Thru and Closeout December 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 RTS. Both hangars are currently supplied with water for fire suppression from 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: **Options and estimates for the replacement of internal fire system piping and heads were received from the design engineer and are being evaluated by staff.**

Budget:

- | | |
|-----------------------|-----------|
| • Proposed Budget | \$489,500 |
| • Current Expenditure | \$10,395 |

Schedule:

- | | |
|------------------------------|----------------|
| • Design Completion | September 2025 |
| • Project Permitting | October 2025 |
| • Invitation to Bid released | October 2025 |
| • Bid Opening | November 2025 |

RENO-TAHOE INTERNATIONAL AIRPORT (RNO) 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 low, responsive bidder is Granite Construction.

Current Status:

Construction of Phase 1 has begun. The existing asphalt has been removed, and work has started on the underground utilities. Staff continue to coordinate with the general aviation users as well as fixed base operators that are impacted by the project.

Budget:

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

Schedule:

- Construction Start July 2025
- Phase 1 Complete September 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 design services.

Construction status: Construction has not begun.

Current Status: The project has been put on hold while the funding is being programmed for construction of the Orange Lot.

Budget:

- Proposed Budget: \$3,453,500
- Current Expenditure: \$0

Schedule:

- Project Permitting January 2026
- Bidding March 2026

Blue Lot Expansion Design and Construction

Project Description: The project is proposing to design and construct a new employee parking lot on the northwest portion of the Air National Guard Base (ANG). If approved by the ANG, the lot would add approximately 192 spaces of employee parking and would relocate the ANG's existing munition storage units to another location within the ANG Base.

Design status: Wood Rodgers was directly selected for the design.

Construction status: Construction has not begun.

Current Status: **The project was advertised for bidding. Bids were opened on August 28, 2025, and the recommendation of award will be presented at the September Board of Trustees meeting. Internal discussions continue between the ANG and the Department of Intelligence Agency regarding security concerns defining the minimum separation distance between the parking lot and a specific building located on the base.**

Budget:

- Proposed Budget \$142,440
- Current Expenditure \$28,290

Schedule:

- Bidding
- Construction

August 2025
September 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: **Final record drawings and closeout documents are being compiled by the engineer of record and construction manager.**

Budget:

- Proposed Budget \$401,850
- Current Expenditure \$277,184

Schedule:

- Project Closeout September 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: **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 | \$6,866,359 |

Schedule:

- | | |
|------------------|----------------|
| • Grant Closeout | September 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 low, responsive bidder is Royal Electric.

Current Status: **Staff worked with the construction manager to validate additional procurement costs that were provided by the contractor. Staff is starting coordination meetings with the design engineer to revise the Construction Safety and Phasing Plan (CSPP).**

Budget:

- | | |
|-----------------------|-------------|
| • Proposed Budget | \$4,564,800 |
| • Current Expenditure | \$258,561 |

Schedule:

- | | |
|----------------------------|-----------------------|
| • Revise CSPP | September 2025 |
| • CSPP Review and Approval | October 2025 |
| • Construction Start | April 2026 |

RNO Airside Pavement Maintenance Project - 2026

Project Description: This is an annual preventative maintenance project for FY26 for the RTAA's airside pavements at RNO.

Design status: Design has not begun. Scoping of the project is in process.

Construction status: Construction has not begun.

Current Status: Staff has started to scope the FY26 project.

Budget:

- | | |
|-----------------------|-------------|
| • Proposed Budget | \$2,285,000 |
| • Current Expenditure | \$0 |

Schedule:

- Design

November 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: **Final construction items are being completed, and the project will be removed from the next project update.**

Budget:

- | | |
|-----------------------|------------------|
| • Proposed Budget | \$220,835 |
| • Current Expenditure | \$186,376 |

Schedule:

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

RNO Ticketing Hall Roof Drain Repair

Project Description: This project will repair a leaking cast-iron roof drain above the ticketing hall. During rain and snow events, the drain will leak down into the ticketing hall and onto the front desk area.

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

Construction status: Construction has not begun.

Current Status: **Staff investigated the roof drains with local plumbing contractors to determine costs of replacing the drains.**

Budget:

- Proposed Budget \$195,000
- Current Expenditure \$0

Schedule:

- Construction September 2025
- Project Closeout November 2025

ARFF Roof Replacement Design and Construction

Project Description: The project will replace the existing roofing material on the Aircraft Rescue and Fire Fighting, ARFF, station located at RNO. The current roof experiences multiple leaks into the dormitory and training spaces during rain and snow events.

Design status: Paul Cavin Architects was direct selected for the project.

Construction status: Construction has not begun.

Current Status: **Staff hosted site meetings with the architect to evaluate the project. Design work has begun.**

Budget:

- Proposed Budget \$938,460
- Current Expenditure \$0

Schedule:

- Design August 2025
- Permitting September 2025
- Bidding September 2025

PLANNING & ENVIRONMENTAL PROJECTS

RENO-STEAD AIRPORT (RTS) 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.

Current Status: **The FAA grant agreement was received on August 21, 2025, and final contract documents are being exchanged. Recruitment for the Master Plan Working Group (MPWG) is underway. The MPWG is a joint airport**

user and community committee that will consist of a cross-section of stakeholders from the airport and throughout the region. They will serve as a sounding board for the 24-month Master Plan process, will be asked to serve as ambassadors for the project in the community, and attend approximately seven MPWG meetings.

Budget:

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

Schedule:

- | | |
|---------------------|--------------------------|
| • Notice to Proceed | September 2, 2025 |
|---------------------|--------------------------|

RENO-TAHOE INTERNATIONAL AIRPORT (RNO) PROJECTS

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: **Complete.** (Budget \$32,000).

Phase 3 Status: Underway. (Budget \$57,000).

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

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

Current Status: **ESRI ArcGIS licensing and maintenance contract acquisition is complete (Phase 2).**

Budget:

- | | |
|--------------------------------|------------------|
| • Proposed Budget (Phases 1-3) | \$153,600 |
| • Current Expenditure | \$103,485 |

Schedule:

- | | |
|---------------------------------------|---------------------|
| • Implementation of enterprise system | October 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. DOWL was selected to investigate potential stormwater contamination issues and evaluate possible mitigation measures such as stormwater diversion or increased stormwater recapture.

Investigation Status: On-site investigation visits **were completed in** August 2025.

Current Status: **DOWL is reviewing on-airport and off-airport stormwater and glycol collection systems, using RTAA data, City of Reno data, and the results of their on-site investigation. The next on-site visits will need to coincide with precipitation deicing activities, tentatively scheduled for November.**

Budget:


- | | |
|-----------------------|----------------|
| • Proposed Budget | \$194,000 |
| • Current Expenditure | \$8,233 |

Schedule:

- | | |
|-----------------------|----------------------------|
| • Stormwater sampling | November 2025 – March 2026 |
|-----------------------|----------------------------|

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

CIP Project Schedule																								
ID	Task Name	RNO/RTS	PM	Start	Finish	Qtr 3, 2025 Aug	Sep	Oct	Qtr 4, 2025 Nov	Dec	Jan	Qtr 1, 2026 Feb	Mar	Apr	Qtr 2, 2026 May	Jun	Jul	Qtr 3, 2026 Aug						
41	Construction			3/2/2026	5/29/2026															Construction				
42	Closeout			6/1/2026	7/9/2026																Closeout			
43																								
44	RNO Airside Pavement Maintenance 2026	RNO	BJ																					
45	Design			9/1/2025	12/5/2025															Design				
46	Bidding			12/8/2025	1/5/2026															Bidding				
47	Construction			3/2/2026	5/29/2026															Construction				
48	Closeout			6/1/2026	7/9/2026															Closeout				
49																								
50	RNO Lobby Beautification	RNO	DL																					
51	Soliciation of Quotes			3/10/2025	4/30/2025																			
52	Construction			5/1/2025	7/11/2025															Construction				
53	Closeout			7/11/2025	9/10/2025															Closeout				
54																								
55	RTS Hangar 5 and 6 Fire Line Extension	RTS	DL																					
56	Design			4/1/2025	9/12/2025															Design				
57	Bidding			9/15/2025	10/6/2025															Bidding				
58	Construction			10/13/2025	1/12/2026															Construction				
59	Closeout			1/19/2026	3/18/2026															Closeout				
60																								
61	National Guard Way and Aviation Blvd. Reconstruction	RNO	BJ																					
62	Design			11/4/2024	1/30/2026															Design				
63	Bidding			2/2/2026	3/18/2026															Bidding				
64	Construction			3/23/2026	6/29/2026															Construction				
65	Closeout			7/1/2026	9/28/2026															Closeout				
66																								
67	Blue Lot Expansion Design and Construction	RNO	BJ																					
68	Design			6/23/2025	8/15/2025															Design				
69	Bidding			8/18/2025	9/12/2025															Bidding				
70	Construction			9/15/2025	10/27/2025															Construction				
71	Closeout			10/28/2025	11/18/2025															Closeout				
72																								
73	RNO Ticketing Hall Roof Drain Repair	RNO	DL																					
74	Design			8/4/2025	9/1/2025															Design				
75	Bidding			9/2/2025	9/23/2025															Bidding				
76	Construction			9/24/2025	10/29/2025															Construction				
77	Closeout			10/30/2025	11/20/2025															Closeout				
78																								
79	ARFF Roof Replacement Design and Construction	RNO	DL																					
80	Design			7/31/2025	8/27/2025															Design				

CIP Project Schedule																							
ID	Task Name	RNO/RTS	PM	Start	Finish	Qtr 3, 2025 Aug	Sep	Oct	Qtr 4, 2025 Nov	Dec	Jan	Qtr 1, 2026 Feb	Mar	Apr	Qtr 2, 2026 May	Jun	Jul	Qtr 3, 2026 Aug					
81	Bidding			9/1/2025	9/22/2025																		
82	Construction			9/23/2025	11/4/2025																		
83	Closeout			11/5/2025	11/26/2025																		
84																							
85	RTS Master Plan	RTS	LB																				
86	Planning			6/2/2025	7/2/2026														Planning				

Administrative Report

Date: September 09, 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.

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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
07/22/25	C&H Outdoor LLC	\$77,774.20	Brine Maker & Tanks	FY26 O&M	Building Maintenance
07/24/25	Ardurra Group	\$30,350.00	RTS Contract Tower Standalone	FY26 CIP	Planning & Environmental
07/28/25	Kimley Horn & Associates	\$31,610.00	CA Services for the GA East Apron & Reconstruction	FY26 CIP	Engineering & Construction
07/28/25	ESRI, Inc.	\$31,800.00	ESRI ArcGIS Enterprise Std & Creator Licenses	FY25 O&M	Planning & Environmental
08/01/25	US CBP	\$248,000.00	CBP Additional FTE	FY25 O&M	Operations & Public Safety
08/07/25	SITA	\$222,210.00	Common Use Equipment	FY26 CIP	Technology & Info Systems
08/11/25	Vital Records Control	\$32,950.00	FY26 Monthly Records Storage Fees	FY25 O&M	Multiple Departments
08/12/25	Frontier Airlines	\$50,000.00	Air Carrier Incentive Program	FY25 O&M	Air Service Development

Change Orders and Amendments

Date	Name of Company	Dollar Amount	Description	Funding Source	Department / Division
08/04/25	Kone	\$22,037.60	C.O. adding repair emergency escalator maintenance. Originally \$15,000.00, new contract amounts to \$37,037.60.	FY25 O&M	Building Maintenance