

COMMITTEE MEMBERS

Joel Grace, Chair
Mike Carrigan, Vice Chair
Brian Kulpin, Member
Cortney Young, Member
Eddie Ableser, Alternate
Shaun Carey, Ex Officio
Staff Liaison
Gary Probert, Chief Planning &
Infrastructure Officer



PRESIDENT/CEO

Daren Griffin, A.A.E.

CHIEF LEGAL COUNSEL

Jenn Ewan

BOARD CLERK

Lori Corkery

MINUTES

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

1. INTRODUCTORY ITEMS

The meeting was called to order at 9:50 a.m.

Members Present: Joel Grace
Mike Carrigan
Brian Kulpin
Cortney Young

2. PUBLIC COMMENT

There were no comments from the public.

3. APPROVAL OF MINUTES

3.1 August 12, 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. 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

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

Motion: Recommend that this item be presented to the full Board on September 11, 2025, for consideration and approval of the 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.”*

Moved by: Cortney Young

Seconded: Brian Kulpin

Aye: Trustees Grace, Carrigan, Kulpin, Young

Result: Passed

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.

This item was presented by Roddy Boggus, MoreRNO Program Manager. After discussion, the Committee took the following action:

Motion: Recommend that this item be presented to the full Board on September 11, 2025, for consideration and approval of the 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.”*

Moved by: Cortney Young

Seconded: Brian Kulpin

Aye: Trustees Grace, Carrigan, Kulpin, Young

Result: Passed

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

This item was presented by Gary Probert, Chief Planning & Infrastructure Officer. After discussion, the Committee took the following action:

Motion: Recommend that this item be presented to the full Board on September 11, 2025, for consideration and approval of the 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.”*

Moved by: Brian Kulpin

Seconded: Cortney Young

Aye: Trustees Grace, Carrigan, Kulpin, Young

Result: Passed

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

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

Motion: Recommend that this item be presented to the full Board on September 11, 2025, for consideration and approval of the 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.”*

Moved by: Brian Kulpin

Seconded: Mike Carrigan

Aye: Trustees Grace, Carrigan, Kulpin, Young

Result: Passed

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

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

Motion: Recommend that this item be presented to the full Board on September 11, 2025, for consideration and approval of the 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.”*

Moved by: Brian Kulpin

Seconded: Mike Carrigan

Aye: Trustees Grace, Carrigan, Kulpin, Young
Result: Passed

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

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

Motion: Recommend that this item be presented to the full Board on September 11, 2025, for consideration and approval of the 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.”*

Moved by: Mike Carrigan

Seconded: Brian Kulpin

Aye: Trustees Grace, Carrigan, Kulpin, Young

Result: Passed

6. INFORMATIONAL ITEMS

6.1 MoreRNO Executive Summary

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

6.2 Capital Improvement Program Summary

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

6.3 Administrative Award of Contracts (Expenditures)

There was no discussion on this item.

7. MEMBER COMMENTS, QUESTIONS AND REQUESTS

There were no comments from the Members.

8. PUBLIC COMMENT

There were no comments from the public.

9. ADJOURNMENT

The meeting was adjourned at 11:19 a.m.