

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

AGENDA

Planning & Construction Committee Monday, November 10, 2025 | 9:00 AM Reno-Tahoe International Airport, Reno, NV Administrative Offices, Second Floor

Notice of Public Meeting

Meetings are open to the public and notice is given pursuant to [NRS 241.020](#).

This meeting will be livestreamed and may be viewed by the public at the following link:

Watch on Zoom: <https://us02web.zoom.us/j/87408388368>

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

Webinar ID: 874 0838 8368

Accommodations

Members of the public who require special accommodations or assistance at the meeting are requested to notify the Clerk by email at lcorkery@renoairport.com or by phone at (775) 328-6402. Translated materials and translation services are available upon request at no charge.

Public Comment

Anyone wishing to make public comment may do by the one of the following methods:

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

Public comment is **limited to three (3) minutes** per person. No action may be taken on a matter raised under general public comment.

Posting

This agenda has been posted at the following locations:

1. RTAA Admin Offices, 2001 E. Plumb
2. www.renoairport.com
3. <https://notice.nv.gov/>

Supporting Materials

Supporting documentation for this agenda is available at www.renoairport.com, and will be available for review at the Board meeting. Please contact the Board Clerk at lcorkery@renoairport.com, or (775) 328-6402 for further information.

1. INTRODUCTORY ITEMS

- 1.1 Call to Order
- 1.2 Roll Call

2. PUBLIC COMMENT

3. APPROVAL OF MINUTES

- 3.1 October 7, 2025, Planning & Construction Committee meeting

4. INFORMATION, DISCUSSION AND/OR POSSIBLE ACTION ITEMS

5. ITEMS FOR CONSIDERATION BY THE FULL BOARD ON NOVEMBER 13, 2025

- 5.1 Board Memo No. 11/2025-58 Authorization for the President/CEO to execute a Construction Contract for GMP #1 for the New Gen A&B Phase 0 at the Reno-Tahoe International Airport, with McCarthy Building Companies, Inc., for the Guaranteed Maximum Price of \$6,601,864 (*For Possible Action*)
Presenter: *Amanda Twitchell, Senior Project Manager*

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, 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, October 7, 2025 | 9:00 AM

Reno-Tahoe International Airport, Reno, NV

Administrative Offices, Second Floor

1. INTRODUCTORY ITEMS

The meeting was called to order at 9:00 a.m.

Members Present: Mike Carrigan
Brian Kulpin
Cortney Young
Shaun Carey, Ex Officio

Members Absent: Joel Grace

2. PUBLIC COMMENT

There were no comments from the public.

3. APPROVAL OF MINUTES

3.1 September 9, 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 OCTOBER 9, 2025

5.1 Board Memo No. 10/2025-56 (For Possible Action): Authorize the President/CEO to execute Amendment No. 2 to the Professional Services Agreement with Walker Consultants for the Reno-Tahoe International Airport (RNO) Landside Parking Plan in the amount of \$264,654 for a total not-to-exceed amount of \$437,254

This item was presented by Lissa Butterfield, Planning & Environmental Services Manager. After discussion, the Committee took the following action:

Motion: Recommend that this item be presented to the full Board on October 9, 2025, for consideration and approval of the proposed motion: *“Move to authorize the President/CEO to*

execute Amendment #2 to the Professional Services Agreement with Walker Consultants for the Reno-Tahoe International Airport Landside Parking Plan, in the amount of \$264,654, resulting in a revised not-to-exceed contract total of \$437,254.”

Moved by: Brian Kulpin

Seconded: Shaun Carey

Aye: Trustees Carrigan, Kulpin, Young, Carey

Result: Passed

5.2 Disadvantaged Business Enterprise Goals Update (FY 2026-28) (Non Action Item)

This item was pulled from the agenda. No discussion took place.

6. INFORMATIONAL ITEMS

6.1 MoreRNO Executive Summary

6.2 Capital Improvement Program Summary

6.3 Administrative Award of Contracts (Expenditures)

There was no discussion on these items.

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 9:11 a.m.

Board Memorandum

11/2025-58

Date: November 13, 2025

Subject: Authorization for the President/CEO to execute a Construction Contract for GMP #1 for the New Gen A&B Phase 0 at the Reno-Tahoe International Airport, with McCarthy Building Companies, Inc., for the Guaranteed Maximum Price of \$6,601,864

Presenter: Amanda Twitchell, Senior Project Manager – Architect Lead

BACKGROUND

In June of 2023, the Reno-Tahoe Airport Authority (RTAA) executed a Professional Services Agreement with Gensler Architecture, Design & Planning, P.C. (Gensler) to begin design of two new concourses for the New Gen A&B Project. The delivery method for the project was established as Construction Manager at Risk (CMAR). Through a public, competitive solicitation process, the RTAA selected a CMAR, and the Board approved a contract for Preconstruction Services in September 2023.

In February 2025, the RTAA elected to exercise a termination for convenience clause and terminate the contract with the original CMAR. In March 2025, the RTAA issued a new public, competitive solicitation process for the remainder of preconstruction services. The RTAA selected McCarthy Building Companies, Inc. (MBC), the Board approved a Contract for Preconstruction Services in June 2025.

In the gap of time between CMARs, Gensler worked toward a 75% Construction Document design deliverable. When MBC came on board, they integrated with the team to get up to speed and provide critical input on phasing, constructability, value engineering, and more. MBC identified a need to expedite certain scope items in order to stay on schedule for the start of the larger New Gen A&B Project. That scope is what makes up the New Gen A&B Phase 0 (Phase 0).

DISCUSSION

Phase 0 is an enabling project for the New Gen A&B Project. The scope of work includes, but is not limited to:

- Relocation of cameras (CCTV), public address (PA) speakers, and electric ground service equipment (eGSE) chargers from the south to the north side of Concourse B to support the Southwest Airlines relocation,
- Procurement of two (2) passenger boarding bridge (PBB) fixed walkways that have long lead times,
- Procurement of trailers and equipment for the CMAR's remote trailer and laydown yard,
- Construction of the CMAR's remote trailer and laydown yard, and
- Miscellaneous electrical work.

On September 8, 2025, MBC issued an invitation to bid on the scope of work for Phase 0 to all pre-qualified bidders. Sealed bids were received by MBC on September 26th, and the bid opening took place on the same day with the RTAA present. The bidding process complied with Nevada Revised Statutes (NRS) 338, including prequalification of all bidders and owner participation at all bid openings. A summary of the Phase 0 GMP, as negotiated and submitted on October 27, 2025, is shown below in Table 1:

Table 1 – Phase 0 GMP Summary

Description	Cost
General Conditions/General Requirements/Bonds/Insurance	\$2,361,758
Cost of Work/Construction	\$3,591,427
CMAR Contingency	\$143,583
Owner Contingency	\$192,287
CMAR Fee	\$312,809
Total GMP	\$6,601,864

FISCAL IMPACT

It is anticipated that the construction of Phase 0 will be funded by a combination of Airport Infrastructure Grants (AIG) and RTAA issued Alternative Minimum Tax (AMT) Bonds.

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

Category	Description	Cost
Soft Costs	-	\$138,576,796
A/E Design	Gensler, RS&H	\$46,884,417
Pre-Construction Services	Holder Q&D, a Joint Venture	\$2,000,000
Pre-Construction Services	McCarthy	\$2,463,000
Pre-Construction Services	Clark/Sullivan (CUP)	\$49,800
Construction Admin (Estimate)	Gensler	\$14,401,356
Construction Management (Estimate)	Construction Materials Engineering	\$15,806,037
EPM (completed)	Red Brick	\$1,672,515
PMO Services	Jacobs, OCMI, TransSolutions, Barich, CME, Mead & Hunt, Chrysalis, AvAirPros	\$15,726,030
Agency, Utility & Environmental Compliance	Converse, Mead & Hunt, SGS, UES, Q&D, IME, NVE, City of Reno	\$3,448,555
Administrative Expenses	Misc.	\$8,984,694

Art Fund	TBD	\$3,226,750
FF&E / Moving	TBD/Misc.	\$6,110,000
Owner's Contingency	TBD/Misc.	\$17,803,642
Hard Costs	-	\$511,423,204
Central Utility Plant (CUP) – Long Lead Equipment	ACCO & Cupertino	\$11,443,533
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 - Phase 0	McCarthy Building Companies, Inc.	\$6,601,864
New Gen A&B – (Estimate)	McCarthy Building Companies, Inc.	\$431,564,999
Total Estimate at Completion	-	\$650,000,000

STRATEGIC PRIORITIES

Safety and Security
People
Facilities for the Future
Air Service and Cargo
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 Construction Contract for GMP #1 for the New Gen A&B Phase 0 at the Reno-Tahoe International Airport, with McCarthy Building Companies, Inc. for the Guaranteed Maximum Price of \$6,601,864.”



Reno-Tahoe Airport Authority Executive Summary

more
RNO+

TABLE OF CONTENTS

MORERNO PROGRAM OVERVIEW	1
November Overview	2
Key Achievements	2
Major Updates	2
Critical Decisions	3
Urgent Issues & Risks	3
Summary	3
Funding Sources	3
Critical Decisions' Schedule	4
Schedule Planning	5
MoreRNO Program KPIs	5
GTC	6
Project Details	6
KPIs	6
Project Status	7
Financial Summary	8
Construction Progress Pictures	8
THE HQ	9
Project Details	9
Project Status	9
Financial Summary	10
Construction Performance Summary	11
NEW GEN A&B	12
S.RON Description & Details	12
Project Status	12
Financial Summary	13
Construction Performance Summary	14
CUP Description & Details	15
Project Status	15
Financial Summary	16
Construction Performance Summary	17
Enabling Projects' Descriptions & Details	18
Project Status	18

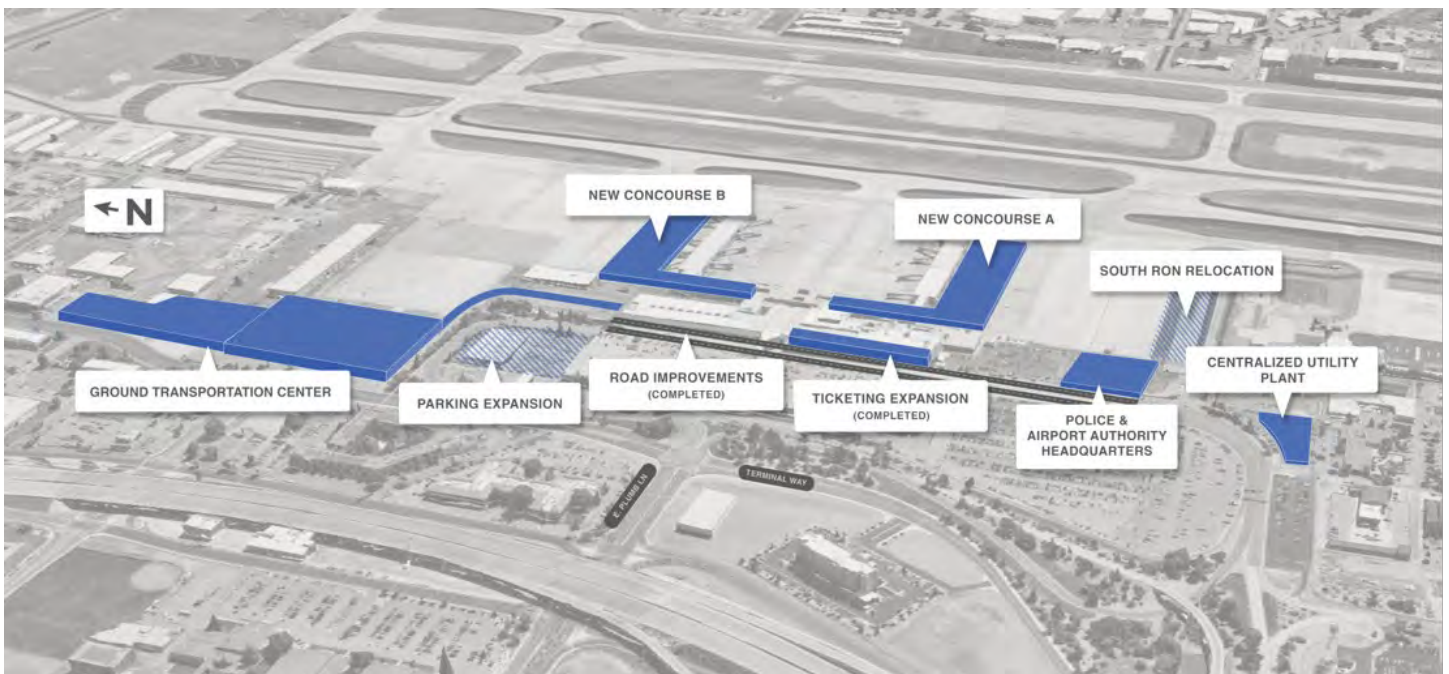
Financial Summary.....	19
Construction Performance Summary	20
New Gen A&B Description & Details	21
Project Status.....	22
Financial Summary.....	22
Construction Performance Summary	22
COMPLETED PROJECTS	23
Ticketing Hall	23
Project Details.....	23
Project Stats	24
Project Pictures.....	24
The Loop Road	25
Project Details.....	25
Stats	25
Project Pictures.....	26
APPENDICES.....	27
MoreRNO Program Schedule.....	Pages 28-29
MoreRNO Dashboard Financials	Pages 30-32
MoreRNO Cashflow Projections	Pages 33-35

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:

- o "Ticketing Hall" (Ticketing Hall Expansion) refers to the renovation and construction of the main entry to the terminal.
- o "The Loop" (Loop Road) refers to the Loop Road renovation and construction.
- o "GTC" (Ground Transportation Center) refers to the new ground transportation and consolidated rental car facility project.
- o "The HQ" (Police & Airport Authority Headquarters) refers to the new building for the police and authority administrative offices.
- o "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.



November Overview

The MoreRNO Program continues to transform Reno-Tahoe International Airport through a series of multi-year infrastructure projects aimed at enhancing capacity, safety, and the passenger experience. As of November 2025, the program has completed the Ticketing Hall and Loop Road, advanced enabling work for the Ground Transportation Center (GTC) and New Generation Concourses A & B (New Gen A&B), made significant progress on the Central Utility Plant (CUP), and initiated construction on The HQ, with bidding and Guaranteed Maximum Price (GMP) development for New Gen A&B underway. This month's report highlights key achievements, critical decisions, and emerging risks, underscoring the program's continued momentum in delivering a modern, efficient, and passenger-focused Reno-Tahoe International Airport.

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:** Enabling projects are nearing completion as construction prepares to commence on the new Ground Transportation Center (GTC)—a \$299 million public-private partnership designed to consolidate rental car, taxi, and shuttle operations into a single, efficient facility. The project will reclaim approximately 600 parking spaces and significantly improve overall traffic circulation and landside efficiency at Reno-Tahoe International Airport.
- **The HQ:** The project has received its building permit from the City of Reno, with construction scheduled to begin this month, marking a key milestone in advancing the airport's new administrative and operations headquarters.
- **New Gen A&B Development:** Construction of the S. RON Apron Expansion is substantially complete, with the new RON positions opening two weeks ahead of schedule. Construction on the Central Utility Plant (CUP) commenced in August, marking a key step toward supporting upcoming terminal work. The Issued for Permit (IFP) documents for both concourses have been submitted to the City of Reno, and the bidding documents have been formally issued, positioning the project for the next phase of development.

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:** Four critical enabling packages supporting the New Gen A&B Concourses—including emergency egress, long-lead electrical equipment, common-use gate modifications, and Concourse Phase 0—are actively underway to maintain schedule alignment and ensure operational continuity throughout construction.

Critical Decisions

- **Upcoming Board Actions:** An additional enabling scope package for New Gen A&B, known as “Phase 0” (GMP #1), will be presented to the Board this month for review and approval. The January Board meeting will include consideration of the Concourse A&B Guaranteed Maximum Price (GMP #2) for approval, advancing the program toward full construction of the new concourses.
- **Design & Procurement:** The Construction Manager at Risk (CMAR) has received contractor bids, and preparation of the draft Guaranteed Maximum Price (GMP) for New Gen A&B construction is currently underway.

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.
- **Government Shutdown:** The ongoing federal government shutdown poses potential risks to program schedules and funding sources, which could impact project delivery timelines. The program team is actively monitoring the situation on a daily basis and developing mitigation strategies to minimize disruptions and maintain both schedule and budget adherence.

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

November 2025 - October 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. Permit was expected mid September but was not received until late October.
HQ Construction			GMP Proposal #3 for The HQ construction approved by the Board 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			RON positions opened two weeks ahead of schedule and project is substantially complete.
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. Finalized Issued for Bid set. Value engineering ongoing; pre-construction milestones underway include constructability, phasing and logistics, and risk register.
Concourse A&B Construction			CMAR's enabling work, "Phase 0" GMP 1 submitted for Board approval at November meeting. New Gen A&B bid opening scheduled for 11/12.

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 near 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 is nearly completed. Conrac Solutions has a joint venture (JV) with their construction team, Q&D and Webcor (QDW or Q&D Webcor). A groundbreaking ceremony for the Ground Transportation Center (GTC) project was held on October 22, 2025, marking the official start of construction.

The updates to the GTC project summary are provided by Conrac Solutions. The most recent update was provided on October 21, 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: 10/21/25
PROJECT NAME	STAGE	BUDGET	SCHEDULE	SAFETY	REMARKS
Textron Demolition	Construction	●	●	●	LNTP Released 9/26/25
Loop Rd Utility Work	Construction	●	●	●	Permit 3 delayed
Terminal Way Utility Work	Construction	●	●	●	Permit 3 delayed
GTC/ConRAC Site Work	Construction	●	●	●	Permit 3 delayed

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

- B9 demolition complete
- Textron abatement in progress, demolition to follow
- B12 punchlist complete, Final Completion documentation submitted 9/22/25
- B13 and Taxi Lot punchlist in progress, Final Completion documentation expected in OCT25
- Textron exhaust system design in progress, on schedule
- GTC and ConRAC design review in progress with City of Reno permits, delayed
 - Package 3 Site Civil – City of Reno permit comments on flooding in progress

SCHEDULE	START	FINISH	DURATION (CDs)	2024	2025	2026	2027	2028
Project Summary	4/9/24	9/15/28	1,620					
Taxi Lot (SC)	9/13/24	4/15/25	214					
Building 12 (SC)	7/2/24	6/13/25	346					
Building 13 (SC)	8/5/24	7/24/25	353					
GTC (including demo)	7/24/25	11/1/27	807					
ConRAC (with TI)	7/24/25	5/1/28	1,004					
Existing QTA Demo	6/21/28	9/12/28	83					

3-MONTH LOOK AHEAD	DATE	OCT	NOV	DEC
Old Textron Building Abatement Finished, Demolition Starts	10/31/25			
Loop Rd Utility Work Starts	NOV 25			
Terminal Way Utility Work Starts	NOV 25			
GTC / Conrac Site Work Starts	NOV 25			
Loop Rd GTC Phase 1 Cut-In Starts	DEC 25			

SAFETY – 30 DAYS PRIOR (10/21/25 data date)	MAN HOURS	REPORTABLE	LOST TIME
Prior Month	7,960	0	0
This Month	9,112	0	0
Cumulative	148,874	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	\$94,598,539	\$185,947,641
Project Soft Costs	\$18,332,500	-	\$18,332,500	\$2,249,717	\$16,082,783
Total Project Costs	\$298,878,680	-	\$298,878,680	\$96,848,256	\$202,030,424

Construction Progress Pictures



Old Textron Building
Abatement in Progress

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) and fencing, new landscaping, parking, and pedestrian amenities associated with the new facility.

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 Project secured permit approval from the City of Reno in late October, following the Board's approval of Guaranteed Maximum Price (GMP) Proposal #3 in September. The approved scope encompasses construction of the four-story building, 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 feature commissioned artwork.

The Owner/Architect/CMAR (OAC) team has conducted the pre-construction meeting, and the baseline construction schedule has been issued. Mobilization and construction activities are scheduled to commence in mid-October. Coordination with concurrent projects, particularly the CUP project, remains a key focus to ensure program alignment and mitigate schedule or operational conflicts.

Final workstation layouts have been submitted and mock-ups have been reviewed to finalize supplier and furniture selections

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
 Board Approval of GMP #3 – 09/11/25
 Executed Contract – 09/16/25
 Issue NTP – 09/22/25

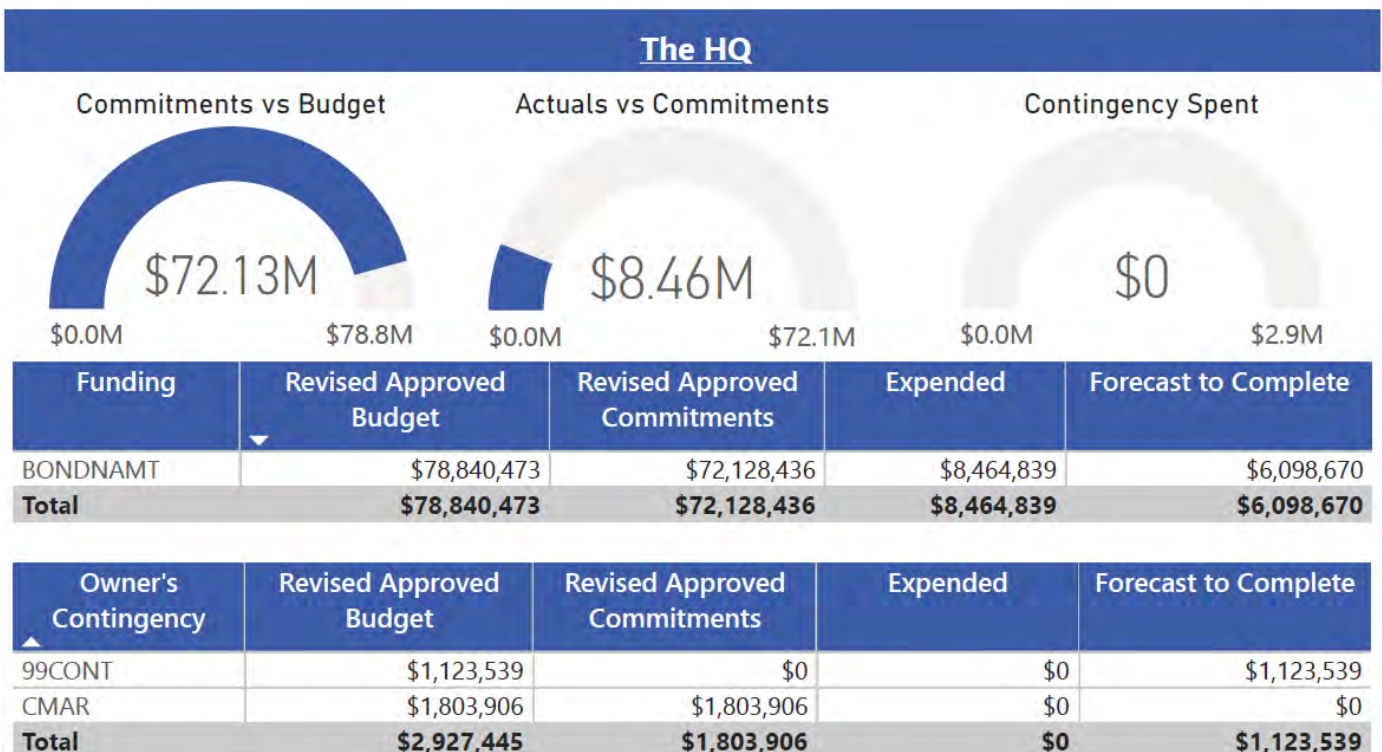
SCHEDULE	Start	Finish	Duration (Days)	2024	2025	2026	2027
Design	11/21/23	08/22/25	641				
GMP #1 LLE	01/17/25	11/13/26	666				
GMP #3 Construction	10/16/25	07/12/27	635				

3-MONTH LOOK AHEAD

	Date	Nov	Dec	Jan
Site prep		●	●	
Foundation Work			●	●
Utility Crossing / Long Term Parking				●

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 four years. “New Gen A” replaces the existing B Concourse, and “New Gen B” replaces the existing C Concourse. Each new concourse 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.

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 of the S. RON Expansion and striping of gates B10, B8, B6, & B4 are substantially complete. The contractor is working to complete punch list items and project closeout. Project highlight: The RTAA, the project team, and the contractor collaborated to expedite the striping of the S. RON positions between periods of inclement weather and constant airfield operations and completed two weeks ahead of schedule.

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	Nov	Dec	Jan
Project Close-out			

Financial Summary

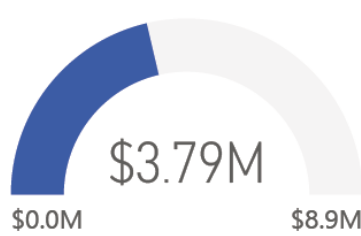
The following summary reflects S.RON's Construction, Construction Administration, Construction Management and Owner's Contingency only.

S.RON

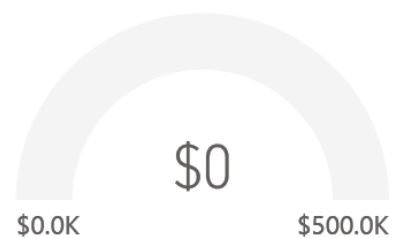
Commitments vs Budget



Actuals vs Commitments



Contingency Spent



Funding	Revised Approved Budget	Revised Approved Commitments	Expended	Forecast to Complete
AIG	\$7,625,625	\$7,625,625	\$3,286,756	\$0
BONDAMT	\$1,241,482	\$745,230	\$282,743	\$496,252
PFC	\$508,375	\$508,375	\$219,117	\$0
Total	\$9,375,482	\$8,879,230	\$3,788,616	\$496,252

Owner's Contingency	Revised Approved Budget	Revised Approved Commitments	Expended	Forecast to Complete
99CONT	\$500,000	\$3,748	\$0	\$496,252
Total	\$500,000	\$3,748	\$0	\$496,252

Construction Performance Summary



Comm Vault



Storage Tank



Storage Tank



Striping



Striping

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 and The HQ. The project includes a new mechanical system to deliver chilled water and hot water as well as new electrical service to condition and power both 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 as well as a reduction in 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. Construction activities completed to date include traffic control measures, installation of a temporary pedestrian sidewalk, perimeter fencing, and site demolition. Excavating for structural footings, and installation of underslab MEP piping. Major activities underway include the pouring of footings and stemwalls. The utility trench excavation began in Area 6C on September 2nd adjacent to Gate B2. Excavation for this portion concluded in September. Installation of hydronic piping and electrical conduit began in October and backfill and paving will begin in November. Utility trench excavation at Area 3, that extends from just south of Gate B1 to the Gate 170 ambulance road, began on October 27th. 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 a 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

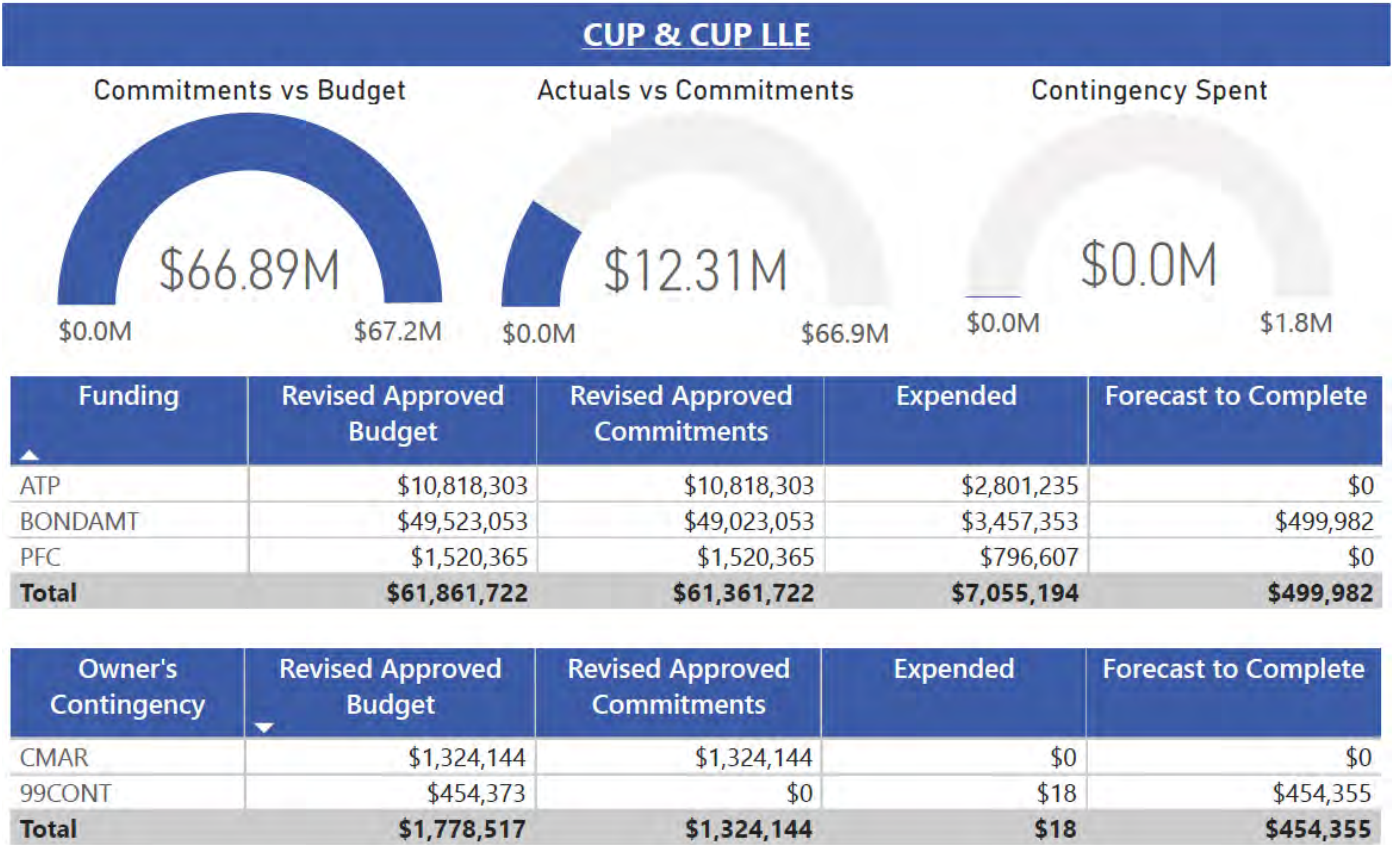
SCHEDULE	Start	Finish	Duration (Days)	2023	2024	2025	2026	2027
Design	06/20/23	11/07/24	507					
Re-Design / RePackaged	02/25/25	03/26/25	30					
RTAA assumes LLE POs	03/27/25	01/08/27	653					
Construction	08/04/25	08/02/27	729					

3-MONTH LOOK AHEAD

Date	Nov	Dec	Jan
Continuation of trenching Area 6C and utility corridor	●		
Building foundation construction	●	●	●
Trenching Area 3	●	●	
Trenching Area 7D	●	●	
Trenching Area 7E		●	●

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



Footing Steel



MEP Pit



Site



Underground MEP



Trench - Phase 6c



Trench - Phase 6c

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 is complete. RTAA issued the Notice to Proceed for Construction on October 6th.

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. Gate modifications have been coordinated closely with impacted airlines to maintain operational continuity. Gate B10 was converted to common use on September 29th. The conversion of the remaining seven gates will begin on November 3rd and will complete on November 21st.

Project Status

PROJECT STATUS

Construction

Concourses Enabling approved 05/22/25
 Concourses LLE approved 05/22/25
 Common Use Enabling approved 06/12/25

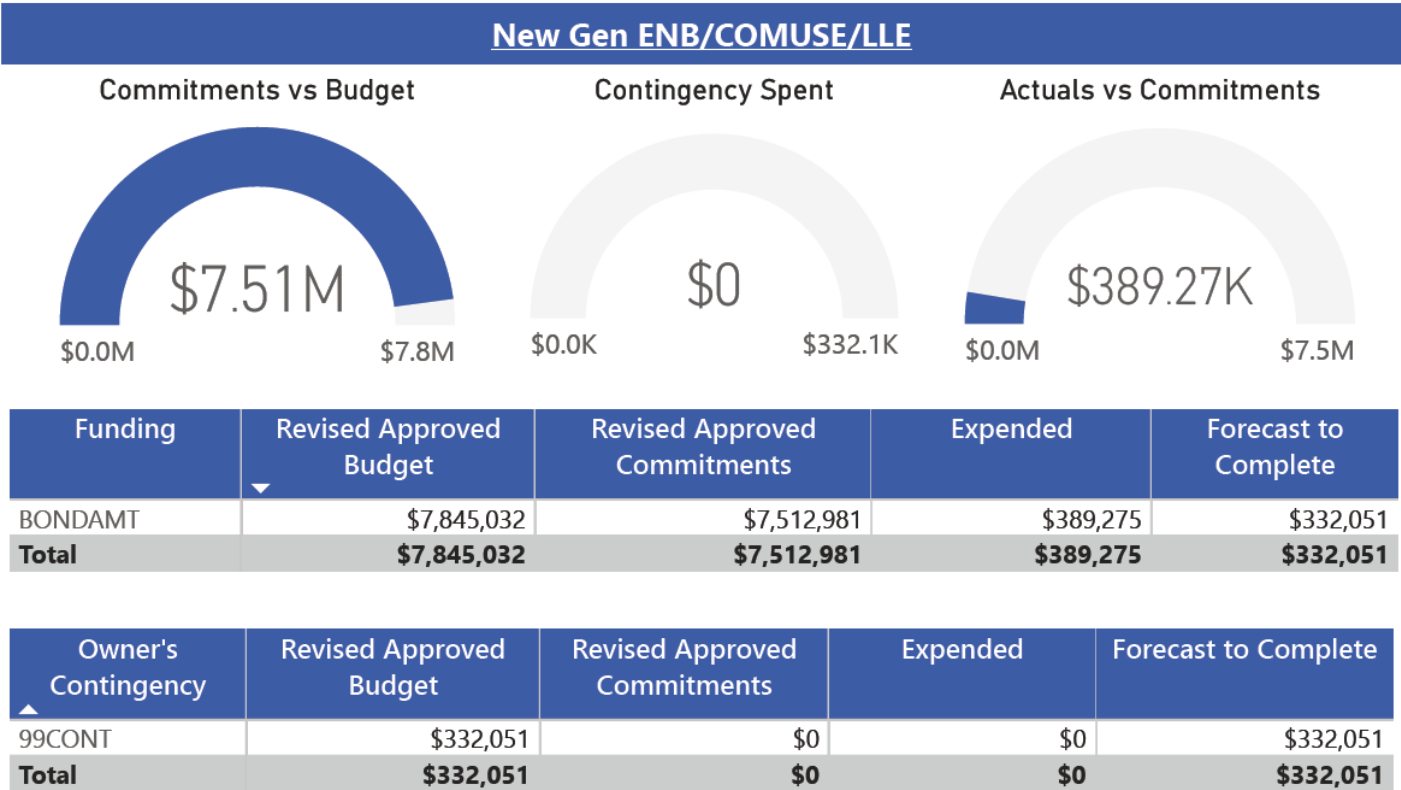
SCHEDULE	Start	Finish	Duration (Days)	2025	2026	2027
Concourses Enabling	07/08/25	01/13/26	190			
Concourses LLE	06/16/25	01/20/27	584			
Common Use	07/11/25	11/21/25	134			

3-MONTH LOOK AHEAD

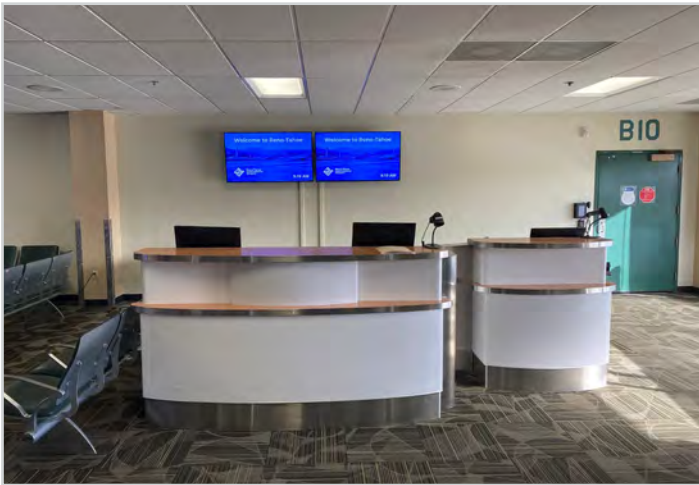
Date	Nov	Dec	Jan
Concourses Enabling Construction	●	●	●
Common Use gate conversion	●		
Concourses Enabling Project Closeout		●	●
Common Use Enabling Project Closeout			●

Financial Summary

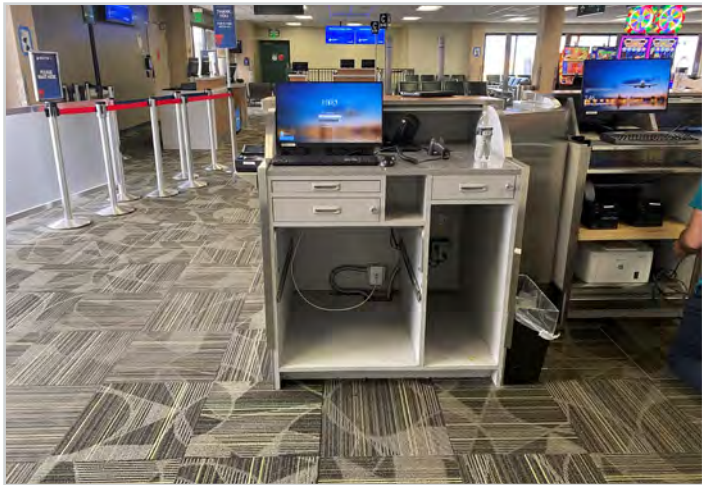
The following summary reflects the Enabling Project’s Construction, Construction Administration, Construction Management and Owner’s Contingency only.



Construction Performance Summary



Common Use - B10



Common Use - B10



Common Use - B10



Common Use - B10



Common Use - B10

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 Construction Manager at Risk (CMAR) was approved at the June Board Meeting. The design team completed the Issued for Bid documents. CMAR continues to collaborate on constructability, operational phasing, and value engineering opportunities.

The CMAR 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 was completed in September with the CMAR going out to bid in early October. Phase 0 is being proposed as Guaranteed Maximum Price (GMP) #1 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. The New Gen A&B was put out to bid on October 9th with the bid opening scheduled for November 12th.

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 (estimated)	11/17/25	07/21/26	247							
Concourse A Construction (estimated)	02/17/26	01/11/28	694							
Concourse B Construction (estimated)	01/11/27	07/09/29	911							

3-MONTH LOOK AHEAD	Date	Nov	Dec	Jan
CMAR out to bid for New Gen A&B	10/09/25			
CMAR to open bids for New Gen A&B	11/12/25			
CMAR to provide FINAL GMP New Gen A&B	12/11/25			
New Gen A&B GMP #2 Board Approval				
Phase 0 Constnuction				

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, was commissioned for 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

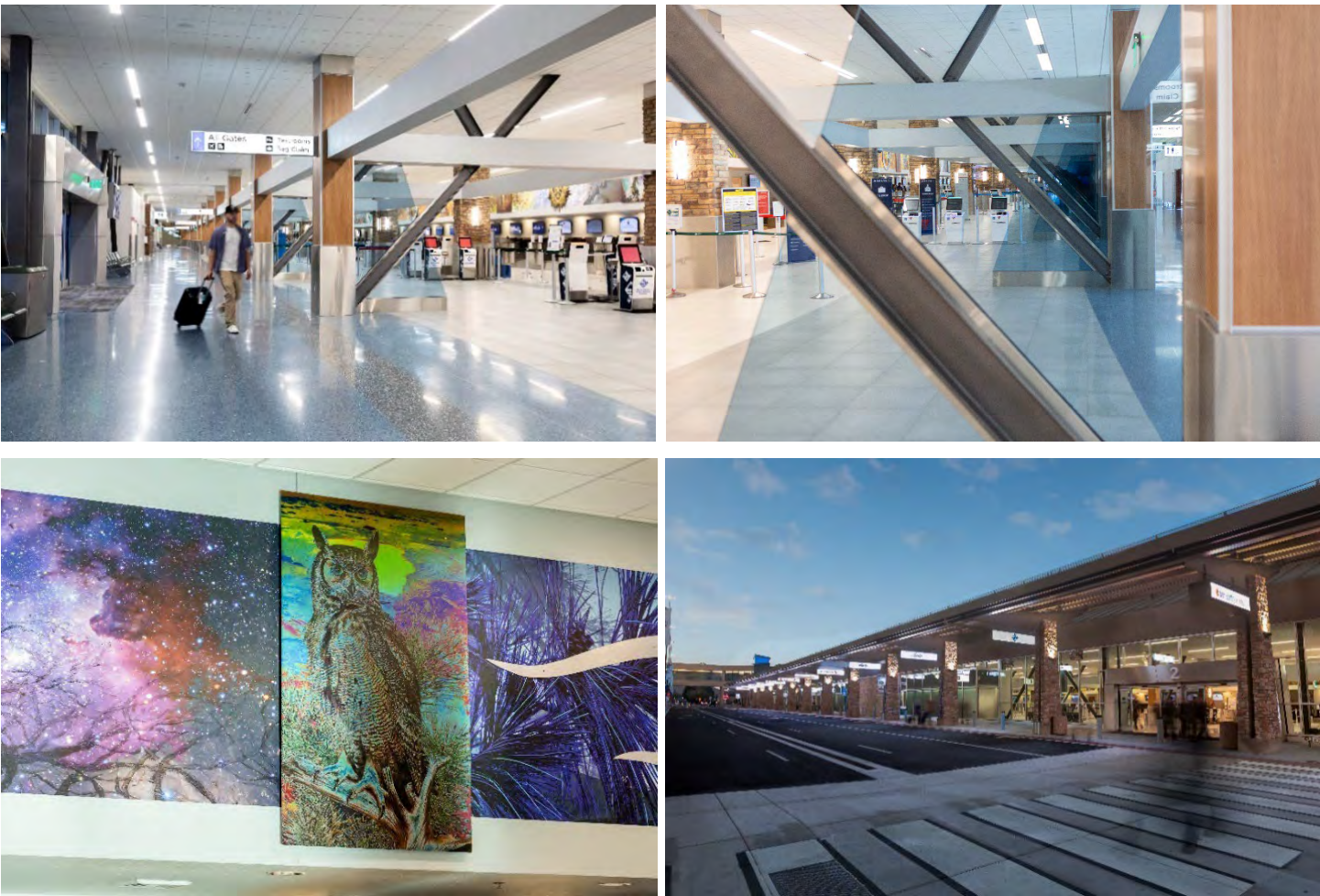
Project was funded in part by the RTAA's Capital Improvement Program (CIP) as well as through federal relief funding, the Coronavirus Aid, Relief, and Economic Security (CARES) Act.

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		Punchlist completed end of December
	Budget	Expended	Status	Remarks
Budget	\$32.9M	\$31.8M		First project of the MoreRNO Program completed on time and under budget. A portion of the project paid by the CARES Act.

Project Pictures



The Loop Road

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

Project Details

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

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 28-29
MoreRNO Dashboard Financials	Pages 30-32
MoreRNO Cashflow Projections	Pages 33-35

** The New GEN A&B Concourse Schedule reflected herein is a contractor draft and has not been baselined. It is provisional and subject to change until GMPs are executed and a formal baseline schedule is reported approximately 6 months in advance and does not capture all current construction dates. The November 2025 schedule is also expected to change over the next month due to permitting and being re-baselined.	Reno-Tahoe International Airport Summary Level Management Schedule As of 24-Oct-25 Page 1 of 2	 Page 28 of 35
--	---	---

** The New GEN A&B Concourse Schedule reflected herein is a contractor draft and has not been baselined. It is provisional and subject to change until GMPs are executed and a formal baseline schedule is reported approximately 6 months in advance and does not capture all current construction dates. The November 2025 schedule is also expected to change over the next month due to permitting and being re-baselined.	Reno-Tahoe International Airport Summary Level Management Schedule As of 24-Oct-25 Page 2 of 2	 Page 29 of 35
--	---	---

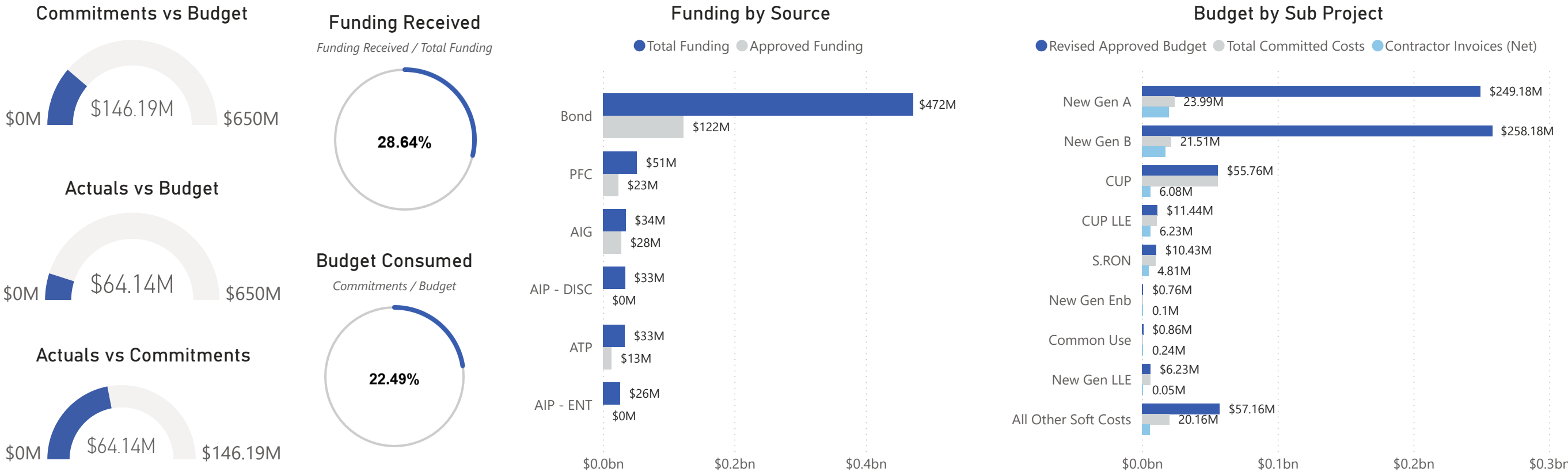


The New Gen Concourse A & B

Data Date - 10.3.25



Revised Approved Budget	Funding Received	Original Commitments	Change Orders	Revised Approved Commitments	Pending COs	Projected Total Commitments	Expended	Budget Remaining
\$650.0M	\$186.2M	\$74.6M	\$71.6M	\$146.2M	\$0.0M	\$150.1M	\$64.1M	\$499.9M



Cost Type	Revised Approved Budget	Original Commitments	Change Orders (Approved)	Revised Approved Commitments	Pendings COs	Projected Total Commitments	Expended	Forecast to Complete	% Committed
01SC	\$138,769,083	\$35,480,021	\$38,781,020	\$74,261,042	\$0	\$78,128,060	\$53,390,018	\$60,641,023	53.51%
A/E	\$46,884,417	\$17,994,409	\$28,890,008	\$46,884,417	\$0	\$46,884,417	\$41,031,344	\$0	100.00%
PMO/SME/All	\$39,168,544	\$11,645,790	\$4,647,140	\$16,292,930	\$0	\$20,159,948	\$9,592,301	\$19,008,596	41.60%
CM	\$15,806,037	\$631,822	\$3,595,415	\$4,227,237	\$0	\$4,227,237	\$403,978	\$11,578,800	26.74%
CA	\$14,401,356	\$0	\$1,598,658	\$1,598,658	\$0	\$1,598,658	\$79,884	\$12,802,698	11.10%
CMAR Pre-Con	\$4,512,800	\$5,208,000	\$49,800	\$5,257,800	\$0	\$5,257,800	\$2,282,512	(\$745,000)	116.51%
OWNCONT	\$17,995,929	\$0	\$0	\$0	\$0	\$0	\$0	\$17,995,929	0.00%
02HC	\$511,230,917	\$39,071,715	\$32,856,323	\$71,928,038	\$0	\$71,928,056	\$10,749,224	\$439,302,861	14.07%
Hard Costs	\$508,620,349	\$39,071,715	\$31,528,431	\$70,600,146	\$0	\$70,600,146	\$10,749,206	\$438,020,203	13.88%
OWNCONT	\$2,610,568	\$0	\$1,327,892	\$1,327,892	\$0	\$1,327,910	\$18	\$1,282,658	50.87%
Total	\$650,000,000	\$74,551,736	\$71,637,343	\$146,189,079	\$0	\$150,056,116	\$64,139,242	\$499,943,884	22.49%



Revised Approved Budget	Original Commitments	Change Orders	Revised Approved Commitments	Pending COs	Projected Total Commitments	Expended	Budget Remaining
\$78.8M	\$8.1M	\$64.1M	\$72.1M	\$0.0M	\$72.7M	\$8.5M	\$6.1M

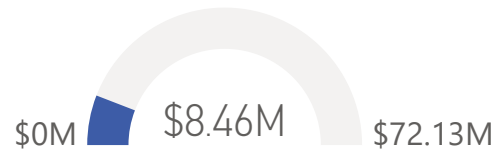
Commitments vs Budget



Actuals vs Budget

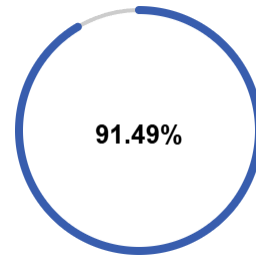


Actuals vs Commitments

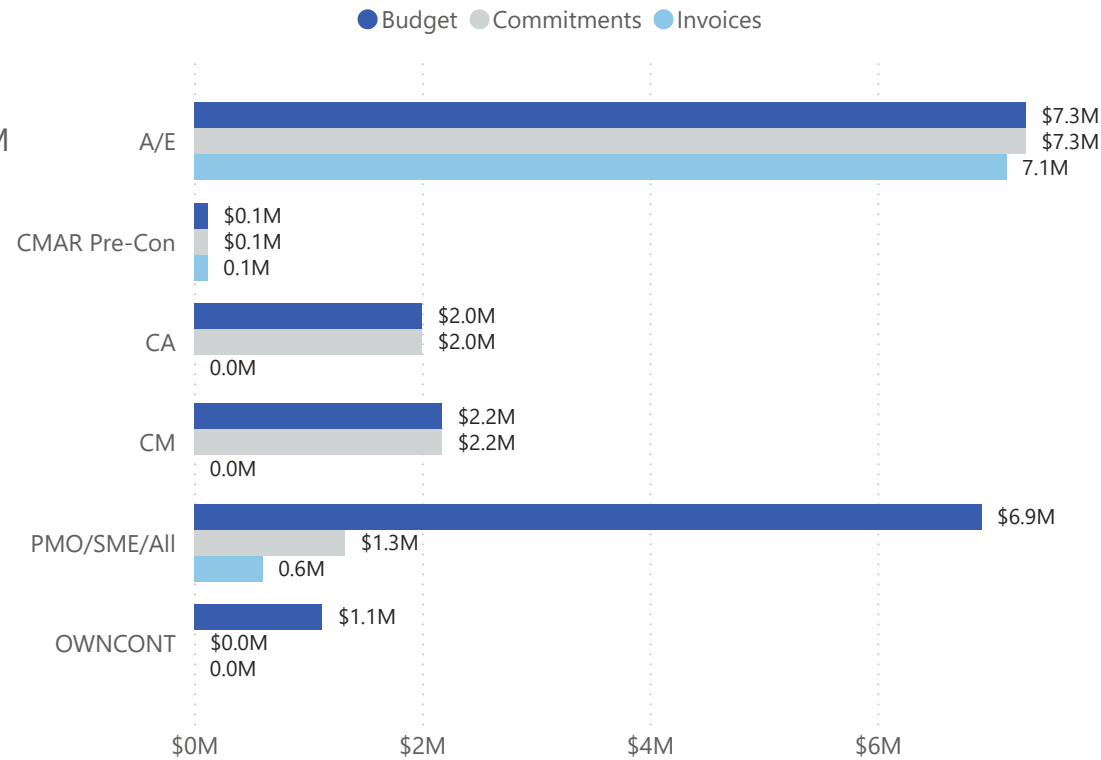


Budget Consumed

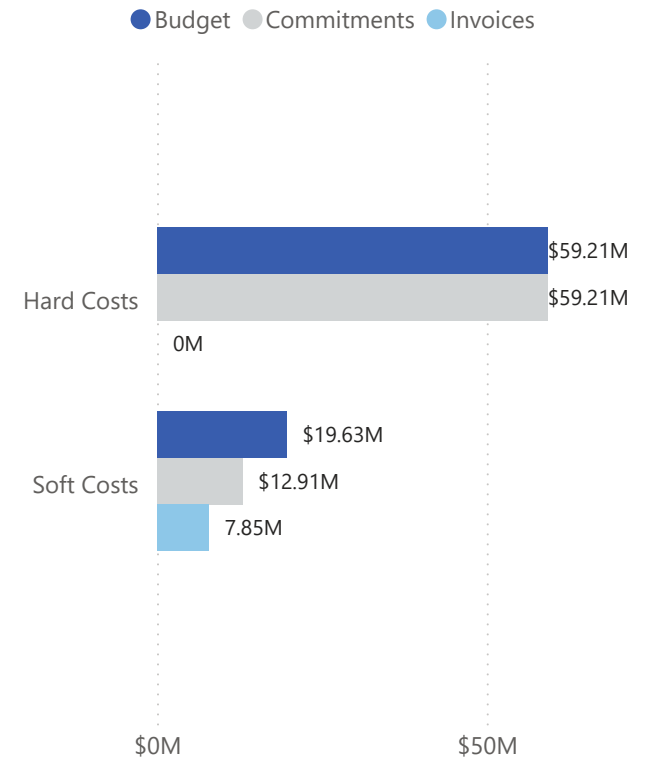
Commitments / Budget



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	\$19,626,954	\$6,711,800	\$6,203,117	\$12,914,917	\$0	\$13,528,284	\$8,464,839	\$6,098,670	65.80%
A/E	\$7,298,150	\$1,784,664	\$5,513,486	\$7,298,150	\$0	\$7,298,150	\$7,131,254	\$0	100.00%
CMAR Pre-Con	\$119,500	\$179,798	(\$60,298)	\$119,500	\$0	\$119,500	\$119,500	\$0	100.00%
CA	\$1,999,061	\$1,999,061	\$0	\$1,999,061	\$0	\$1,999,061	\$0	\$0	100.00%
CM	\$2,175,218	\$2,175,218	\$0	\$2,175,218	\$0	\$2,175,218	\$0	\$0	100.00%
PMO/SME/All	\$6,911,486	\$573,059	\$749,929	\$1,322,988	\$0	\$1,936,355	\$1,214,085	\$4,975,131	19.14%
OWNCONT	\$1,123,539	\$0	\$0	\$0	\$0	\$0	\$0	\$1,123,539	0.00%
02HC	\$59,213,519	\$1,351,269	\$57,862,250	\$59,213,519	\$0	\$59,213,519	\$0	\$0	100.00%
Hard Costs	\$57,409,613	\$1,351,269	\$56,058,344	\$57,409,613	\$0	\$57,409,613	\$0	\$0	100.00%
OWNCONT	\$1,803,906	\$0	\$1,803,906	\$1,803,906	\$0	\$1,803,906	\$0	\$0	100.00%
Total	\$78,840,473	\$8,063,069	\$64,065,367	\$72,128,436	\$0	\$72,741,803	\$8,464,839	\$6,098,670	91.49%



The New Gen Concourse A & B (Hard Cost)

Data Date - 10.3.25



Cost Type	Revised Approved Budget	Original Commitments	Change Orders (Approved)	Revised Approved Commitments	Pendings COs	Projected Total Commitments	Expended	Forecast to Complete	% Committed
02HC	\$511,230,917	\$39,071,715	\$32,856,323	\$71,928,038	\$0	\$71,928,056	\$10,749,224	\$439,302,861	14.07%
NGCOMUSE	\$831,264	\$781,264	\$685	\$781,949	\$0	\$781,949	\$229,463	\$49,315	94.07%
Hard Costs	\$781,949	\$781,264	\$685	\$781,949	\$0	\$781,949	\$229,463	\$0	100.00%
OWNCONT	\$49,315	\$0	\$0	\$0	\$0	\$0	\$0	\$49,315	0.00%
NGCONA	\$213,248,745	\$0	\$0	\$0	\$0	\$0	\$0	\$213,248,745	0.00%
Hard Costs	\$213,248,745	\$0	\$0	\$0	\$0	\$0	\$0	\$213,248,745	0.00%
OWNCONT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
NGCONB	\$224,725,831	\$0	\$0	\$0	\$0	\$0	\$0	\$224,725,831	0.00%
Hard Costs	\$224,725,831	\$0	\$0	\$0	\$0	\$0	\$0	\$224,725,831	0.00%
OWNCONT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
NGCUP	\$45,462,276	\$0	\$45,462,276	\$45,462,276	\$0	\$45,462,276	\$648,265	\$0	100.00%
Hard Costs	\$44,183,759	\$0	\$44,138,132	\$44,138,132	\$0	\$44,138,132	\$648,265	\$45,627	99.90%
OWNCONT	\$1,278,517	\$0	\$1,324,144	\$1,324,144	\$0	\$1,324,144	\$0	(\$45,627)	103.57%
NGCUPLE	\$11,443,533	\$23,571,183	(\$12,627,650)	\$10,943,533	\$0	\$10,943,551	\$6,229,181	\$499,982	95.63%
Hard Costs	\$10,943,533	\$23,571,183	(\$12,627,650)	\$10,943,533	\$0	\$10,943,533	\$6,229,163	\$0	100.00%
OWNCONT	\$500,000	\$0	\$0	\$0	\$0	\$18	\$18	\$499,982	0.00%
NGENB	\$672,868	\$572,868	\$25,503	\$598,371	\$0	\$598,371	\$90,541	\$74,497	88.93%
Hard Costs	\$598,371	\$572,868	\$25,503	\$598,371	\$0	\$598,371	\$90,541	\$0	100.00%
OWNCONT	\$74,497	\$0	\$0	\$0	\$0	\$0	\$0	\$74,497	0.00%
NGLLE	\$6,212,400	\$6,012,400	(\$8,239)	\$6,004,161	\$0	\$6,004,161	\$45,900	\$208,239	96.65%
Hard Costs	\$6,004,161	\$6,012,400	(\$8,239)	\$6,004,161	\$0	\$6,004,161	\$45,900	\$0	100.00%
OWNCONT	\$208,239	\$0	\$0	\$0	\$0	\$0	\$0	\$208,239	0.00%
NGSRON	\$8,634,000	\$8,134,000	\$3,748	\$8,137,748	\$0	\$8,137,748	\$3,505,873	\$496,252	94.25%
Hard Costs	\$8,134,000	\$8,134,000	\$0	\$8,134,000	\$0	\$8,134,000	\$3,505,873	\$0	100.00%
OWNCONT	\$500,000	\$0	\$3,748	\$3,748	\$0	\$3,748	\$0	\$496,252	0.75%
Total	\$511,230,917	\$39,071,715	\$32,856,323	\$71,928,038	\$0	\$71,928,056	\$10,749,224	\$439,302,861	14.07%



CASHFLOW

Data Date - 10.3.25



Previous Invoices (Paid)
\$69,081,059

Submitted Invoices (Not Paid)
\$3,916,318

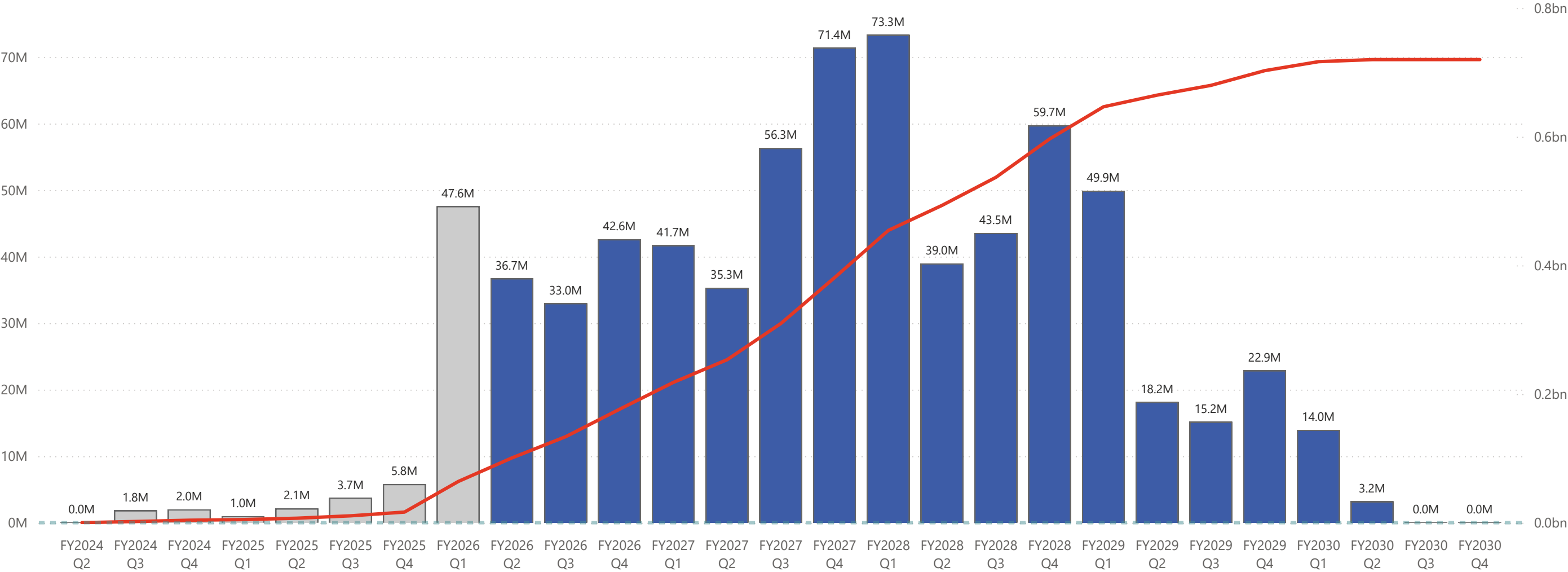
Total Forecast
\$655,843,098

Total Contracts
\$728,840,471

Progress
10%

Fund ID	Fund Name	Sum of Invoiced (Paid)	Sum of Invoices (Not Paid)	Forecast	Sum of Total	Progress
AIG	Airport Infrastructure Grant	\$3,233,667	\$2,346,154	\$28,751,259	\$34,331,080	16.25%
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	\$4,540,406	\$320,152	\$28,139,442	\$32,999,999	14.73%
Bond-AMT	Bond AMT	\$30,930,133	\$1,012,648	\$440,057,221	\$472,000,001	6.77%
Bond-NAMT	NonAMT Bond	\$8,423,439	\$157,326	\$70,259,708	\$78,840,471	10.88%
PFC	Passenger Facility Charges	\$21,953,414	\$80,038	\$29,336,344	\$51,369,796	42.89%
Total		\$69,081,059	\$3,916,318	\$655,843,098	\$728,840,471	10.02%

Forecast by Fiscal Qtr





CASHFLOW (The HQ)

Data Date - 10.3.25



Previous Invoices (Paid)
\$8,423,439

Submitted Invoices (Not Paid)
\$157,326

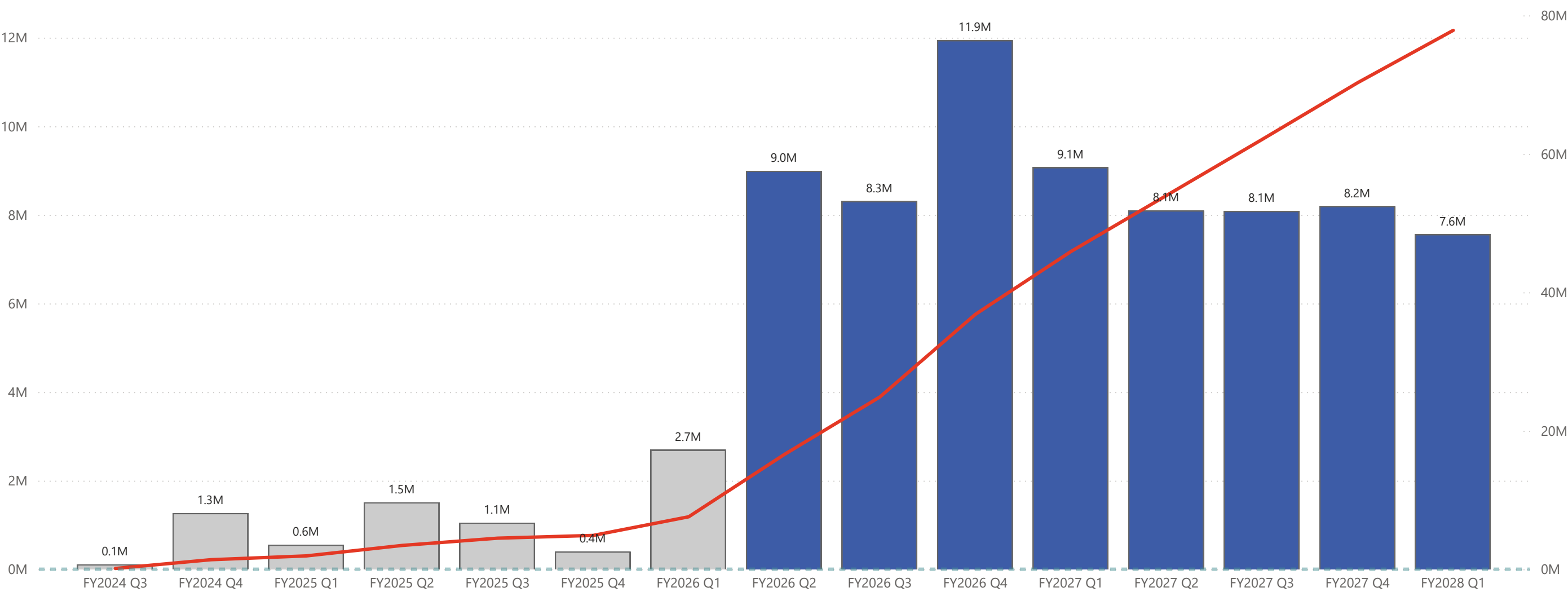
Total Forecast
\$70,259,708

Total Contracts
\$78,840,471

Progress
11%

Fund ID	Fund Name	Sum of Invoiced (Paid)	Sum of Invoices (Not Paid)	Forecast	Sum of Total	Progress
Bond-NAMT	NonAMT Bond	\$8,423,439	\$157,326	\$70,259,708	\$78,840,471	10.88%
Total		\$8,423,439	\$157,326	\$70,259,708	\$78,840,471	10.88%

Forecast by Fiscal Qtr





CASHFLOW (New Gen)

Data Date - 10.3.25



Previous Invoices (Paid)
\$60,657,620

Submitted Invoices (Not Paid)
\$3,758,992

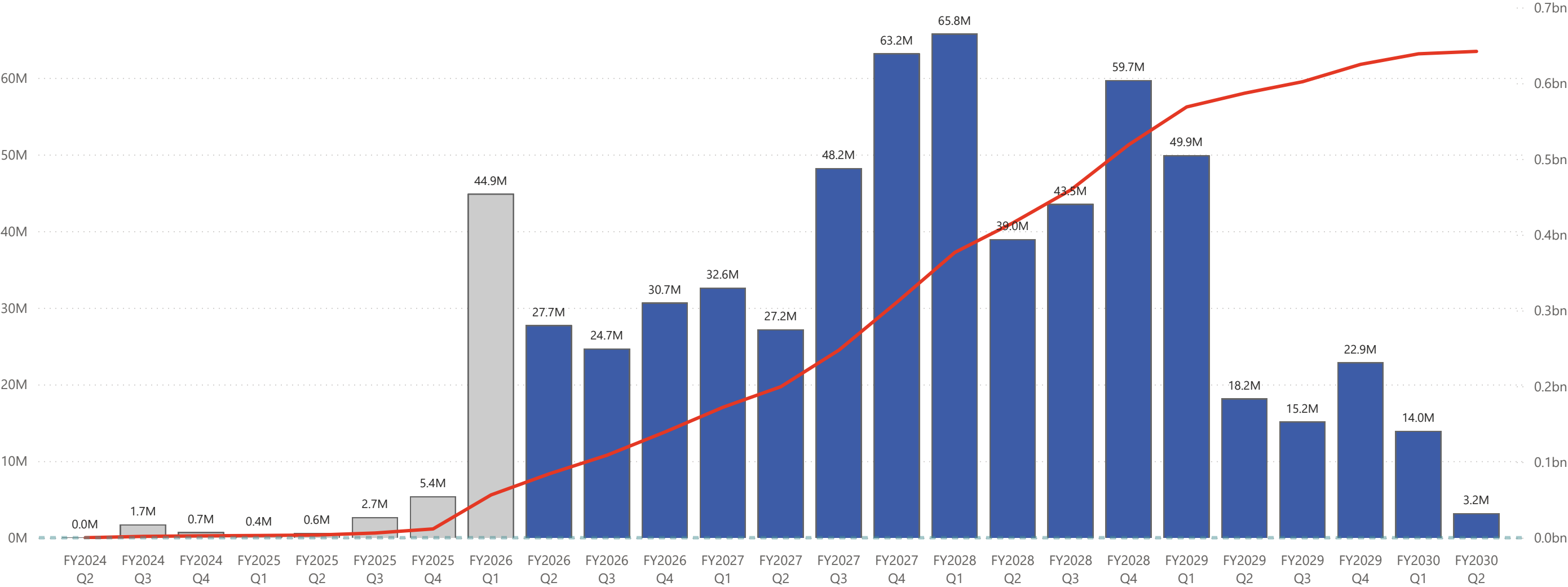
Total Forecast
\$585,583,390

Total Contracts
\$650,000,000

Progress
10%

Fund ID	Fund Name	Sum of Invoiced (Paid)	Sum of Invoices (Not Paid)	Forecast	Total	Progress
AIG	Airport Infrastructure Grant	\$3,233,667	\$2,346,154	\$28,751,259	\$34,331,080	16.25%
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	\$4,540,406	\$320,152	\$28,139,442	\$32,999,999	14.73%
Bond-AMT	Bond AMT	\$30,930,133	\$1,012,648	\$440,057,221	\$472,000,001	6.77%
PFC	Passenger Facility Charges	\$21,953,414	\$80,038	\$29,336,344	\$51,369,796	42.89%
Total		\$60,657,620	\$3,758,992	\$585,583,390	\$650,000,000	9.91%

Forecast by Fiscal Qtr



Planning and Construction Committee Capital Improvement Program Report November 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
Blue Lot Extension Design and Construction
Airfield Signage and Renaming Project
Airside Pavement Maintenance Project 2026
RNO Ticketing Hall Roof Drain Repair
ARFF Roof Replacement Design and Construction
RNO Backflow Prevention Installation Project
RNO Substation 4 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. Project scoping is in process.

Construction Status: Construction has not begun.

Current Status: **Staff conducted internal meetings to evaluate the maintenance and reconstruction recommendations provided by RTAA's pavement management consultant, RDM International. The project recommendations were derived from RDM's most recent pavement evaluations. Staff will finalize the project priorities and will begin the process to select a geotechnical engineering firm and a design firm in November.**

Budget:

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

Schedule:

- | | |
|-------------------------------|----------------------|
| • Consultant Selection | 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 finalized the schedule with the contractor and executed the contract. The contract for construction management and materials testing services with Cummings Group is executed. Work began in late October.**

Budget:

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

Schedule:

- | | |
|--------------------------------|---------------|
| • Construction Start | October 2025 |
| • Final Walk Thru and Closeout | February 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: **There is ongoing coordination with the Washoe County Sheriff's Office to coordinate design and construction of fire system improvements for Hangar 5. Staff met internally to discuss the necessary repairs needed for Hangar 6 and the upcoming expiration for the current tenant lease. Additional funding will be needed to complete the fire system project and will be requested through the mid-year request process.**

Budget:

- | | |
|-----------------------|-----------|
| • Proposed Budget | \$489,500 |
| • Current Expenditure | \$11,880 |

Schedule:

- | | |
|------------------------------|---------------|
| • Design | November 2025 |
| • Project Permitting | December 2025 |
| • Invitation to Bid released | January 2025 |
| • Bid Opening | February 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: **Work continues on Phase 2 of the project. The storm drain replacement work between the T-hangars was completed. Extensive coordination with the Truckee Meadows Water Authority was required to address a conflict with an existing water main and the proposed storm drain. The issue was resolved, which allowed the contractor to continue grading and paving activities. Work has started on the landside parking lot. Staff continue to communicate schedule changes and construction progress with the hangar tenants.**

Budget:

- Proposed Budget: \$9,308,830
- Current Expenditure: **\$3,415,237**

Schedule:

- Phase 2 Complete November 2025
- **Project Closeout December 2025**

Blue Lot Extension 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: The low, responsive bidder is A&K Earthmovers.

Current Status: **Work on the project has started. Demolition and site clearing have been completed and work to grade the site and relocate the munitions storage have started. Staff continue to coordinate with the ANG as the project progresses.**

Budget:

- Proposed Budget **\$2,272,440**
- Current Expenditure **\$136,535**

Schedule:

Construction **Completion December 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: **Engineering staff continue to coordinate with RNO Operations and Air Traffic Control Tower (ACTC) to review the project plans as well as the construction safety phasing plan. The ACTC has tentatively scheduled the safety risk assessment process to take place in January 2026.**

Budget:

- | | |
|-----------------------|------------------|
| • Proposed Budget | \$4,564,800 |
| • Current Expenditure | \$297,142 |

Schedule:

- | | |
|---------------------------------------|--------------|
| • ATCT Safety Risk Assessment Process | January 2026 |
| • 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 conducted internal meetings to evaluate the maintenance and reconstruction recommendations provided by RTAA's pavement management consultant, RDM International. The project recommendations were derived from RDM's most recent pavement evaluations. Staff will finalize the project priorities and will begin the process of selecting a design firm in November.**

Budget:

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

Schedule:

- | | |
|-------------------------------|----------------------|
| • Consultant Selection | November 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 is working to obtain quotes to complete the work from local plumbing contractors.

Budget:

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

Schedule:

- **Construction** **December 2025**
- Project Closeout January 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: **The low, responsive bidder is Western Single Ply.**

Current Status: **The project was advertised and bid for construction. Bids were opened and the lowest responsible and responsive bidder is Western Single Ply. The contract for construction will be routed for review and signatures while staff finalize a construction schedule with the contractor.**

Budget:

- Proposed Budget **\$938,960**
- Current Expenditure **\$17,795**

Schedule:

- Construction Start **November 2025**

RNO Backflow Prevention Installation Project

Project Description: This project will install backflow prevention devices on existing domestic water laterals and fire suppression systems that are currently unprotected. The project is required by the Truckee Meadows Water Authority after an audit of the airport's water service connections. Backflow prevention devices protect the public water system by not allowing harmful waterborne bacteria or other contaminants to flow back into the public water system.

Design status: **Shaw Engineering was selected for the project.**

Construction status: **Construction has not begun.**

Current Status: **Staff walked the project with the design engineer to clarify the scope of work for the project. The design contract is being routed for**

signatures by the RTAA and the engineer. Field work and design work will begin in mid-November.

Budget:

- Proposed Budget \$326,500
- Current Expenditure \$0

Schedule:

- Design November 2025
- Permitting January 2026
- Construction Start March 2026

RNO Electrical Substation Design and Construction

Project Description: **Staff reviewed the final scope of work for the project with PK Electrical. The contract was reviewed and signed by the RTAA and PK Electrical. A project kickoff meeting will be scheduled for November.**

Design status: PK Electrical was selected for the project.

Construction status: Construction has not begun.

Current Status: Staff selected PK Electrical for the project due to their experience working on projects at the airport and their knowledge of the Central Utility Plant (CUP) project. Staff met with PK Electrical and visited each substation site to discuss the scope of the project and the best path forward. PK Electrical is currently creating a scope of work for a feasibility study for the substations.

Budget:

- Proposed Budget \$131,600
- Current Expenditure \$0

Schedule:

- Feasibility Kickoff Meeting November 2025

PLANNING & ENVIRONMENTAL PROJECTS

RENO-STEAD AIRPORT (RTS) PROJECTS

RTS Master Plan and Airport Layout Plan Update

Project Description: This 24-month project includes creating a new RTS Master Plan, updating the Airport Layout Plan, and collecting and submitting AGIS aeronautical survey data. Ardurra Inc. is the prime consultant leading this effort. Ardurra is supported by twelve (12) sub-consultants, including five (5) Nevada-based firms. The project schedule runs from September 2025 to September 2027.

Current Status (Outreach): The RTS Master Plan micro-website is anticipated to be deployed by **November 7, 2025. The draft micro-website is currently under internal review. The website will initially include the following content:**

- **Frequently Asked Questions (FAQs)**
- **Document Library**
- **Comment / Question Form**
- **Project Updates**

Staff is also reviewing the Public Improvement Plan which contains a 24-month overview of the stakeholders, meetings & events, key messages, and tactics for the master plan process. The first Master Plan Working Group (MPWG) meeting has been scheduled for November 13, 2025, and tenant meetings with key airport tenants, airport operators, and the Stead Users Group are scheduled for November 12 – November 14.

Current Status (Master Plan): Three (3) major elements are underway, including the Inventory / Existing Conditions, the Forecast, and the standalone Federal Contract Tower analysis. Work efforts on the Inventory / Existing Conditions are focused on data collection and review with onsite visits scheduled for November. **A formal Federal Contract Tower program application packet has been finalized and will be submitted to the FAA in November for consideration.**

Budget:

- | | |
|-----------------------|-------------|
| • Proposed Budget | \$1,926,752 |
| • Current Expenditure | \$82,264 |

Schedule:

- | | |
|--|-------------------------------|
| • Notice to Proceed | September 2, 2025 |
| • Contract Tower Application | November 2025 |
| • Website Go Live | November 7, 2025 |
| • Tenant Meetings | November 12 – 14, 2025 |
| • MPWG Meeting #1 | November 13, 2025 |
| • ET Visioning Session | November 14, 2025 |
| • Inventory / Existing Conditions Complete | January 2026 |

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 was completed in August 2025 (Phase 2) and migration to the new system is underway (Phase 3).

Budget:

- Proposed Budget (Phases 1-3) \$153,600
- Current Expenditure **\$126,663**

Schedule:

- Enterprise System Implementation **November 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.

Current Status: **Although the next onsite sampling visits were scheduled for no earlier than November, site visits occurred in late October to coincide with early and heavy precipitation events and the initiation of deicing activities.** Draft deliverables have been reviewed and comments provided back to Dowl. Draft deliverables to date include the following: Deliverable #1 Stormwater Sampling Plan & Procedures and Deliverable #2 Gap Analysis of Available Data.

Budget:

- Proposed Budget \$194,000
- Current Expenditure **\$45,198**

Schedule:

- Data Collection & Review July 2025 - September 2025
- Onsite Investigations #1 August 2025
- **Onsite Investigations #2** **October 2025**
- Deliverable #1 November 2025
- Deliverable #2 November 2025
- Additional Stormwater Sampling November 2025 – March 2026

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

Page 1

[https://renoairp.sharepoint.com/sites/RTAAFiles/Engineering/_Board & Committee Meeting Documents/PLANNING & CONSTRUCTION/2025/202511 CIP Schedule.mpp](https://renoairp.sharepoint.com/sites/RTAAFiles/Engineering/_Board%20&%20Committee%20Meeting%20Documents/PLANNING%20&%20CONSTRUCTION/2025/202511%20CIP%20Schedule.mpp)

Administrative Report

Date: November 10, 2025

Subject: Administrative Award of Contracts – Expenditures

BACKGROUND

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

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

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

DISCUSSION

Resolution No. 557 requires that the President/CEO provide the Board of Trustees with a monthly administrative report listing of all agreements and purchase orders more than \$25,000 and approved administratively as a result of this Resolution. Further, all change orders and amendments approved administratively as a result of this Resolution shall also be included in this administrative report regardless of value.

///

Agreements and POs in Excess of \$25,000

Key to abbreviations:

AIP = Airport Improvement Project
CIP = Capital Improvement Program
CFC = Customer Facility Charge

CO = Change Order
NTE = Not to Exceed
PFC = Passenger Facility Charge

PO = Purchase Order
PSA = Professional Service Agreement

Date	Name of Company	Dollar Amount	Description	Funding Source	Department / Division
09/23/25	Valcom	\$249,972.87	Vectra AI IDSA/IPS 3-year contract FY26-FY28 total amount will be split amongst years with FY26 having a higher initial amount \$104,720.87.	FY26 O&M	Technology & Info Systems
09/29/25	Pk Electrical	\$51,000.00	RNO Substation Replacement Feasibility Study	FY26 O&M	Eng & Construction
10/06/25	Fisher & Phillips	\$40,000.00	Chief Neg for Teamsters negotiations	FY26 O&M	People & Culture
10/08/25	Champion Chevrolet	\$123,718.50	Replacement Police Vehicles (2)	FY26 CIP	Airfield Maintenance
10/15/25	CDW	\$50,076.10	CS Renewal 10/15/25-10/16/26	FY26 O&M	Technology & Info Systems
10/15/25	Shaw Engineering	\$31,000.00	Design Services- Backflow Device Installation	FY26 O&M	Eng & Construction
10/23/25	CDW	\$174,086.40	VMWare Server Environment FY26-FY28	FY26 O&M	Technology & Info Systems
10/23/25	VOX	\$34,416.20	Avaya Renewal- Maintenance and Support	FY26 O&M	Technology & Info Systems

Change Orders and Amendments

Date	Name of Company	Dollar Amount	Description	Funding Source	Department / Division
09/19/25	Fennemore Craig	\$15,000.00	C.O. 1 additional dollars to contract. Originally \$15,000, increased to \$30,000.	FY26 O&M	Legal Counsel
10/15/25	SITA	\$21,483.30	C.O. 1 swapping out printer equipment, increase to PO \$243,693.30, original amount was \$212,943.30.	FY26 CIP	Technology & Info Systems