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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

Tuesday, January 6, 2026 | 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](#).

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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 November 10, 2026, Planning & Construction Committee meeting

4. INFORMATION, DISCUSSION AND/OR POSSIBLE ACTION ITEMS

- 4.1 Stead Solvent Site update
Presenter: Todd Welty, Environmental Program Manager

5. ITEMS FOR CONSIDERATION BY THE FULL BOARD ON JANUARY 8, 2026

- 5.1 Board Memo No. 01/2026-01 (*For Possible Action*): Review, discussion and possible authorization for the President/CEO to execute Change Order #2 to the Master Agreement for a Construction Contract for GMP #2 – New Gen A&B at the Reno-Tahoe International Airport, with McCarthy Building Companies, Inc., for the Guaranteed Maximum Price of \$444,337,873, increasing the total Construction Contract amount to \$450,939,737
Presenter: Amanda Twitchell, Senior Project Manager
- 5.2 Board Memo No. 01/2026-02 (*For Possible Action*): Review, discussion and possible authorization for the President/CEO to execute Amendment #7 to the Professional Services Agreement for consultant services for the design of the Reno-Tahoe International Airport New Gen A&B Project with Gensler Architecture, Design & Planning, P.C., in the amount of \$13,972,535, for the New Gen A&B Construction Administration Services, increasing the total contract amount from \$48,483,074.71 to \$62,455,609.71
Presenter: Amanda Twitchell, Senior Project Manager
- 5.3 Board Memo No. 01/2026-03 (*For Possible Action*): Review, discussion and possible authorization for the President/CEO to execute Amendment #4 to the Professional Services Agreement for Construction Management Services for the Reno-Tahoe International Airport New Gen A&B Project with Construction Materials Engineers, Inc. in the amount of \$11,578,218, for the New Gen A&B Project, increasing the total contract amount from \$4,227,237 to \$15,805,455
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 Monday, November 10, 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: Joel Grace
Mike Carrigan
Brian Kulpin
Cortney Young

Members Absent: None

2. PUBLIC COMMENT

There were no comments from the public.

3. APPROVAL OF MINUTES

3.1 October 7, 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 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*)

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

Motion: Recommend that this item be presented to the full Board on November 13, 2025, for consideration and approval of the 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.”*

Moved by: Cortney Young

Seconded: Brian Kulpin

Aye: Trustees Grace, Carrigan, Kulpin, Young

Result: Passed

6. INFORMATIONAL ITEMS

6.1 MoreRNO Executive Summary

Roddy Boggus, MoreRNO Program Manager, 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 9:25 a.m.

Board Memorandum

01/2026-01

Date: January 8, 2026

Subject: Authorization for the President/CEO to execute Change Order #2 to the Master Agreement for a Construction Contract for GMP #2 – New Gen A&B at the Reno-Tahoe International Airport, with McCarthy Building Companies, Inc., for the Guaranteed Maximum Price of \$444,337,873, increasing the total Construction Contract amount to \$450,939,737

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 RTAA Board of Trustees (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. This scope, titled New Gen A&B Phase 0, was bid in September 2025 and authorized by the Board in November 2025.

DISCUSSION

New Gen A&B will replace the two existing concourses with two (2) new concourses. The concourses will each be 570 feet long, approximately 122,000 square feet, and support 12 narrow-body aircraft capable boarding gates. The concourses will provide double the holdroom space, expansive views of the surrounding environment, increased natural light, upgraded amenities and concessions, and a resilient and energy efficient design.

On October 9, 2025, MBC issued an invitation to bid on the scope of work for New Gen A&B to all pre-qualified bidders. Sealed bids were received by MBC on November 12th, 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 New Gen A&B GMP #2, as negotiated and submitted on December 12, 2025, is shown below in Table 1:

Table 1 – New Gen A&B GMP #2 Summary

Description	Cost
General Conditions/General Requirements/Bonds/Insurance	\$58,457,109
Cost of Work/Construction	\$327,532,447
CMAR Contingency/Design Contingency/Escalation	\$18,996,133
CMAR Fee	\$20,778,631
Owner Contingency	\$12,772,874
Owner Fund Allocations	\$3,624,000
Alternate Allowance	\$1,176,678
CMAR Early Delivery Incentive	\$1,000,000
Total GMP	\$444,337,873

FISCAL IMPACT

It is anticipated that the construction of NewGen A&B will be funded by a combination of Bipartisan Infrastructure Law – Airport Terminals Program (ATP) Grants, Airport Improvement Program (AIP) Grants, Passenger Facility Charge fees (PFC), 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	-	\$125,803,922
A/E Design	Gensler, RS&H	\$46,229,381
Pre-Construction Services	Holder Q&D, a Joint Venture	\$2,063,334
Pre-Construction Services	McCarthy	\$2,463,000
Pre-Construction Services	Clark/Sullivan (CUP)	\$49,800
Construction Admin	Gensler	\$16,226,229
Construction Management	Construction Materials Engineering	\$15,805,455
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	\$3,365,350
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.	\$3,881,385
Hard Costs	-	\$524,196,078
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	McCarthy Building Companies, Inc.	\$444,337,873
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 Change Order #2 to the Master Agreement for a Construction Contract for GMP #2 – New Gen A&B at the Reno-Tahoe International Airport, with McCarthy Building Companies, Inc., for the Guaranteed Maximum Price of \$444,337,873, increasing the total Construction Contract amount to \$450,939,737.”

Board Memorandum

01/2026-02

Date: January 8, 2026

Subject: Authorization for the President/CEO to execute Amendment #7 to the Professional Services Agreement for consultant services for the design of the Reno-Tahoe International Airport New Gen A&B Project with Gensler Architecture, Design & Planning, P.C., in the amount of \$13,972,535, for the New Gen A&B Construction Administration Services, increasing the total contract amount from \$48,483,074.71 to \$62,455,609.71

Presenter: Amanda Twitchell, Senior Project Manager – Architect Lead

BACKGROUND

Constructed in 1981, the two existing Terminal Concourses at Reno-Tahoe International Airport (RNO) are undersized, aging, and in need of significant investment. In December of 2020, a Professional Services Agreement (PSA) in the amount of \$2,029,611 for consultant services was executed with Mead & Hunt for the development of the RNO Concourse Redevelopment Detailed Planning Study

In October of 2022, the Reno-Tahoe Airport Authority (RTAA) Board of Trustees approved the Preferred Alternative for the Concourse Redevelopment project, presented as part of the RNO Concourse Redevelopment Detailed Planning Study. This Concourse Redevelopment Planning Study was further developed into a BODR that was completed in early February 2023.

In June of 2023, a PSA was executed with Gensler Architecture, Design & Planning, P.C. (Gensler) in the amount of the \$17,994,409. The scope of work included the following Task Orders:

- Task Order #1 – New Gen A&B – 30% Design
- Task Order #2 – South Remain Overnight (S. RON) - 100% Design
- Task Order #3 – Central Utility Plant (CUP) - 100% Design
- Task Order #4 – Geotech & Survey

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

- Task Order #5 – New Gen A – 100% Design
- Task Order #6 – Miscellaneous Supplemental Services
 - S. RON Glycol/Deicing Storage
 - New Gen A&B NEPA Support Services
 - New Gen A&B New MDF Design
 - New Gen A&B Phasing Analysis

- CUP Geothermal Well Field Complete Analysis and Subsequent Design
- Geotech & Survey Additional Services

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

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

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

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

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

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

In June of 2025, Amendment #5 was authorized in the amount of \$6,100. The scope of work included the following Task Orders:

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

In late June of 2025, at a special Board Meeting, Amendment #6 was authorized in the amount of \$1,449,172.71. The scope of work included the following Task Orders:

- Task Order #15 – Central Utility Plant – CA Services

DISCUSSION

New Gen A&B will replace the two existing concourses with two (2) new concourses. The concourses will each be 570 feet long, approximately 122,000 square feet, and support 12 narrow-body aircraft capable boarding gates. The concourses will provide double the holdroom space, expansive views of the surrounding environment, increased natural light, upgraded amenities and concessions, and a resilient and energy efficient design.

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

- Task Order #19 – New Gen A&B – CA Services

FISCAL IMPACT

The RTAA is authorized to collect \$24,543,200 under PFC Application No. 16. The remaining balance is anticipated to be covered by Bipartisan Infrastructure Law – Airport Terminals Program (ATP) Grants, Passenger Facility Charge fees (PFC), RTAA issued Alternative Minimum Tax (AMT) Bonds. Below is a summary of the contract costs to date and the associated funding sources:

Table 1 – Design/CA Contract Summary

Description	Task Order	Cost	Funding Source
Base Contract	-	\$17,994,409	PFC & AMT Bonds
Amendment #1	-	\$15,973,628	ATP, PFC, & AMT Bonds
Amendment #2	-	\$12,916,380	PFC & AMT Bonds
Amendment #3	-	\$109,660	AMT Bonds
Amendment #4	-	\$33,725	AMT Bonds
Amendment #5	-	\$6,100	AMT Bonds
Amendment #6	-	\$1,449,172.71	AMT Bonds
Amendment #7 – New Gen A&B CA Services	19	*\$14,627,571	AMT Bonds
Total	-	\$62,455,609.71	

* The full request for New Gen A&B CA Services is \$14,627,571, but \$655,036 of the funding for this scope is being reallocated from an Owner Controlled Allowance bucket within the contract. Therefore, the total contract increase is only \$13,972,535.

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

Category	Description	Cost
Soft Costs	-	\$125,803,922
A/E Design	Gensler, RS&H	\$46,229,381
Pre-Construction Services	Holder Q&D, a Joint Venture	\$2,063,334
Pre-Construction Services	McCarthy	\$2,463,000
Pre-Construction Services	Clark/Sullivan (CUP)	\$49,800
Construction Admin	Gensler	**\$16,226,229
Construction Management	Construction Materials Engineering	\$15,805,455
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	\$3,365,350
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.	\$3,881,385
Hard Costs	-	\$524,196,078
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	McCarthy Building Companies, Inc.	\$444,337,873
Total Estimate at Completion	-	\$650,000,000

** The New Gen A&B CA Services request exceeds the total budgeted amount for this line item by \$1,169,836.71. This amount has been transferred from the Owner's Contingency line item to the Construction Admin line item.

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 Amendment #7 to the Professional Services Agreement for consultant services for the design of the Reno-Tahoe International Airport New Gen A&B Project with Gensler Architecture, Design & Planning, P.C., in the amount of \$13,972,535, for the New Gen A&B Construction Administration Services, increasing the total contract amount from \$48,483,074.71 to \$62,455,609.71.”

Board Memorandum

01/2026-03

Date: January 8, 2026

Subject: Authorization for the President/CEO to execute Amendment #4 to the Professional Services Agreement for Construction Management Services for the Reno-Tahoe International Airport New Gen A&B Project with Construction Materials Engineers, Inc. in the amount of \$11,578,218, for the New Gen A&B Project, increasing the total contract amount from \$4,227,237 to \$15,805,455

Presenter: Amanda Twitchell, Senior Project Manager – Architect Lead

BACKGROUND

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

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

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

In June 2025, Amendment #2 was executed with CME in the amount of \$20,500. The scope of work included CM services for the Concourse Common Use Enabling Project.

Later in June 2025, at a special board meeting, Amendment #3 was executed with CME in the amount of \$3,506,740. The scope of work included CM services for the Central Utility Plant (CUP) Project.

DISCUSSION

New Gen A&B will replace the two existing concourses with two (2) new concourses. The concourses will each be 570 feet long, approximately 122,000 square feet, and support 12 narrow-body aircraft capable boarding gates. The concourses will provide double the holdroom space, expansive views of the surrounding environment, increased natural light, upgraded amenities and concessions, and a resilient and energy efficient design.

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

The services and corresponding fee are based on the duration of construction and the scope to provide CM services for the CUP Project. The services consist of owner's representation, construction management, project administration, quality assurance, construction inspection, materials testing, contract administration, tenant coordination, certified payroll and apprenticeship conformance reviews.

FISCAL IMPACT

It is anticipated that the CM Services will be funded by RTAA issued Alternative Minimum Tax (AMT) Bonds. Below is a summary of the contract costs to date and the associated funding sources:

Table 1 – CM Services Contract Summary

Description	Cost	Funding Source
South Remain Overnight (S. RON) CM Services (Base Construction Contract)	\$631,822	AMT Bonds
Enabling and Early Equipment Projects CM Services (Amendment #1)	\$68,175	AMT Bonds
Common Use Enabling Project CM Services (Amendment #2)	\$20,500	AMT Bonds
CUP Project CM Services (Amendment #3)	\$3,506,740	AMT Bonds
New Gen A&B CM Services (Amendment #4)	\$11,578,218	AMT Bonds
Total	\$15,805,455	-

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

Category	Description	Cost
Soft Costs	-	\$125,803,922
A/E Design	Gensler, RS&H	\$46,229,381
Pre-Construction Services	Holder Q&D, a Joint Venture	\$2,063,334
Pre-Construction Services	McCarthy	\$2,463,000

Pre-Construction Services	Clark/Sullivan (CUP)	\$49,800
Construction Admin	Gensler	\$16,226,229
Construction Management	Construction Materials Engineering	*\$15,805,455
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	\$3,365,350
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.	\$3,881,385
Hard Costs	-	\$524,196,078
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
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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	McCarthy Building Companies, Inc.	\$444,337,873
Total Estimate at Completion	-	\$650,000,000

* The New Gen A&B CM Services request is \$582 below the total budgeted amount for this line item. This amount has been transferred from the Construction Management line item to the Owner's Contingency line item.

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 Amendment #4 to the Professional Services Agreement for Construction Management Services for the Reno-Tahoe International Airport New Gen A&B Project with Construction Materials Engineers, Inc. in the amount of \$11,578,218, for the New Gen A&B Project, increasing the total contract amount from \$4,227,237 to \$15,805,455.”



Reno-Tahoe Airport Authority Executive Summary

more
RNO+

TABLE OF CONTENTS

MORERNO PROGRAM OVERVIEW	1
January Overview	2
Key Achievements	2
Major Updates	2
Critical Decisions	3
Urgent Issues & Risks	3
Summary	3
Funding Sources	4
Critical Decisions' Schedule	5
Schedule Planning	6
MoreRNO Program KPIs	6
GTC	7
Project Details	7
KPIs	7
Project Status	8
Financial Summary	8
Construction Progress Pictures	9
THE HQ	10
Project Details	10
Project Status	10
Financial Summary	11
Construction Performance Summary	12
NEW GEN A&B	13
S.RON Description & Details	13
Project Status	13
Financial Summary	14
Construction Performance Summary	15
CUP Description & Details	16
Project Status	16
Financial Summary	17
Construction Performance Summary	18
Enabling Projects' Descriptions & Details	19
Project Status	19

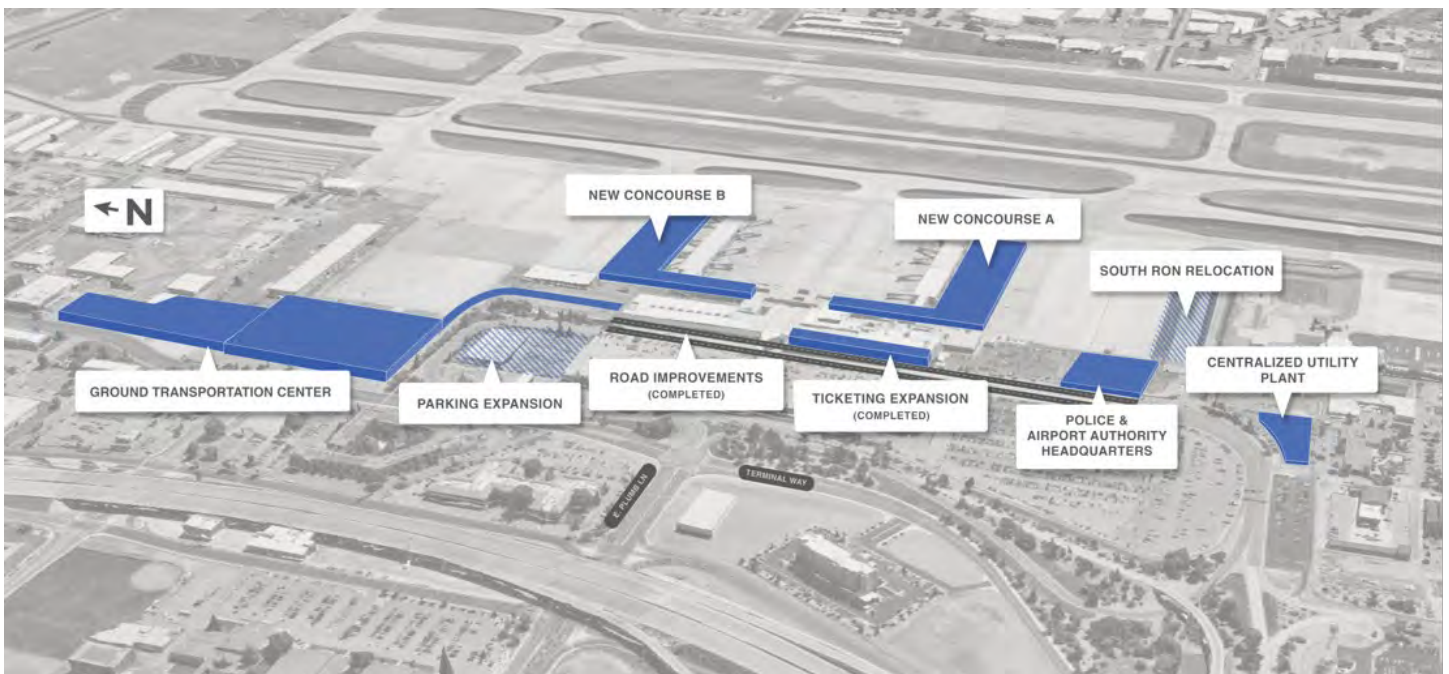
Financial Summary.....	20
Construction Performance Summary	21
New Gen A&B Description & Details	22
Project Status.....	23
Financial Summary.....	24
Construction Performance Summary	24
COMPLETED PROJECTS	25
Ticketing Hall	25
Project Details.....	25
Project Stats	26
Project Pictures.....	26
The Loop Road	27
Project Details.....	27
Stats	27
Project Pictures.....	28
APPENDICES.....	29
MoreRNO Program Schedule	Pages 30-31
MoreRNO Dashboard Financials.....	Pages 32-34
MoreRNO Cashflow Projections	Pages 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, the Loop Road, and enabling projects for the new consolidated rental car facility have been completed. Additionally, the pre-construction process is nearing completion for the new concourses and construction has begun on the CUP, The HQ, and the Consolidated Rental Car Facility.

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.



January Overview

The MoreRNO Program continues to reshape Reno-Tahoe International Airport through a coordinated series of multi-year capital projects designed to improve capacity, upgrade safety systems, and elevate the overall passenger experience. As of January 2026, several major components are already complete, including the Ticketing Hall, Loop Road, South Ron (S.RON), and the enabling work for the Ground Transportation Center (GTC).

Progress remains strong across the broader program. Enabling work is ongoing for the New Generation Concourses A&B, construction is well underway on the Central Utility Plant (CUP) and the Airport Headquarters (HQ) facility. In parallel, Phase 0 (early work) is underway while the Guaranteed Maximum Price (GMP) for New Gen A&B is up for approval at the January Board Meeting.

This month's summary highlights key milestones achieved, important decisions requiring attention, and any emerging risks. Overall, the program continues to move forward with purpose, maintaining momentum toward a more modern, reliable, and passenger-focused Reno-Tahoe International Airport.

Key Achievements

- **Completed Projects:** The Ticketing Hall, Loop Road improvements, and enabling projects for the Ground Transportation Center (GTC) are now fully complete and operational. Collectively, these upgrades deliver a brighter, more accessible, and safer experience for travelers. The Ticketing Hall offers expanded space, upgraded technology, and the airport's first major public art installation, while the Loop Road enhancements improve safety and ADA accessibility. The GTC enabling work establishes the critical groundwork needed to support the future facility and its integration into the airport campus.
- **GTC Progress:** Construction is now underway on the new Ground Transportation Center (GTC)—a \$299 million public-private partnership that will consolidate rental car, taxi, and shuttle operations into a single, efficient facility. Once complete, the GTC will reclaim approximately 600 parking spaces and significantly improve traffic flow and landside efficiency throughout Reno-Tahoe International Airport.
- **The HQ:** The project has received its building permit from the City of Reno and construction is now underway. Utility installation and foundation work have begun on the site, marking a significant milestone in delivering 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) began in August, with the slab and foundation work completed. The final GMP was submitted by McCarthy on December 11th for Concourses A & B. If approved by the board in January, the construction is scheduled to start on February 17th. The Common-Use Gate Modification work, in preparation for the construction of the new concourses, has been completed.

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, with several trending toward earlier completion dates. However, schedules for both the GTC and the New Gen Concourses are subject to change until final baselined schedules are submitted. Coordination across concurrent projects—particularly the HQ and CUP—continues to be a top priority to ensure timely delivery of New Gen A&B.
- **Enabling Projects:** Critical enabling packages supporting the New Gen A&B Concourses—including emergency egress improvements, long-lead electrical equipment procurement, and Concourse Phase 0—are progressing as planned. Notably, the common-use gate modifications were completed prior to Thanksgiving, helping maintain schedule alignment and ensuring operational continuity as major construction advances.

Critical Decisions

- **Upcoming Board Actions:** 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.

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.
- **Federal Funding Status:** The most recent government shutdown has ended, but the FAA remains funded only through a short-term Continuing Resolution (CR) that expires on January 30, 2026. The FAA is operating at FY 2025 funding levels until that date. If Congress does not pass full-year appropriations for the FAA or enact another CR, a lapse in funding could occur. While FAA funds are not formally “held in abeyance,” a significant or extended lapse may cause administrative delays in processing new AIP applications or amendments requiring new obligations. The program team continues to monitor the federal budget process closely and is preparing mitigation measures should delays arise.

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
January 2026 - December 2026

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

Jan-2026 **Concourses A&B**: GMP #2 & Related CA/CM Contracts for Concourse A&B

Mar-2026 **Concourses A&B**: Groundbreaking

Apr-2026 **HQ**: Furniture & AV Procurement approval

Legend
Board Approval
OSC/ESC Approval
Informational Only
NEW ITEM
CHANGE

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			City of Reno permit received late October.
HQ Construction			Construction underway on foundation and utilities.
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			Punch list items are being completed and project is in closeout.
CUP Design			100% complete.
CUP Construction			CUP LLE packages are starting to show early delivery; CUP Construction continues with Slab poured ahead of schedule.
Concourse A&B Design			Submitted for permit from City of Reno; received site permits and Concourse A building permit. Issued for Construction Documents were finalized on 12/18..
Concourse A&B Construction			CMAR's enabling work, "Phase 0" GMP 1 construction underway. New Gen A&B GMP #2 is up for Board Approval at the January Board Meeting

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 9, 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 December 16, 2025.

Project Details

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

KPIs

		KEY PERFORMANCE INDICATORS			Data Date: 12/15/25
PROJECT NAME	STAGE	BUDGET	SCHEDULE	SAFETY	REMARKS
Loop Rd Utility Work	Construction	●	●	●	Schedule update pending
Terminal Way Utility Work	Construction	●	●	●	Schedule update pending
GTC/ConRAC Site Work	Construction	●	●	●	Schedule update pending

Project Status

PROJECT STATUS

- B13 and Taxi Lot punchlist in progress, 1 item remaining
- Textron temp exhaust system expected 12/16/25, permanent exhaust system submitted for permit, on schedule
- Conrac/GTC site work begins
 - Hardscape removal in progress
 - Utility demolition in progress
 - New utility installation in progress

SCHEDULE	START	FINISH	DURATION (CDs)	2024	2025	2026	2027	2028
Project Summary	4/9/24	TBD	TBD					
Taxi Lot (SC)	9/13/24	4/15/25	214					
Building 12 (FC)	7/2/24	6/13/25	346					
Building 13 (SC)	8/5/24	7/24/25	353					
GTC (including demo)	7/24/25	TBD	TBD					
ConRAC (with RAC TIs)	7/24/25	TBD	TBD					
Existing QTA Demo	TBD	TBD	TBD					

3-MONTH LOOK AHEAD	DATE	DEC	JAN	FEB
Loop Rd Phase 2B – Sewer / Storm Start	12/16/25			
Terminal Way Utility Work Start	1/5/25			
Loop Rd Phase 3 – GTC Normal Operations Start	1/6/26			
Garage Work Start	1/20/26			
Foundation Rebar Start	2/2/26			

SAFETY – 30 DAYS PRIOR (10/21/25 data date)	MAN HOURS	REPORTABLE	LOST TIME
Prior Month	5,078	0	0
This Month	5,096	0	0
Cumulative	159,048	2	1

Financial Summary

PROJECT BUDGET	INITIAL BUDGET	APPROVED CHANGES	CURRENT BUDGET	COMPLETED TO DATE	WORK REMAINING
Construction Costs	\$280,546,180	\$534,770	\$281,080,950	\$105,409,034	\$175,671,916
Project Soft Costs	\$18,332,500	\$(534,770)	\$17,797,730	\$2,612,958	\$15,184,772
Total Project Costs	\$298,878,680	-	\$298,878,680	\$108,021,992	\$190,856,544

Construction Progress Pictures



Site Work Begins



**Loop Rd Phase 2B – Storm
and Sewer Work**

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.

Construction activities have commenced. Site preparation has completed and foundation work activities are underway. The building pad, survey, and excavation of the elevator pit is completed with utility work underway. Coordination with concurrent projects, particularly the CUP project, remains a key focus to ensure program alignment and mitigate schedule or operational conflicts.

RTAA selected Reno Business Interiors and Haworth as partners for the HQ furniture needs and is currently working with the design team and police on furniture selections for the police department. RTAA is also out for solicitation for AV solutions for the HQ and should be bringing that contract to the board in the spring of 2026.

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	09/16/25	07/12/27	665				

3-MONTH LOOK AHEAD	Date	Jan	Feb	Mar
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.

The HQ

Commitments vs Budget



Actuals vs Commitments



Funding	Revised Approved Budget	Revised Approved Commitments	Expended	Forecast to Complete
BONDNAMT	\$78,840,473	\$72,319,178	\$8,923,648	\$5,905,283
Total	\$78,840,473	\$72,319,178	\$8,923,648	\$5,905,283

Owner's Contingency	Revised Approved Budget	Revised Approved Commitments	Expended	Forecast to Complete
99CONT	\$1,123,539	\$0	\$0	\$1,123,539
CMAR	\$1,803,906	\$1,803,906	\$0	\$0
Total	\$2,927,445	\$1,803,906	\$0	\$1,123,539

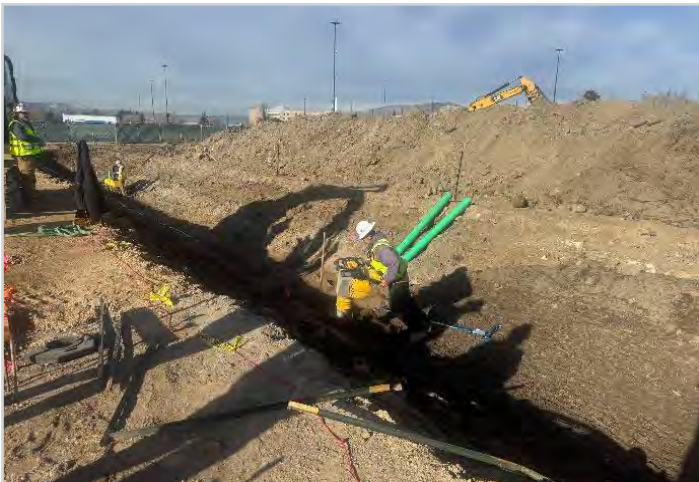
Construction Performance Summary



Setting batterboards for pad



Compacting trench fill for fire line



Compacting trench fill for fire line



Verifying grade for MEP excavation



Batterboard set with string line




Trench backfill being delivered

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	
Completion Date	Nov-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

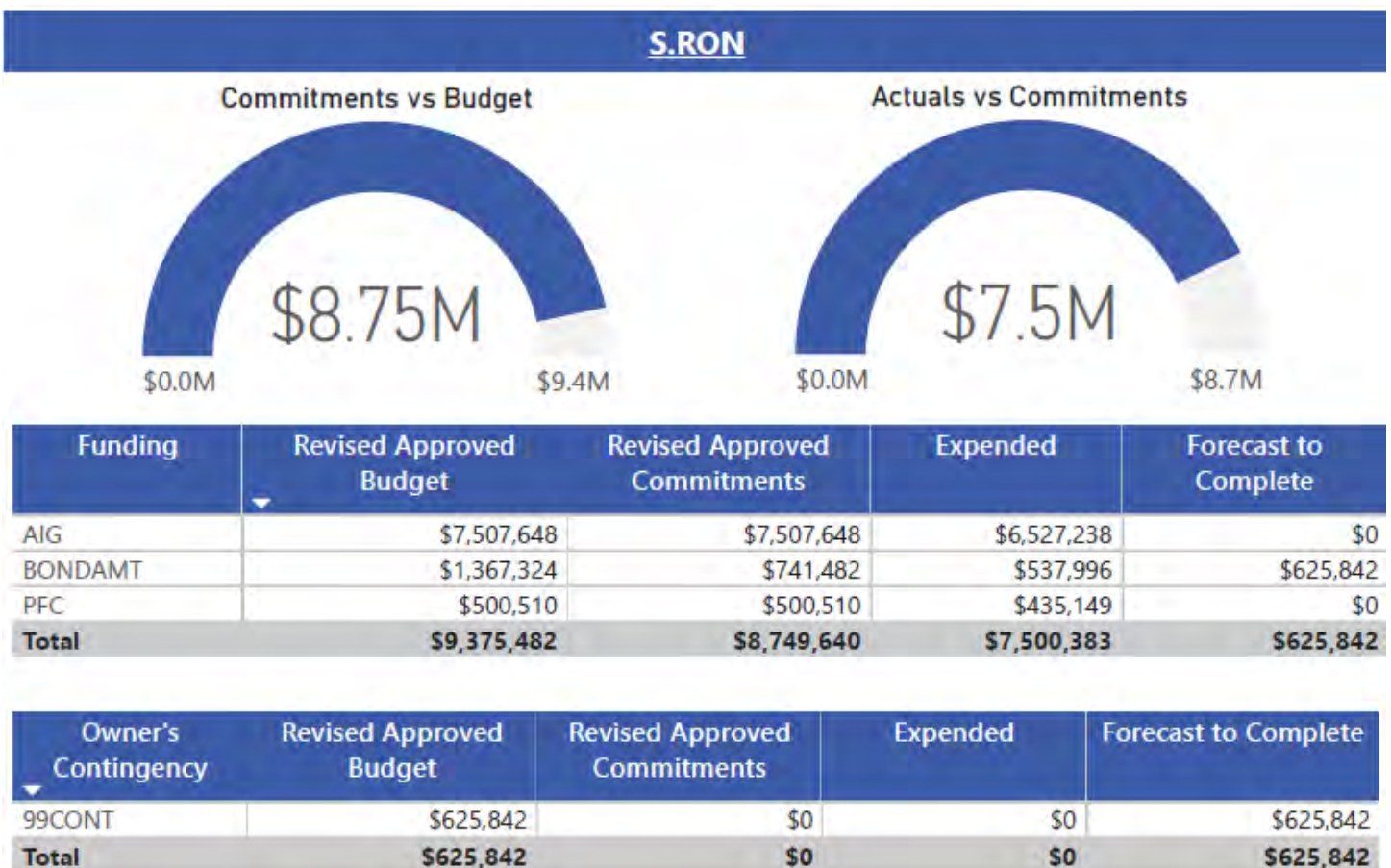
Issued NTP: 05/14/25

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	11/07/25	138			

3-MONTH LOOK AHEAD	Date	Jan	Feb	Mar
Project Close-out				

Financial Summary

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



Construction Performance Summary



S. RON - Completed



S. RON - Completed



Ambulance Road



S. RON and Ambulance Road




S. RON - Completed



S. RON - Completed

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, site demolition, excavating for structural footings, installation of underslab MEP piping, pouring of footings, stemwalls and slab on grade, and insulating stemwalls. Major activities underway include construction of the electrical housekeeping pads, setting the electrical gear, and installation of sanitary sewer. The utility trench excavation that began in Area 6C on September 2nd, adjacent to Gate B2, is now complete. Utility trench construction at Area 3, that extends from just south of Gate B1 to the Gate 170 ambulance road, began on October 27th. The contractor is currently finishing installation of utilities and backfilling the trench. Utility trench construction of Area 7D, located east of the headhouse, began on November 17th. Excavation is complete and installation of utilities is underway. 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, cooling towers, centrifugal chillers and a substation. The only outstanding item is a switchboard expected to arrive in February 2026.

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

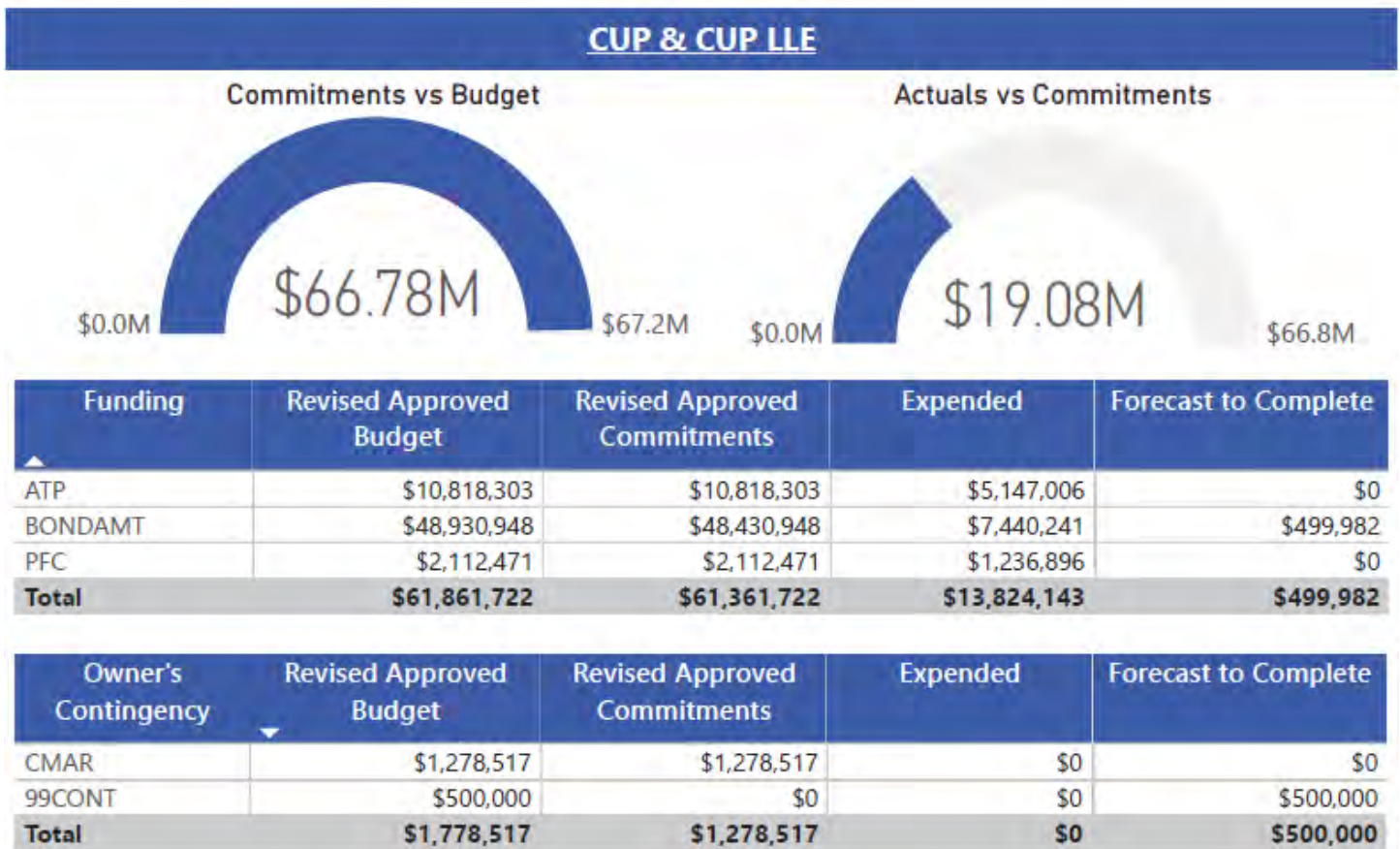
- Assignment - Early Procurement Package for CUP Long Lead Equipment
- CUP Construction -
 - GMP #2 board approval 06/26/25
 - Executed Contract: 07/11/25
 - Issued NTP: 07/16/25

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	07/06/27	702					

3-MONTH LOOK AHEAD	Date	Jan	Feb	Mar
Building Foundation Construction		●		
Steel Erection		●	●	
Exterior Stud Framing			●	●
Site Work		●	●	●
Interior Buildout			●	●
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



Building Slab on Grade Rebar



Building Slab on Grade Rebar



Trench - Area 6C



Trench - Area 3



Trench - Area 7D



Trench - Area 7D

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.

Project Status

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. Construction is complete for the new matrix 3 overhead door, the new Daifuku tenant access door, and the new egress stairs. The demolition of the existing Concourse B southern egress stairs is in progress.

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 ensures 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 were completed between November 3rd and November 21st. The project is substantially complete and in closeout.

PROJECT STATUS

Construction

Concourses Enabling approved 05/22/25

Concourses LLE approved 05/22/25

Common Use Enabling approved 06/12/25

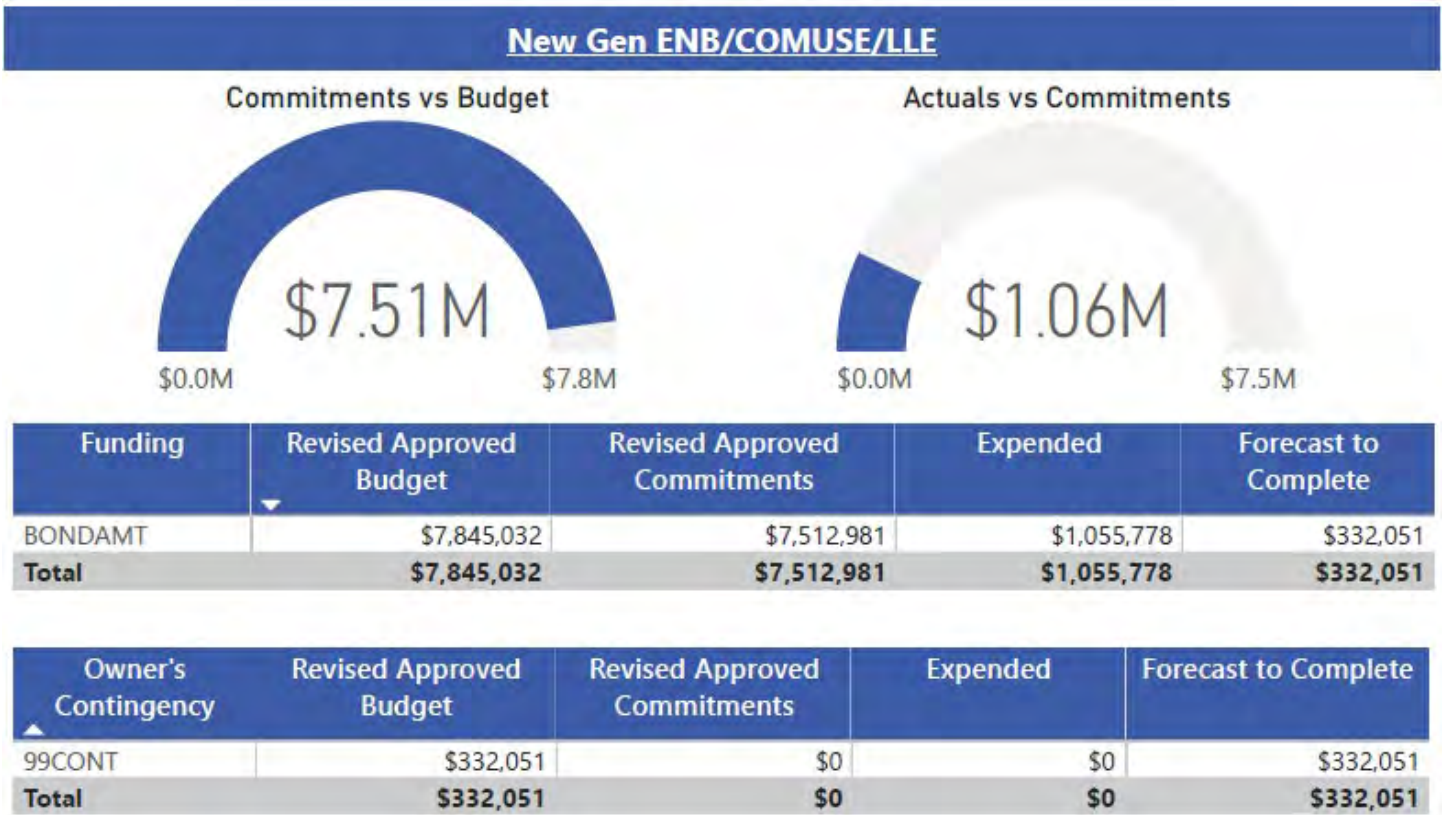
SCHEDULE	Start	Finish	Duration (Days)	2025	2026	2027
Concourses Enabling	07/08/25	01/13/26	190			
Concourses LLE	06/16/25	01/20/27	584			
Common Use	07/11/25	11/21/25	134			

3-MONTH LOOK AHEAD

Date	Jan	Feb	Mar
Concourses Enabling Construction	●		
Concourses Enabling Project Closeout	●	●	●
Common Use Enabling Project Closeout	●	●	

Financial Summary

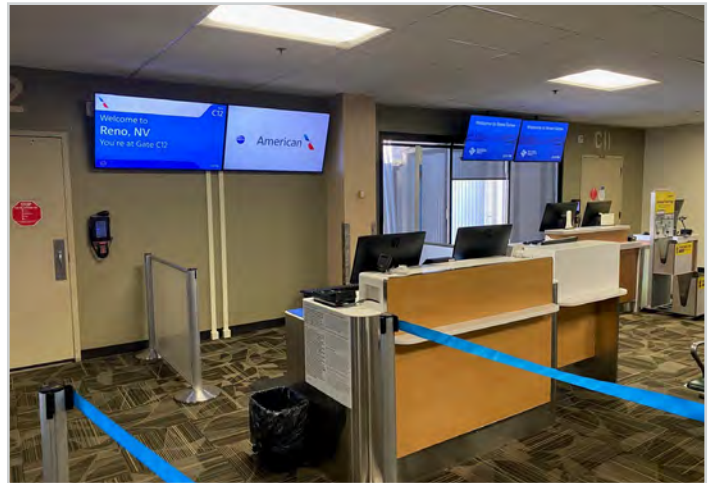
The following summary reflects the Enabling Project’s Construction, Construction Administration, Construction Management and Owner’s Contingency only.



Construction Performance Summary



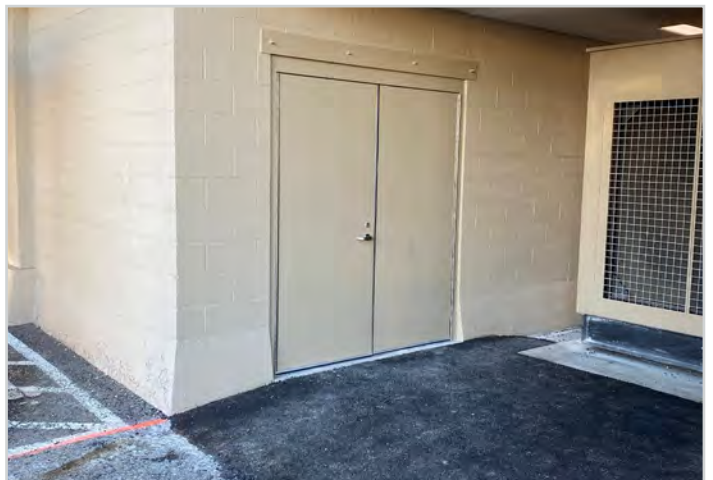
Common Use - C6



Common Use - C12



Enabling - Matrix Door 3



Enabling - Daifuku Door



Enabling - Egress Stair



Enabling - Egress Stair

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

Gensler incorporated City of Reno comments and changes during bidding into the Issued for Construction set and submitted the documents to the RTAA and McCarthy on December 19th.

Phase 0 Guaranteed Maximum Price (GMP) #1 was approved by the Board in November and construction is underway. GMP #2 for the construction of the concourses, New Gen A&B, is being submitted for Board consideration in January. The New Gen A&B was put out to bid on October 9th, and the bid opening occurred on November 12th. A draft GMP was submitted by McCarthy for review on November 26th and the final GMP was submitted on December 11th. If approved, the construction is scheduled to start on February 17th.

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 12/19/25

Construction

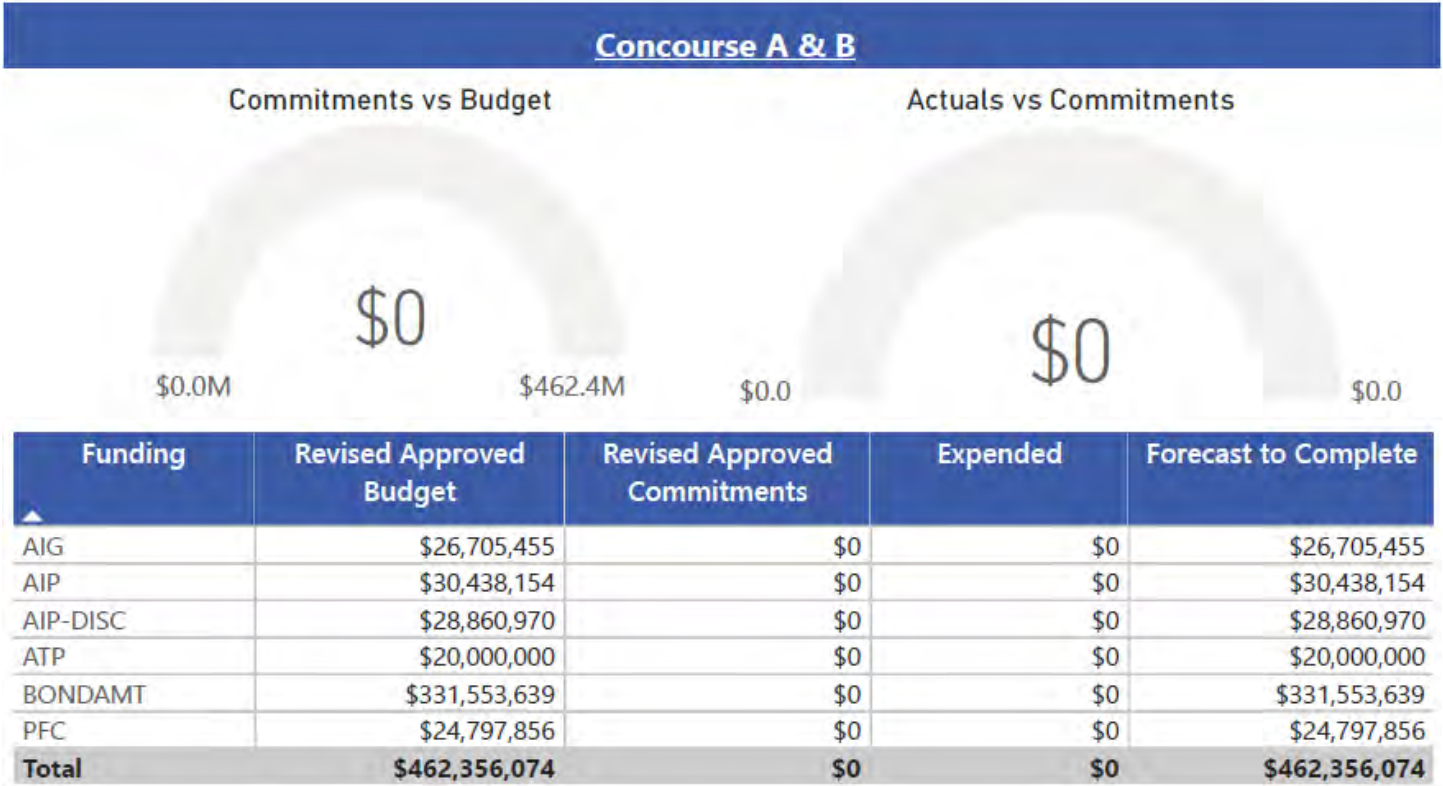
CMAR selection completed; board approval 06/12/25
 Phase 0 (GMP #1) - board approval 11/13/25
 New Gen A&B (GMP #2) & CA/CM Services - Board approval 01/08/25

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	Jan	Feb	Mar
New Gen A&B GMP #2 Board Approval		●	
Phase 0 Construction	●	●	●
New Gen A&B Construction Start	02/17/26	●	●
Phase 1 Construction		●	●

Financial Summary



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

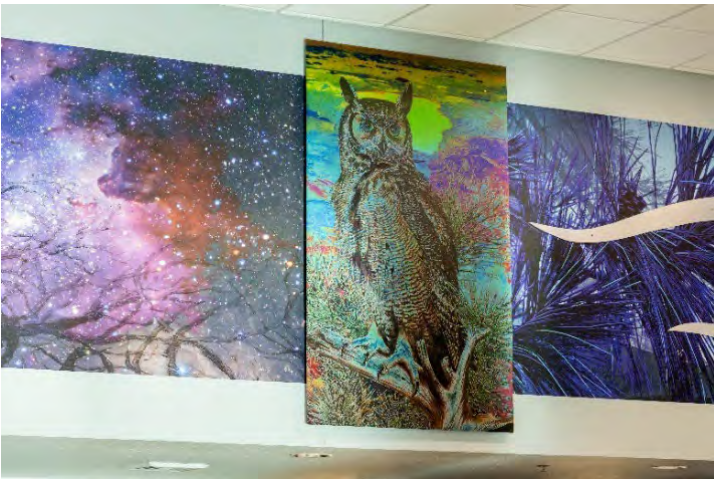
Project was funded in part by the RTAA's Capital Improvement Program (CIP) as well as through federal relief funding, the Coronavirus Aid, Relief, and Economic Security (CARES) Act.

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	<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 30-31
MoreRNO Dashboard Financials	Pages 32-34
MoreRNO Cashflow Projections	Pages 35-37

#	Activity ID	Activity Name	Start	Finish	2025												2026												2027												2028												2029											
					O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	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- December																																																															
2	GTC																																																															
3	Preconstruction																																																															
4	Design & Permitting																																																															
5	Architectural & Civil Permits																																																															
6	PC1010	Permit Package 3 - Site / Civil	06-Dec-24 A	03-Nov-25 .																																																												
7	PC1015	Permit Package 4 - Garage & CSB	06-Dec-24 A	21-Nov-25 .																																																												
8	PC1020	Permit Package 5 - Admin & Maintenance Building	06-Dec-24 A	16-Dec-25																																																												
9	PC1030	Permit Package 6 - Fueling	06-Dec-24 A	24-Dec-25																																																												
10	PC1005	Permit Package -7 -Car Wash	06-Dec-24 A	12-Jan-26*																																																												
11	PC1045	Permit Package - 8 Signage	24-Dec-24 A	27-Jan-26																																																												
12	Construction																																																															
13	Demolition of Existing Buildings																																																															
14	DC1010	Demolition Sector 2 - Mid Jobsite	16-May-25 A	02-Dec-25																																																												
15	DC1005	Demolition Sector 1 - South Jobsite	26-Mar-25 A	22-Dec-25																																																												
16	DC1020	Demolition Sector 3 - North Jobsite - Demo TUG Building	09-May-25 A	20-May-26																																																												
17	New Utilities																																																															
18	CE1310	New Utilities	21-Aug-25 A	19-Oct-26																																																												
19	New Utilities Street Work																																																															
20	A1110	New Utilities - Loop Road	21-Aug-25 A	23-Dec-25																																																												
21	A1100	New Utilities - Terminal Way	03-Nov-25 A	06-Mar-26																																																												
22	ConRAC Construction																																																															
23	GTC1010	Garage Foundation & Slab on Grade	22-Dec-25*	09-Jul-26																																																												
24	GTC1015	Garage Helix Topping Slabs	06-Aug-26*	15-Apr-27																																																												
25	GTC1050	Car Wash / Fuel Area - Sector 3 & 4	02-Jul-26*	13-May-27																																																												
26	GTC1020	Garage Architedural	10-Jul-26*	22-Jul-27																																																												
27	GTC1040	Admin and Maintenance Building	16-Nov-26*	26-Aug-27																																																												
28	GTC1030	CSB- Customer Service Building	16-Sep-26*	10-Sep-27																																																												
29	GTC1060	Final Testing & Inspection	03-Mar-27*	17-Sep-27																																																												
30	Sitework - Roads & Finishes																																																															
31	SW1030	Terminal Way Road Work - Sector 8	26-Jun-26*	16-Nov-26																																																												
32	SW1000	East Roadway & Gate 155	20-Oct-26*	03-May-27																																																												
33	SW1010	North Roadway	27-Jan-27*	19-May-27																																																												
34	SW1020	West Site Work	08-Apr-27*	27-Aug-27																																																												
35	Construction Phase 4 - Permanent Pedestrian Walkway																																																															
36	CPH41000	Permanent Pedestrian Walkway	31-Mar-27*	26-Apr-28																																																												
37	Demolition, Utilities & Loop Road																																																															
38	DML1000	Demolition, Utilities & Loop Road	04-Feb-28*	30-Jun-28																																																												
39	Post ConRAC																																																															
40	A1280	Construction Phase "5" - Existing QTA Demolition / CSB Counters	01-Nov-27*	12-Sep-28																																																												
41	RTAA HQ																																																															
42	RTAA1010	Long-Lead Procurement	17-Jan-25 A	16-Nov-26																																																												
43	Construction																																																															
44	RTAA1025	Site Prep	16-Sep-25 A	02-Dec-25																																																												
45	RTAA1030	Foundation	06-Nov-25 A	11-Mar-26																																																												
46	RTAA1058	Utility Crossings / Long Term Parking	12-Jan-26*	11-May-26																																																												
47	RTAA1040	Structure	12-Mar-26*	07-Aug-26																																																												
48	RTAA1050	Rough-Ins	30-Apr-26*	21-Aug-26																																																												
49	RTAA1070	Elevators	24-Dec-25*	10-Sep-26																																																												
50	RTAA1055	Finishes	12-Jun-26*	07-Jan-27																																																												
51	RTAA1100	Sitework / Landscaping	27-Aug-26*	04-Feb-27																																																												
52	RTAA1060	CUP Utility Tie-Ins	27-May-26*	08-Jan-27																																																												
53	RTAA1110	Commissioning / Closeout	11-Jan-27*	08-Jul-27																																																												

*** 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 one month in arrears and does not capture all current construction dates. The GTC 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 18-Dec-25



#	Activity ID	Activity Name	Start	Finish	2025												2026												2027												2028												2029											
					O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	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
54	CUP																																																															
55	Long Lead Procurement																																																															
56	Construction																																																															
57	Cup to Concourse Utility Corridor																																																															
58	CUP1105	Area 6C	02-Sep-25 A	22-Dec-25																																																												
59	CUP1110	Area 7D	12-Jan-26 A	19-Jan-26																																																												
60	CUP1140	Area 3	29-Sep-25 A	26-Jan-26																																																												
61	CUP1150	Area 6B	20-Jan-26*	25-Feb-26																																																												
62	CUP1120	Area 7E	27-Jan-26*	25-Mar-26																																																												
63	CUP1170	New Energy Duct Banks	13-Jan-26*	04-May-26																																																												
64	CUP1130	Area 2	26-Mar-26*	25-Jun-26																																																												
65	CUP1160	Area 1	26-Jun-26*	14-Aug-26																																																												
66	Building Construction																																																															
67	CUP1060	Building Envelope	04-Aug-25 A	22-Jun-26																																																												
68	CUP1065	Site Work	22-Dec-25*	29-Jul-26																																																												
69	CUP1070	Interior Buildout	24-Feb-26*	07-May-27																																																												
70	CUP1090	RTAA Central Utility Plant Complete		06-Jul-27*																																																												
71	Concourse A & B																																																															
72	Phase 0 (GMP #1)- By Others																																																															
73	A1170	Phase 0 (GMP #1)	08-Dec-25*	12-Aug-27																																																												
74	RTAA New Gen Concourse A - GMP #2																																																															
75	PCAB1030	Site- New Gen Concourse A - GMP #2	08-Dec-25*	08-Feb-26																																																												
76	PCAB1040	Substructure - New Gen Concourse A - GMP #2	07-May-26*	07-Dec-26																																																												
77	PCAB1050	Superstructure - New Gen Concourse A - GMP #2	09-Jul-26*	15-Jan-27																																																												
78	PCAB1070	Production Rough-in / Framing - Apron Level - GMP #2	22-Dec-26*	26-Mar-27																																																												
79	PCAB1090	Production Rough-in- New Gen Concourse A - GMP #2 - Concourse	05-Nov-26*	16-Apr-27																																																												
80	PCAB1110	Interior Buildout - New Gen Concourse A - GMP #2 - Vertical Shafts	18-Aug-26*	27-May-27																																																												
81	PCAB1060	Exterior Enclosure-New Gen Concourse A - GMP #2	14-May-26*	07-Jul-27																																																												
82	PCAB1080	Interior Buildout - New Gen Concourse A - Apron Level - GMP #2	23-Feb-27*	18-Aug-27																																																												
83	PCAB1100	Interior Buildout - New Gen Concourse A - GMP #2 - Concourse Level	30-Jul-26*	01-Nov-27																																																												
84	PCAB1130	Demolition Existing Concourse B -New Gen Concourse A GMP #2	23-May-28*	10-Jul-28																																																												
85	PCAB1140	Ramp Services / Civil /Site Finishes (Phases 5 & 6) New Gen Concourse A GMP #2 -	10-Aug-27*	23-Jan-29																																																												
86	PCAB1120	Start-up & Testing/ CX - New Gen Concourse A - GMP #2	25-May-27*	30-Jan-29																																																												
87	RTAA New Gen Concourse B - GMP #2																																																															
88	A1180	Make Ready	04-Jan-27*	29-Jan-27																																																												
89	A1200	Substructure	19-Apr-27*	06-Jan-28																																																												
90	A1210	Superstructure	09-Jul-27*	20-Jan-28																																																												
91	A1220	Envelope	15-Oct-27*	18-May-28																																																												
92	A1190	Civil	25-Jan-27*	24-Jul-28																																																												
93	A1230	Buildout	01-Dec-27*	17-Oct-28																																																												
94	A1240	Site Finishes	25-Jul-28*	24-Oct-28																																																												
95	A1250	Testing & Commissioning	10-Aug-28*	21-Nov-28																																																												
96	A1260	Demolition / Remaining Sie Finishes	22-Nov-28*	28-Jun-29																																																												
97	A1270	Substantial Completion	25-Jul-29*	25-Jul-29																																																												
98	RTAA Concourse Development - New GEN Enabling																																																															
99	A1300	West Stair Construction	08-Dec-25 A	23-Dec-25																																																												
100	A1320	Existing Stairs Demolition	15-Dec-25*	15-Jan-26																																																												
101	A1330	Close Out	16-Jan-26*	02-Feb-26																																																												

*** 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 one month in arrears and does not capture all current construction dates. The GTC Schedule is also expected to change over the next month due to permitting and being re-baselined.*

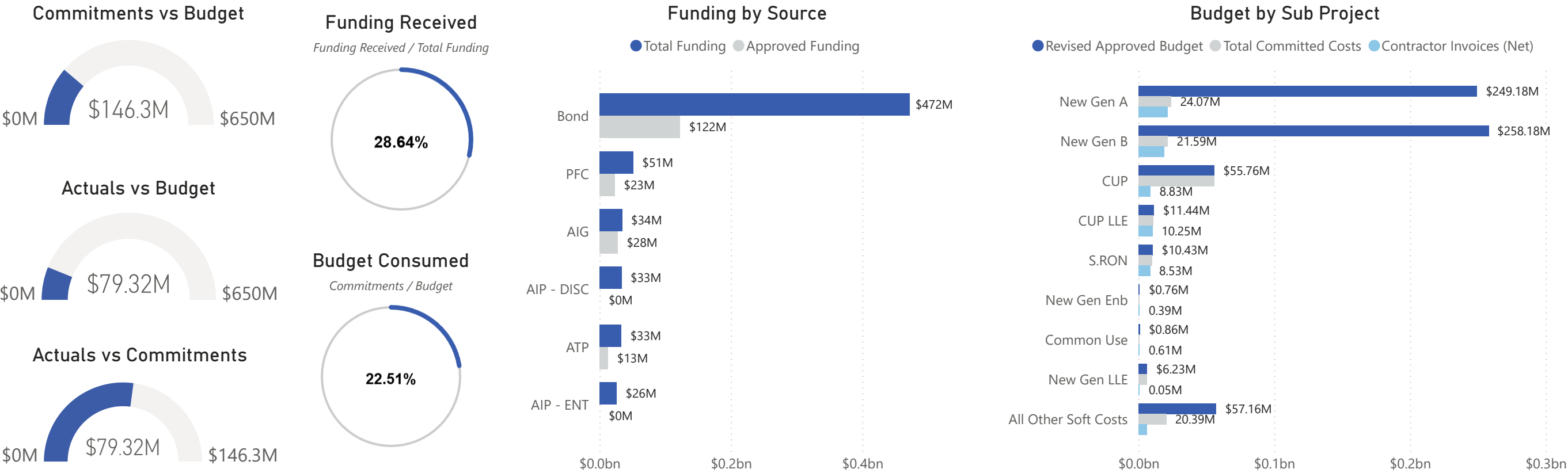


The New Gen Concourse A & B

Data Date - 11.26.25



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	\$71.7M	\$146.3M	\$0.0M	\$150.2M	\$79.3M	\$499.8M

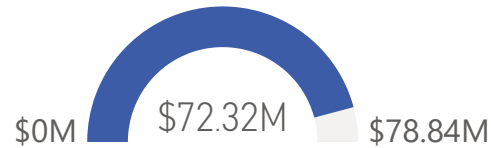


Cost Type	Revised Approved Budget	Original Commitments	Change Orders (Approved)	Revised Approved Commitments	Pendings COs	Projected Total Commitments	Expended	Forecast to Complete	% Committed
01SC	\$138,769,083	\$35,566,160	\$38,931,020	\$74,497,180	\$0	\$78,354,810	\$58,129,474	\$60,414,273	53.68%
A/E	\$46,884,417	\$17,994,409	\$28,890,008	\$46,884,417	\$0	\$46,884,417	\$43,305,450	\$0	100.00%
PMO/SME/All	\$39,168,544	\$11,731,929	\$4,797,140	\$16,529,069	\$0	\$20,386,698	\$10,195,032	\$18,781,846	42.20%
CM	\$15,806,037	\$631,822	\$3,595,415	\$4,227,237	\$0	\$4,227,237	\$894,695	\$11,578,800	26.74%
CA	\$14,401,356	\$0	\$1,598,658	\$1,598,658	\$0	\$1,598,658	\$291,378	\$12,802,698	11.10%
CMAR Pre-Con	\$4,512,800	\$5,208,000	\$49,800	\$5,257,800	\$0	\$5,257,800	\$3,442,919	(\$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	\$32,726,732	\$71,798,447	\$0	\$71,798,465	\$21,194,230	\$439,432,451	14.04%
Hard Costs	\$508,494,506	\$39,071,715	\$31,448,215	\$70,519,930	\$0	\$70,519,948	\$21,194,230	\$437,974,558	13.87%
OWNCONT	\$2,736,410	\$0	\$1,278,517	\$1,278,517	\$0	\$1,278,517	\$0	\$1,457,893	46.72%
Total	\$650,000,000	\$74,637,875	\$71,657,753	\$146,295,628	\$0	\$150,153,276	\$79,323,704	\$499,846,724	22.51%



Revised Approved Budget	Original Commitments	Change Orders	Revised Approved Commitments	Pending COs	Projected Total Commitments	Expended	Budget Remaining
\$78.8M	\$8.3M	\$64.1M	\$72.3M	\$0.0M	\$72.9M	\$8.9M	\$5.9M

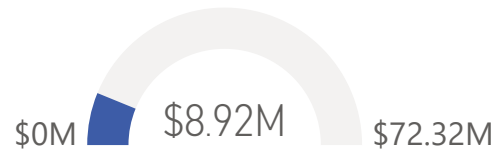
Commitments vs Budget



Actuals vs Budget

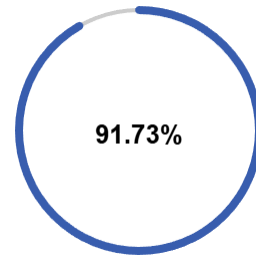


Actuals vs Commitments

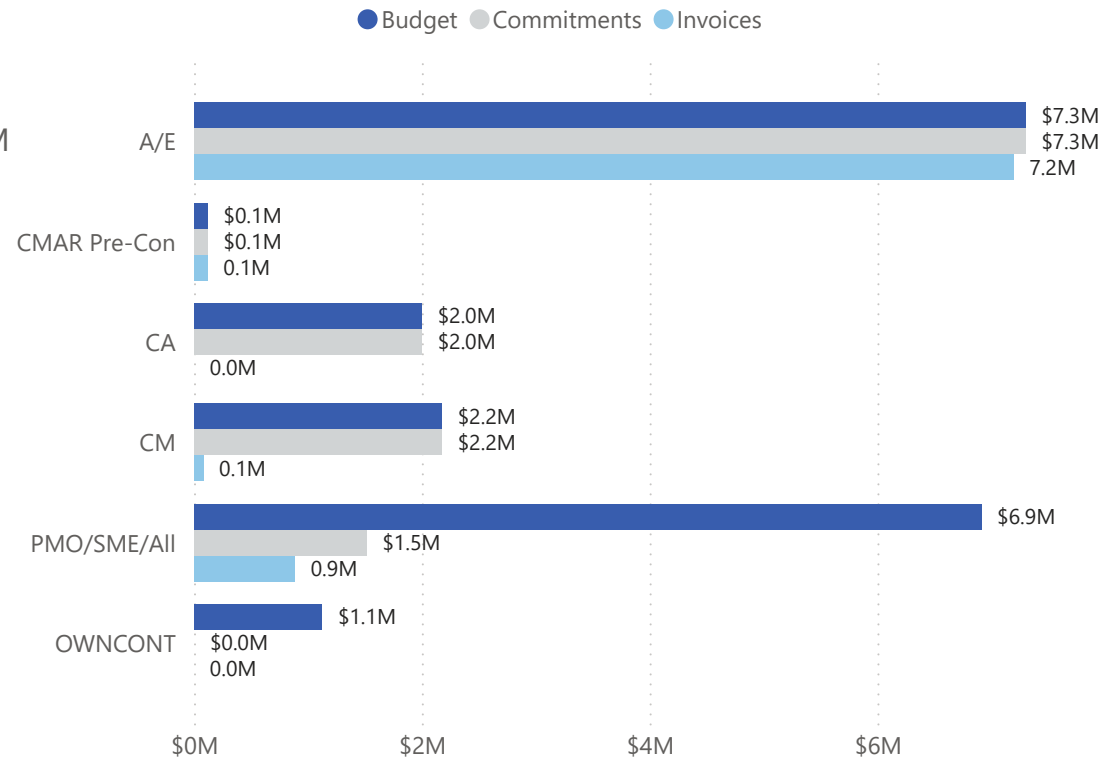


Budget Consumed

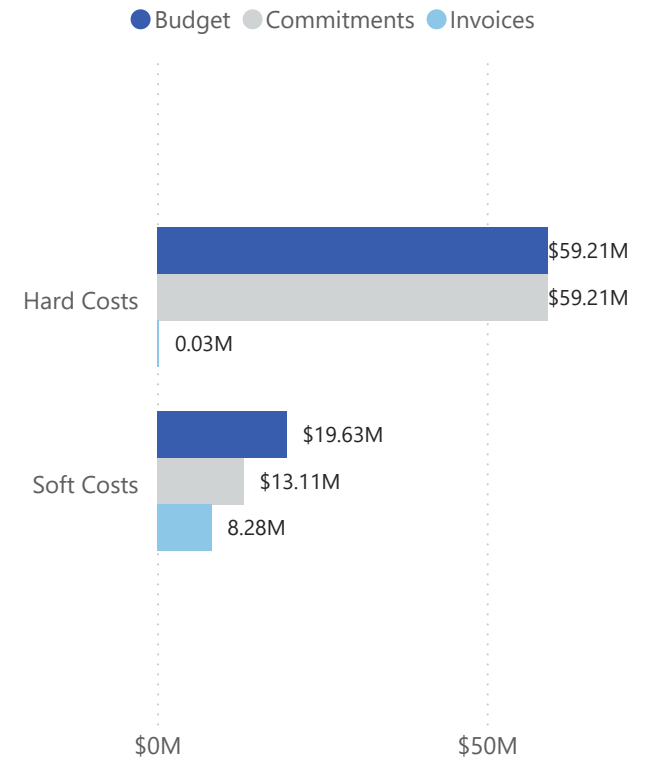
Commitments / Budget



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	\$6,902,542	\$6,203,117	\$13,105,659	\$0	\$13,721,671	\$8,895,965	\$5,905,283	66.77%
A/E	\$7,298,150	\$1,784,664	\$5,513,486	\$7,298,150	\$0	\$7,298,150	\$7,194,210	\$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	\$81,424	\$0	100.00%
PMO/SME/All	\$6,911,486	\$763,801	\$749,929	\$1,513,730	\$0	\$2,129,742	\$1,500,832	\$4,781,744	21.90%
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	\$27,683	\$0	100.00%
Hard Costs	\$57,409,613	\$1,351,269	\$56,058,344	\$57,409,613	\$0	\$57,409,613	\$27,683	\$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	\$8,253,811	\$64,065,367	\$72,319,178	\$0	\$72,935,190	\$8,923,648	\$5,905,283	91.73%



The New Gen Concourse A & B (Hard Cost)

Data Date - 11.26.25



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	\$32,726,732	\$71,798,447	\$0	\$71,798,465	\$21,194,230	\$439,432,451	14.04%
NGCOMUSE	\$831,264	\$781,264	\$685	\$781,949	\$0	\$781,949	\$585,036	\$49,315	94.07%
Hard Costs	\$781,949	\$781,264	\$685	\$781,949	\$0	\$781,949	\$585,036	\$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	\$2,981,118	\$0	100.00%
Hard Costs	\$44,183,759	\$0	\$44,183,759	\$44,183,759	\$0	\$44,183,759	\$2,981,118	\$0	100.00%
OWNCONT	\$1,278,517	\$0	\$1,278,517	\$1,278,517	\$0	\$1,278,517	\$0	\$0	100.00%
NGCUPLE	\$11,443,533	\$23,571,183	(\$12,627,650)	\$10,943,533	\$0	\$10,943,551	\$10,252,951	\$499,982	95.63%
Hard Costs	\$10,943,533	\$23,571,183	(\$12,627,650)	\$10,943,533	\$0	\$10,943,551	\$10,252,951	(\$18)	100.00%
OWNCONT	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	0.00%
NGENB	\$672,868	\$572,868	\$25,503	\$598,371	\$0	\$598,371	\$366,838	\$74,497	88.93%
Hard Costs	\$598,371	\$572,868	\$25,503	\$598,371	\$0	\$598,371	\$366,838	\$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	(\$125,842)	\$8,008,158	\$0	\$8,008,158	\$6,962,387	\$625,842	92.75%
Hard Costs	\$8,008,158	\$8,134,000	(\$125,842)	\$8,008,158	\$0	\$8,008,158	\$6,962,387	\$0	100.00%
OWNCONT	\$625,842	\$0	\$0	\$0	\$0	\$0	\$0	\$625,842	0.00%
Total	\$511,230,917	\$39,071,715	\$32,726,732	\$71,798,447	\$0	\$71,798,465	\$21,194,230	\$439,432,451	14.04%



CASHFLOW

Data Date - 11.26.25



Previous Invoices (Paid)
\$78,907,149

Submitted Invoices (Not Paid)
\$8,180,420

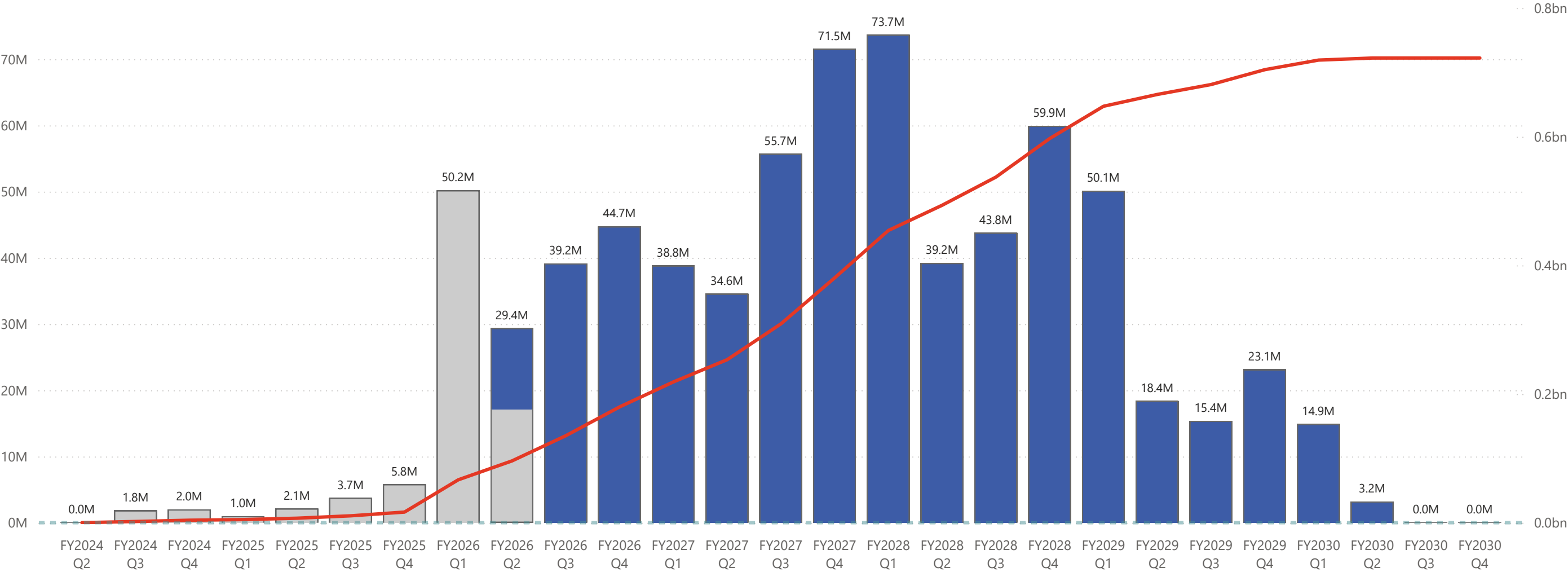
Total Forecast
\$641,752,905

Total Contracts
\$728,840,473

Progress
12%

Fund ID	Fund Name	Sum of Invoiced (Paid)	Sum of Invoices (Not Paid)	Forecast	Sum of Total	Progress
AIG	Airport Infrastructure Grant	\$6,662,031	\$0	\$27,551,072	\$34,213,103	19.47%
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	\$6,198,665	\$1,087,283	\$25,714,052	\$33,000,000	22.08%
Bond-AMT	Bond AMT	\$34,986,449	\$4,508,713	\$432,038,575	\$471,533,736	8.38%
Bond-NAMT	NonAMT Bond	\$8,725,386	\$1,142,778	\$68,972,309	\$78,840,473	12.52%
PFC	Passenger Facility Charges	\$22,334,618	\$1,441,646	\$28,177,773	\$51,954,037	45.76%
Total		\$78,907,149	\$8,180,420	\$641,752,905	\$728,840,473	11.95%

Forecast by Fiscal Qtr





CASHFLOW (The HQ)

Data Date - 11.26.25



Previous Invoices (Paid)
\$8,725,386

Submitted Invoices (Not Paid)
\$1,142,778

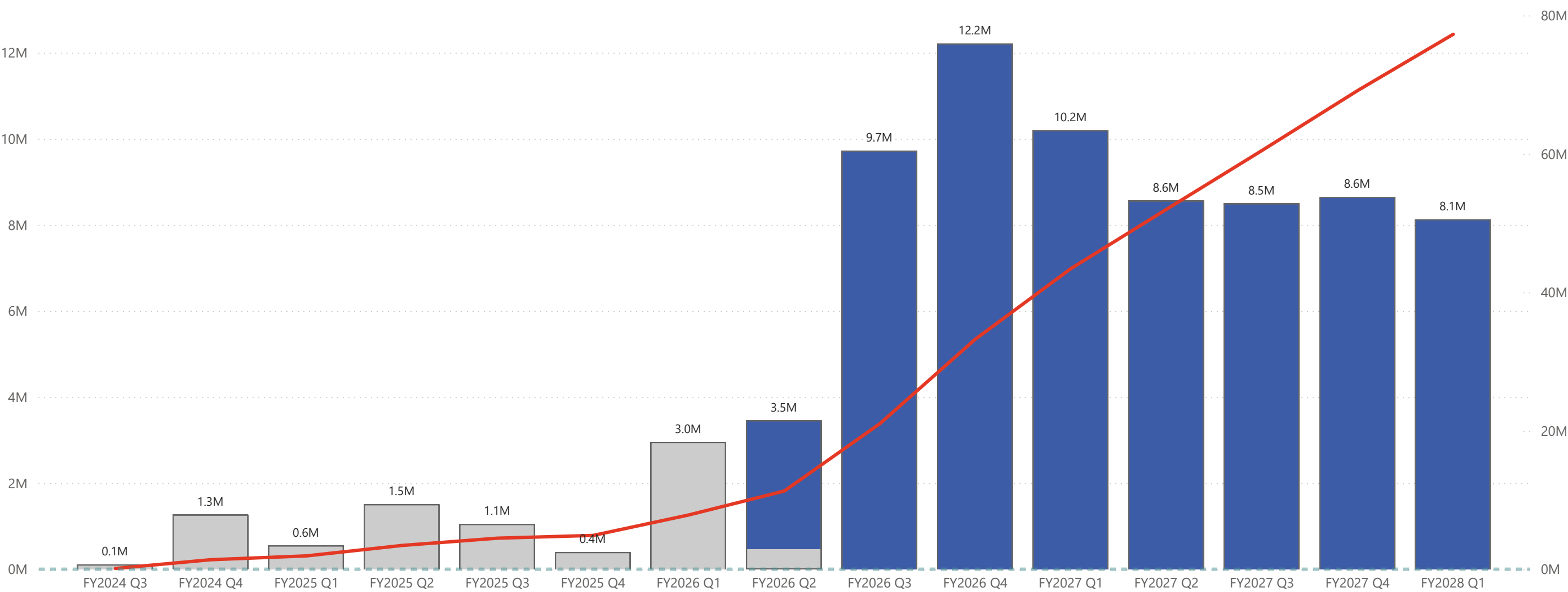
Total Forecast
\$68,972,309

Total Contracts
\$78,840,473

Progress
13%

Fund ID	Fund Name	Sum of Invoiced (Paid)	Sum of Invoices (Not Paid)	Forecast	Sum of Total	Progress
Bond-NAMT	NonAMT Bond	\$8,725,386	\$1,142,778	\$68,972,309	\$78,840,473	12.52%
Total		\$8,725,386	\$1,142,778	\$68,972,309	\$78,840,473	12.52%

Forecast by Fiscal Qtr





CASHFLOW (New Gen)

Data Date - 11.26.25



Previous Invoices (Paid)

\$70,181,763

Submitted Invoices (Not Paid)

\$7,037,642

Total Forecast

\$572,780,596

Total Contracts

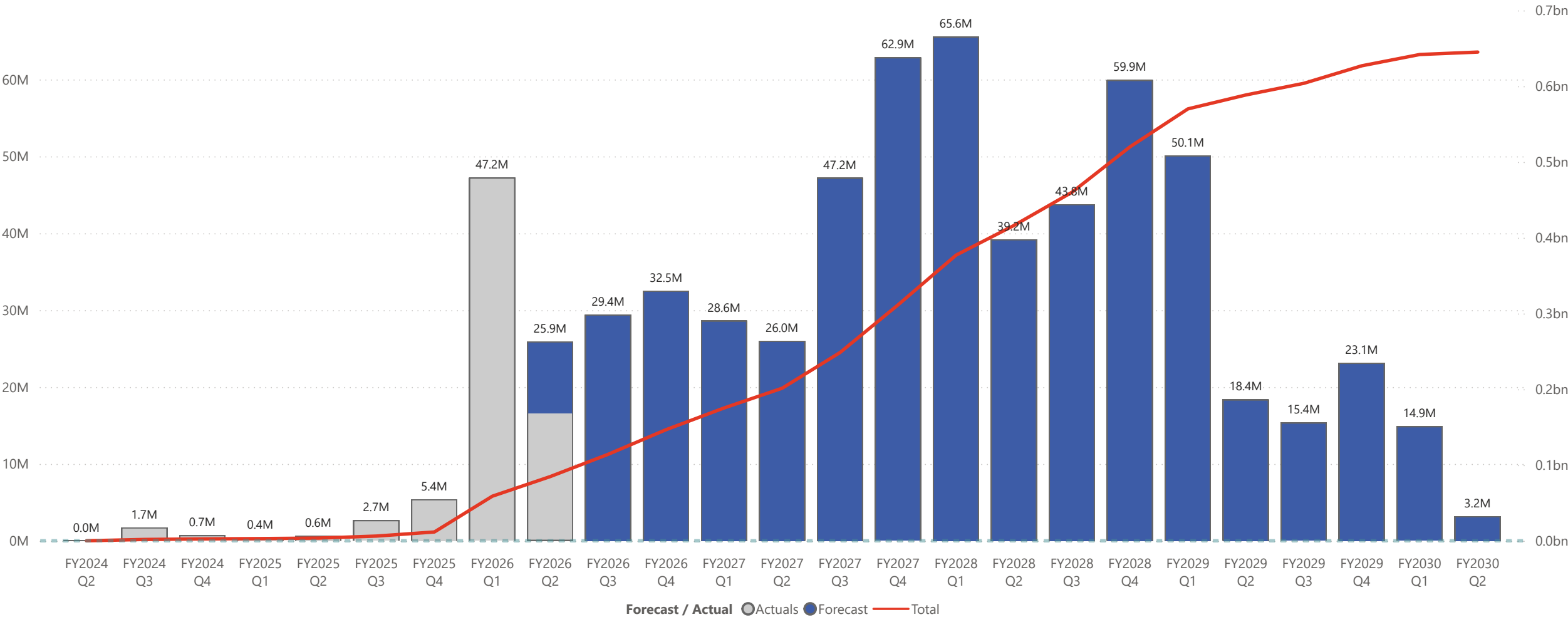
\$650,000,000

Progress

12%

Fund ID	Fund Name	Sum of Invoiced (Paid)	Sum of Invoices (Not Paid)	Forecast	Total	Progress
AIG	Airport Infrastructure Grant	\$6,662,031	\$0	\$27,551,072	\$34,213,103	19.47%
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	\$6,198,665	\$1,087,283	\$25,714,052	\$33,000,000	22.08%
Bond-AMT	Bond AMT	\$34,986,449	\$4,508,713	\$432,038,575	\$471,533,736	8.38%
PFC	Passenger Facility Charges	\$22,334,618	\$1,441,646	\$28,177,773	\$51,954,037	45.76%
Total		\$70,181,763	\$7,037,642	\$572,780,596	\$650,000,000	11.88%

Forecast by Fiscal Qtr



Planning and Construction Committee Capital Improvement Program Report January 2026

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

RNO Airfield Maintenance Yard Pavement Reconstruction – Phase 2

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 Landside Public Parking Plan
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 **evaluating the condition of selected existing pavement areas, completing necessary design work, and recommending reconstruction or preventive maintenance strategies as appropriate.**

A/E Design Firm: **J-U-B ENGINEERS, Inc.**

Contractor: Not selected.

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 **have finalized the selected projects and are working on getting the design and geotechnical engineering firms under contract.**

Budget:

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

Schedule:

- Consultant Selection December 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.

Contractor: 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 late October and **substantial completion was completed at the end of December. Completion of punch list items are scheduled for the Spring of 2026.**

Budget:

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

Schedule:

- | | |
|--------------------------------|--------------|
| • Construction Start | October 2025 |
| • Final Walk Thru and Closeout | April 2026 |

Hangars 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.

A/E Design Firm: Ainsworth Associates Mechanical Engineers.

Contractor: Not selected.

Current Status: **Design for the Hangars 5 and 6 Fire Suppression System Upgrades is nearing completion, with the team preparing to issue the Issue for Bid (IFB) plans in late January. RTAA has met with TAC-AIR to develop a coordinated phasing plan, and staff are working with Washoe County Sheriff's Office (WCSO) to finalize the scope of work within their hangar. The project will be delivered in four phases: civil improvements on the exterior of the hangars, Hangar 5 interior work, the north side of the interior work for Hangar 6, and the south side of the interior work for Hangar 6. Construction is targeted to begin in mid-March, pending completion of the bidding process.**

Budget:

- | | |
|-----------------------|-----------------|
| • Proposed Budget | \$489,500 |
| • Current Expenditure | \$29,700 |

Schedule:

- | | |
|------------------------------|----------------------|
| • Design | January 2025 |
| • Project Permitting | January 2026 |
| • Invitation to Bid released | January 2026 |
| • Bid Opening | February 2026 |

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.

A/E Design Firm: Kimley Horn & Associates.

Contractor: Granite Construction.

Current Status: All asphalt paving has been completed, and tenants have gained access to their hangars. Minor work remaining includes storm drain lining, **landside trench drain installation and** adjusting manhole lids and collars.

Budget:

- Proposed Budget: \$9,308,830
- Current Expenditure: **\$7,741,515**

Schedule:

- Phase 2 Complete January 2026
- Project Closeout March 2026

Blue Lot Extension Design and Construction

Project Description: The project is to construct a new parking lot for the joint use of RTAA employees and the Air National Guard Base (ANG). The site is located on the northwest portion of the ANG base. The lot will add approximately 192 spaces for employee parking and requires the relocation of the ANG's existing munition storage units to another location within the ANG Base.

A/E Design Firm: Wood Rodgers.

Contractor: A&K Earthmovers.

Current Status: **Project is substantially completed. Punch list items include landscaping and low voltage work.** Staff continue to coordinate with the ANG as the project progresses. Agreements are still being worked on with the RTAA and ANG. The project has been delayed due to weather and agreement negotiations.

Budget:

- Proposed Budget \$2,272,440
- Current Expenditure **\$634,006.19**

Schedule:

- Construction Completion April 2026

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.

A/E Design Firm: Wood Rodgers.

Contractor: Royal Electric.

Current Status: Engineering staff continue to coordinate with RNO Operations and the Air Traffic Control Tower (ACTC) to review the project plans as well as the construction safety phasing plan (CSPP). 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 program for FY26 for the RTAA's airside pavements at RNO.

A/E Design Firm: Not selected.

Contractor: Not selected.

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. Scoping of the project is in process. The GA West Pavement Patch was completed in November as part of a change order to the GA East Reconstruction Project. **The Airfield Maintenance Yard Pavement Reconstruction – Phase 2 project will be selected for 2026.**

Budget:

- Proposed Budget \$678,020
- Current Expenditure \$0

Schedule:

- Consultant Selection N/A

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 near the front desk area.

A/E Design Firm: Design is not required for the scope of work involved.

Contractor: **EMCOR**

Current Status: **EMCOR is proceeding with the Ticket Hall roof repair work and remains on schedule. Project Manager is finalizing coordination for the**

required testing and repair sequence, with an anticipated duration of four night-shift work windows to complete the effort. Operations impacts are expected to be minimal.

Budget:

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

Schedule:

- Construction December 2025
- Project Closeout **February 2025**

ARFF Roof Replacement 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.

A/E Design Firm: Paul Cavin Architects.

Contractor: 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 construction start date was pushed due to material lead times.

Budget:

- Proposed Budget \$400,000
- Current Expenditure \$0

Schedule:

- Construction Start January 2026

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.

A/E Design Firm: Shaw Engineering.

Contractor: Not selected.

Current Status: Staff walked the project with the design engineer to clarify the scope of work for the project. The design contract is fully executed and design has begun.

Budget:

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

Schedule:

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

RNO Electrical Substation Design

Project Description: This multi-year project will replace and modernize the electrical substations serving the RNO terminal building, all of which were installed more than 40 years ago and are now beyond their useful life, less efficient than modern equipment, and present safety concerns. The effort will begin with a feasibility study to evaluate system needs and determine the optimal long-term configuration. With the MoreRNO program delivering a new 25 kV feed to the terminal, the team will assess modernization options for Substations 3, 4, 5, and 6, including the potential for strategic consolidation where feasible.

A/E Design Firm: PK Electrical.

Contractor: Not selected.

Current Status: **PK Electrical has started work on the feasibility study.**

Budget:

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

Schedule:

- Feasibility **Study Completion February 2026**

Airfield Maintenance Yard Pavement Reconstruction – Phase 2

Project Description: This project is part of the RTAA's annual preventative maintenance program for FY26 and will reconstruct the pavement areas west of the maintenance building within the Airfield Maintenance Yard as part of a multi-phase effort to restore pavement sections that have reached the end of their useful life. Phase 2 will address the next set of prioritized pavement sections identified through RTAA's pavement evaluations, improving long-term durability, drainage performance, and operational safety within the maintenance yard while maintaining continuity with the broader airside pavement maintenance strategy.

A/E Design Firm: Atkins

Contractor: Not selected.

Current Status: Design Was completed by Atkins in 2024. The IFB is planned for release in January 2026, with bid opening in February 2026 and construction targeted to begin in March 2026.

Budget:

- **Proposed Budget** **\$1,606,980**
- **Current Expenditures** **\$0.00**

Schedule:

- **IFB Posting** **January 2026**
- **Bid Opening** **February 2026**
- **Construction Start** **March 2026**
- **Construction Closeout** **June 2026**

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 project team commenced regular onsite office hours on Wednesday, November 19. Each Wednesday, with the exception of specific holiday weeks, a project team member will be available in the Stead Terminal Building to talk to airport users, tenants, and community members in-person from 9:00 AM – 4:00 PM. Office hours will resume on January 7, 2026. Additionally, the project team has scheduled several community informational presentations for early 2026, including the Washoe County North Valleys Citizens Advisory Board (January 12), City of Reno Ward 4 Neighborhood Advisory Board (January 15), and the Silver Knolls Homeowner Association Meeting (January 19).**

Current Status (Master Plan): Three (3) major elements are underway, including the Inventory / Existing Conditions, the Forecast, and the standalone Federal Contract Tower analysis. A draft inventory chapter is expected to be ready for staff review by **January 2026**. The draft forecast is expected to be ready for staff review in **March 2026**. A formal Federal Contract Tower program application packet was submitted to the FAA on November 17, 2025, and receipt was confirmed the same day. The FAA has **90** days to review the application and provide a determination.

Budget:

- **Proposed Budget** **\$1,926,752**
- **Current Expenditure** **\$377,497**

Outreach Schedule:

- | | |
|---------------------------------------|--------------------------|
| • Website Go Live | November 10, 2025 |
| • Tenant Meetings | November 12 – 14, 2025 |
| • MPWG Meeting #1 | November 13, 2025 |
| • ET Visioning Session | November 14, 2025 |
| • Wednesday Office Hours Began | November 19, 2025 |
| • North Valleys CAB (Washoe) | January 12, 2026 |
| • Ward 4 NAB (Reno) | January 15, 2026 |
| • Silver Knolls HOA | January 19, 2026 |

Project Schedule:

- | | |
|--|---------------------|
| • Notice to Proceed | September 2, 2025 |
| • Contract Tower Application | November 17, 2025 |
| • Inventory / Existing Conditions Draft | January 2026 |
| • Forecast Draft | March 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: System migration complete in December 2025. Data migration (targeted for Phase 4) has been initiated using Phase 3 budget savings. (Budget \$57,000).

Phase 4 Status: **Expedited to FY25-26 based on an accelerated enterprise implementation schedule and budget savings. (Budget \$40,000).**

Phase 5 Status: If needed, **scheduled for FY26-27** (Estimated Budget \$40,000).

Current Status: Data migration, originally scheduled for FY26-27, has been initiated using Phase 3 budget savings. **Additional funds (\$40,000) from the Planning & Environmental Services Operations & Maintenance FY25-26 budget have been transferred to the project to expedite data migration and project completion.**

Budget:

- | | |
|--------------------------------|------------------|
| • Proposed Budget (Phases 1-4) | \$193,600 |
| • Current Expenditure | \$146,223 |

Schedule:

- | | |
|---|----------------------|
| • Phase 4 (Data Migration) Initiated | December 2025 |
| • Phase 4 Completion | June 2026 |
| • Phase 5 Initiation (if needed) | July 2026 |

RNO Landside Public Parking Plan

Project Description: This project includes updating the RNO Landside Parking Plan to address the continued year-over-year parking demand growth that is occurring despite parking rate adjustments and parking supply increases. The original Professional Services Agreement (PSA) with Walker Consultants has been amended twice to account for the complexities of constructing additional multi-level parking facilities in the constrained area west of the existing RNO terminal facilities. The original PSA was executed on March 11, 2025.

Phase 1 Status: Completed in May 2025 (Budget \$114,600).

Phase 2 Status: Completed in June 2025. (Budget \$58,000).

Phase 3 Status: Initiated in October 2025. (Budget \$264,654).

Current Status: Subconsultant, Lean Technology, has created the model of the existing RNO configuration, including four (4) future facilities: GTC, New Gen A&B, CUP, and HQ/Police Station and has begun traditional FAA line-of-sight analysis and performance based modeling on Alternative #1 (Additional levels of parking on the existing parking structure) and Alternative #2 (New parking structure in existing surface lot).

In November, Walker provided a briefing on the preliminary analysis associated with the parking structure modifications necessary for seismic and fire code-related improvements for Alternative 1. Findings show that the new internal support column/brace requirements are significant and will result in the elimination of many of the existing parking spaces on floors 1-3 to accommodate the new columns/braces. Based on the current analysis, the additional 2-story alternative is more feasible than the single-story alternative based on parking capacity net gain. These initial results may change based on the pending airspace analysis.

In December, staff provided comments back to Walker on the draft off-site analysis and is now working internally on developing preliminary estimates for acquisition and demolition of the hotel. Based on the current analysis, the hotel site is still a feasible option.

Budget:

- | | |
|-----------------------|------------------|
| • Proposed Budget | \$437,254 |
| • Current Expenditure | \$245,078 |

Schedule:

- | | |
|--|----------------------|
| • Phase 3 Kick Off | October 21, 2025 |
| • RNO Model for Airspace Analysis | November 2025 |
| • Preliminary Parking Structure Analysis | November 2025 |
| • Preliminary Off-Site Results | December 2025 |

- | | |
|--------------------------------|--------------|
| • Preliminary Airspace Results | January 2026 |
| • Phase 3 Completion | March 2026 |

RNO 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: Deliverables to date include the following: Deliverable #1 Stormwater Sampling Plan & Procedures and Deliverable #2 Site Evaluation & Gap Analysis of Available Data. **The third onsite sampling event, originally scheduled for early December, has been delayed due to lack of precipitation events.** Additional onsite site evaluation and sampling will occur February 2026 and March 2026. Upon completion of the final sampling, Dowl's final deliverable will be Deliverable #3 Summary Report of Investigative Findings and Proposed Corrective Actions.

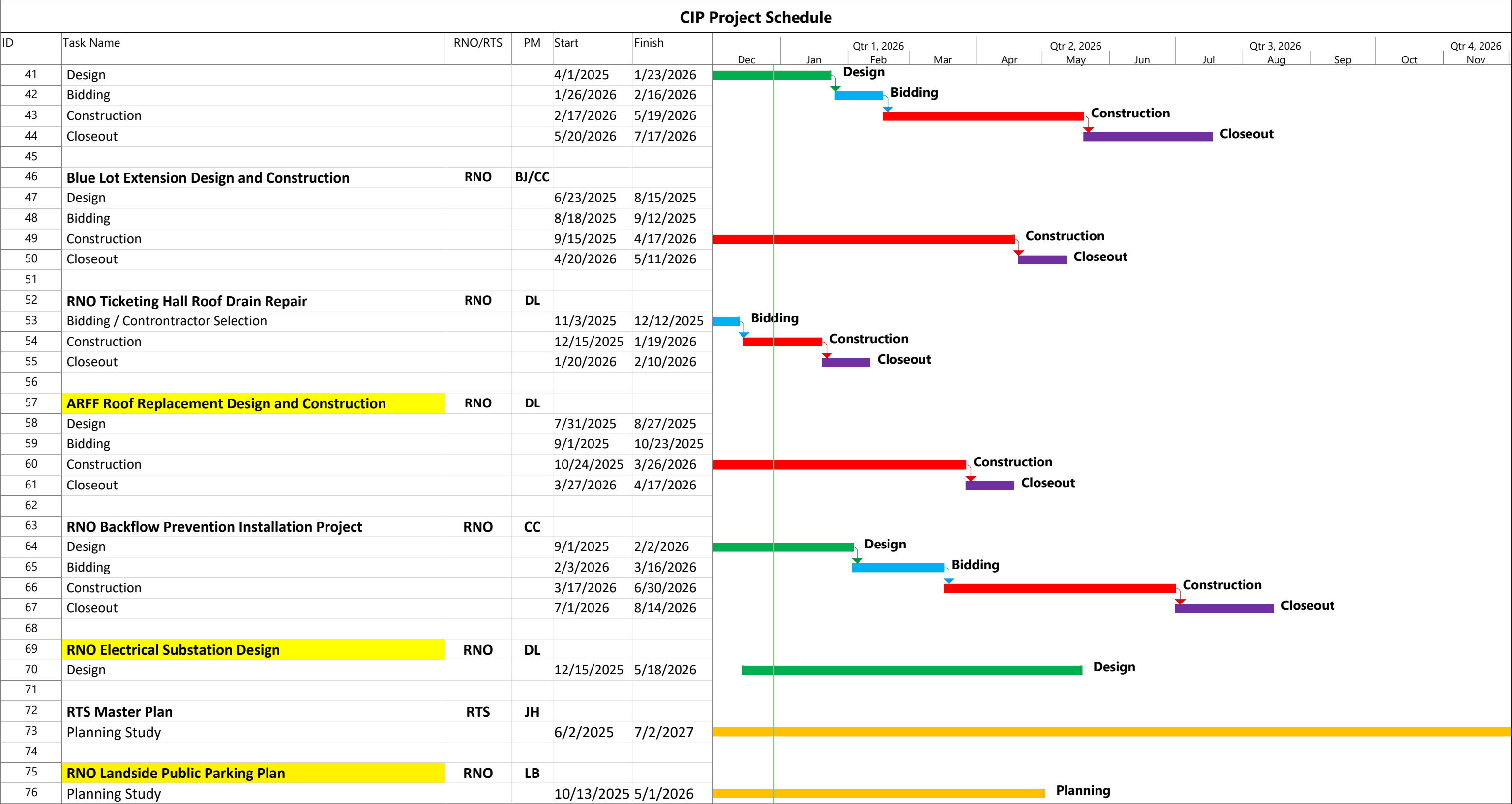
Budget:

- | | |
|-----------------------|-----------------|
| • Proposed Budget | \$194,000 |
| • Current Expenditure | \$67,982 |

Schedule:

- | | |
|----------------------------|-------------------------------------|
| • Data Collection & Review | July 2025 - September 2025 |
| • Onsite Investigations #1 | August 2025 |
| • Onsite Investigations #2 | October 2025 |
| • Deliverable #1 | August 2025 |
| • Deliverable #2 | September 2025 |
| • Onsite Investigations #3 | December 2025 – January 2026 |
| • Onsite Investigations #4 | February 2026 |
| • Onsite Investigations #5 | March 2026 |
| • Deliverable #3 | July 2026 |

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



Administrative Report

Date: January 6, 2026

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
12/09/25	Technet UC, LLC	\$69,835.66	Microsoft License Renewal 12/9/25-12/8/26	FY26 O&M	Technology & Info Systems
12/12/25	Triumph Electric, Inc.	\$25,000.00	T&M For Remediation of Electrical Deficiencies	FY26 CIP	Engineering & Construction
12/12/25	Mesa Energy Systems, Inc.	\$25,000.00	T&M for Test and Repair of Ticket Hall Roof Drains	FY26 CIP	Engineering & Construction
12/15/25	Construction Materials Engineering (CME)	\$88,580.00	RNO-ARFF Roof Replacement ITB 2526-02- CM Services	FY26 CIP	Engineering & Construction
12/22/25	Potter's Industries	\$26,300.00	Inventory replacement of Paint Beads	FY26 O&M	Warehouse

Change Orders and Amendments

Date	Name of Company	Dollar Amount	Description	Funding Source	Department / Division
12/11/25	Construction Materials Engineering (CME)	\$0.00	Amendment #2, extending time of performance to January 30, 2026, no financial change in contract. Total contract is \$681,320.00	FY26 CIP	MoreRNO
12/11/25	Kone, Inc.	\$10,000.00	FY26 Emergency Escalator/Elevator Maintenance, increase contract from \$15,000 to \$25,000.	FY26 O&M	Baggage Handling System
12/18/25	Jacobs Project Management Co.	\$0.00	Amendment #4, extending time of performance to February 27, 2026, no financial change in contract. Total contract is \$621,910.88	FY26 O&M	MoreRNO
12/22/25	PFM Financial Advisors LLC	\$0.00	Multi-Year Financial Consulting (FY24 - FY28). No financial change in contract moved \$35,000 from FY26 to FY27. Total contract is \$160,000.00.	FY26 O&M	Finance