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Joel Grace, Chair  
Mike Carrigan, Vice Chair  
Brian Kulpin, Member  
Cortney Young, Member

Shaun Carey, Ex Officio  
**Staff Liaison**  
Gary Probert, Chief Planning &  
Infrastructure Officer



**INTERIM PRESIDENT/CEO**

Cris Jensen, A.A.E.

**CHIEF LEGAL COUNSEL**

Jenn Ewan

**BOARD CLERK**

Lori Corkery

**MINUTES**

**Planning & Construction Committee**

**Tuesday, March 10, 2026 | 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 January 6, 2026, Planning & Construction Committee meeting**

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

**4. INFORMATION, DISCUSSION AND/OR POSSIBLE ACTION ITEMS**

**4.1 RTS future development strategy**

*Presenter: Aurora Ritter, Commercial Business Director  
Gary Probert, Chief Planning & Infrastructure Officer*

Staff presented an update on the land strategy for Reno–Stead Airport, including the restructured development framework with Dermody Properties and efforts to facilitate future land development at the airport. The presentation reviewed the background of the master development partnership and recent Board actions authorizing revised agreements and long-term ground leases. Staff outlined key components of the land strategy plan, including coordination with the

airport master planning process, development of a site readiness plan to evaluate approximately 2,200 acres of airside and 30 acres of landside property for near- and long-term development potential, and creation of a marketing strategy to attract target industries and developers. Next steps include executing the updated agreements with Dermody, selecting a consultant to complete the site readiness assessment, and launching the marketing strategy in coordination with regional stakeholders.

#### **4.2 Public parking plan update**

*Presenter: Lissa Butterfield, Planning & Environmental Services Manager*

Staff presented an analysis of four parking expansion alternatives at RNO, focusing on capacity gains, cost, constructability, FAA constraints, and customer impacts. The summary of the four options analyzed are as follows: (1) Vertical expansion of the existing garage is likely not reasonable due to extensive structural modifications that would significantly reduce current parking spaces. (2) Westward expansion and enlarging the south surface lot appear feasible but would also face timing and land-acquisition challenges. (3) The hotel site could provide roughly 870 spaces but may be unfeasible due to high demolition and acquisition costs. The most viable option is (4) a new multi-story structure on the south lot, which meets FAA height constraints and avoids major operational impacts. Final recommendations will be presented to the Board in April.

#### **4.3 NV Energy redundant power cost increase update**

*Presenter: Gary Probert, Chief Planning & Infrastructure Officer*

Staff presented an update on the NV Energy redundant power feed project. NV Energy has advised of a projected \$2 million increase in total project costs due to rising equipment expenses, bringing the current estimated total to \$6,576,500. The project includes two contractual true-up mechanisms that may adjust costs up or down, resulting in either an additional invoice to the RTAA or a refund, based on actual expenditures and electrical load over time, with final reconciliation expected around September 2030. Staff emphasized the importance of moving forward to secure existing line capacity and procure long-lead equipment needed to provide dual electrical redundancy. The initial payment of \$2,974,725 - previously approved by the Board - has been made, with two additional payments scheduled for 2027 and 2028.

### **5. ITEMS FOR CONSIDERATION BY THE FULL BOARD ON MARCH 12, 2026**

#### **5.1 Board Memo No. 03/2026-08 Authorization for the President/CEO to execute a Construction Contract with Spanish Springs Construction, Inc. for the Airfield Maintenance Yard Pavement Reconstruction Project – Phase 2 at Reno-Tahoe International Airport, accepting the Base Bid and Bid Alternate No. 1, in the amount of \$1,295,047 (For Possible Action)**

*Presenter: Dennis LeBaron, Facilities Project Manager*

This presentation outlined the status of Phase 2 of the Airfield Maintenance Yard Pavement Reconstruction Project, which addresses failed pavement in the western portion of the yard, where the pavement condition index has reached 0. The project includes approximately 6,900

square yards of pavement reconstruction and drainage upgrades, with bids received in February 2026 and Spanish Springs Construction identified as the lowest responsive bidder at \$1,295,047. The project is funded through the FY 2025–26 Capital Improvement Program, with construction scheduled to begin May 1, 2026, and concluding within 45 days. Board approval is requested to authorize execution of the construction contract. After the presentation, the Committee took the following action:

**Motion:** Recommend that this item be presented to the full Board on March 12, 2026, for consideration and approval of the proposed motion: *“Move to authorize the President/CEO to execute a Construction Contract with Spanish Springs Construction, Inc. for the Airfield Maintenance Yard Pavement Reconstruction Project – Phase 2 at the Reno-Tahoe International Airport, accepting the Base Bid and Bid Alternate No. 1, in the amount of \$1,295,047.”*

**Moved by:** Brian Kulpin

**Seconded:** Mike Carrigan

**Aye:** Trustees Grace, Carrigan, Kulpin, Young

**Result:** Passed

**5.2 Board Memo No. 03/2026-09 Authorization for the President/CEO to execute a contract with Computer Projection Systems, LLC (dba CCS Presentation Systems) for Integrated Audio-Visual Equipment and Installation for the Headquarters Project at Reno-Tahoe International Airport, in the amount of \$940,000 (For Possible Action)**  
*Presenter: Bryce Juzek, Senior Project Manager*

This presentation requests Board authorization for the RTAA to execute a contract with CCS Presentation Systems for integrated audio-visual equipment and installation for the new Headquarters (HQ) project at Reno-Tahoe International Airport. The proposed system will equip the Police, Administration, and Public Board Room with modern AV technology, including an LED video wall, conferencing systems, room scheduling displays, and integrated controls to support public meetings, training, and internal collaboration. Following a competitive request-for-proposals process that received seven qualified submissions, CCS Presentation Systems was unanimously selected by the evaluation committee. The contract amount will not exceed \$940,000, with procurement and installation scheduled to occur during 2026 as part of the broader HQ project development. After the presentation, the Committee took the following action:

**Motion:** Recommend that this item be presented to the full Board on March 12, 2026, for consideration and approval of the proposed motion: *“Move to authorize the President/CEO to execute a contract with Computer Projection Systems, LLC (dba CCS Presentation Systems) for integrated audio-visual equipment and installation for the HQ Project at Reno-Tahoe International Airport in an amount not to exceed \$940,000.”*

**Moved by:** Brian Kulpin

**Seconded:** Cortney Young

**Aye:** Trustees Grace, Carrigan, Kulpin, Young

**Result:** Passed

**5.3 Board Memo No. 03/2026-10 Authorization for the President/CEO to execute a Professional Services Agreement for consultant services for the Design and Construction Administration of the Transportation Security Administration Offices at the Reno-Tahoe International Airport with Gensler Architecture, Design & Planning, P.C., in the amount of \$467,248, and authorize an Owner’s Contingency in the amount of \$50,000 (For Possible Action)**

*Presenter: Amanda Twitchell, Senior Project Manager*

This presentation provided an update on the design and construction administration services for the relocation of the TSA offices, necessitated by the planned May 2028 demolition of Concourse B. Following prior planning studies and value-engineering efforts, TSA office space (approximately 5,000 to 7,000 square feet) will be designed within the RTAA administrative area, including architectural, interior, permitting, bid, and construction administration services provided by Gensler. Key milestones include: (i) design completion in April 2027, (ii) construction activity occurring between August 2027 and January 2028, and (iii) TSA occupation of the renovated administrative area by February 2028. The proposed Professional Services Agreement totals \$467,248 with an additional \$50,000 owner’s contingency, funded by the FY26 Capital Improvement Program. After the presentation, the Committee took the following action:

**Motion:** Recommend that this item be presented to the full Board on March 12, 2026, for consideration and approval of the proposed motion: *“Move to authorize the President/CEO to execute a Professional Services Agreement for consultant services for the Design and Construction Administration of the Transportation Security Administration Offices at the Reno-Tahoe International Airport with Gensler Architecture, Design & Planning, P.C., in the amount of \$467,248, and authorize an Owner’s Contingency in the amount of \$50,000.”*

**Moved by:** Brian Kulpin

**Seconded:** Cortney Young

**Aye:** Trustees Grace, Carrigan, Kulpin, Young

**Result:** Passed

## **6. INFORMATIONAL ITEMS**

### **6.1 MoreRNO Executive Summary**

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

### **6.2 Capital Improvement Program Summary**

Gary Probert, Chief Planning & Engineering Officer, 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 Committee.

## **8. PUBLIC COMMENT**

There were no comments from the public.

## **9. ADJOURNMENT**

The meeting was adjourned at 10:13 a.m.