

## COMMITTEE MEMBERS

### Trustees

Art Sperber, Chair  
Joel Grace, Vice Chair  
Shaun Carey, Member  
Cortney Young, Member  
Adam Kramer, Alternate  
Carol Chaplin, Alternate  
Jennifer Cunningham, Ex Officio

### Staff Liaison

Gary Probert, Chief Planning &  
Infrastructure Officer



## PRESIDENT/CEO

Daren Griffin, A.A.E.

## CHIEF LEGAL COUNSEL

Ian Whitlock

## BOARD CLERK

Lori Kolacek

## AGENDA

### Planning & Construction Committee

Tuesday, November 12, 2024 | 9:30 AM

(to begin no earlier than 9:30 a.m., but may be later)

Reno-Tahoe International Airport, Reno, NV

Administrative Offices, Second Floor

### Notice of Public Meeting

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

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

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

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

**Webinar ID:** 874 0838 8368

### Accommodations

Members of the public who require special accommodations or assistance at the meeting are requested to notify the Clerk by email at [lkolacek@renoairport.com](mailto:lkolacek@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 so in person at the Board meeting, or by emailing comments to [lkolacek@renoairport.com](mailto:lkolacek@renoairport.com). Comments received **prior to 4:00 p.m. on the day before the meeting** will be given to the Board for review and included with the minutes of this meeting. To make a public comment during the Zoom meeting, please make sure your computer or device has a working microphone. Use the "Chat" feature to submit a request to speak. When the time comes to make public comments, you will be invited 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](http://www.renoairport.com)
3. <https://notice.nv.gov/>

### Supporting Materials

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

## **1. INTRODUCTORY ITEMS**

- 1.1 Call to Order
- 1.2 Roll Call

## **2. PUBLIC COMMENT**

## **3. APPROVAL OF MINUTES**

- 3.1 October 8, 2024, Planning & Construction Committee meeting

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

## **5. ITEMS FOR CONSIDERATION BY THE FULL BOARD ON NOVEMBER 14, 2024**

- 5.1 Board Memo No. 11/2024-60 (*For Possible Action*): Review, discussion and potential authorization for the President/CEO to execute Amendment #1 to the Professional Services Agreement for consultant services for the New Gen A&B Gating Analysis of Terminal Development Phasing with TransSolutions, LLC in the amount of \$155,500 for Revised Alternate Phasing and Original Phasing and Ramp Animation increasing the total contract amount from \$33,050 to \$188,550
- 5.2 Board Memo No. 11/2024-61 (*For Possible Action*): Review, discussion and potential authorization for the President/CEO to execute a Professional Services Agreement for MoreRNO Comprehensive Commissioning Services for the design, construction, and post-construction phases of both New Gen A&B (including the new Central Utility Plant and Concourses A&B) as well as The HQ with Mead & Hunt, Inc. in the amount of \$1,292,210
- 5.3 Board Memo No. 11/2024-62 (*For Possible Action*): Review, discussion and potential authorization for the President/CEO to finalize terms and execute Change Order #2 to the GMP #1 Base Construction Contract, as a part of the New Gen A&B Project at the Reno-Tahoe International Airport, with Holder/Q&D Joint Venture, for a Guaranteed Maximum Price (GMP) of \$2,872,965, and a total amended contract amount of \$15,639,194
- 5.4 Board Memo No. 11/2024-63 (*For Possible Action*): Review, discussion and potential authorization for the President/CEO to finalize terms and execute Change Order #3 to the GMP #1 Base Construction Contract, as a part of the New Gen A&B Project at the Reno-Tahoe International Airport, with Holder/Q&D Joint Venture, for a Guaranteed Maximum Price (GMP) of \$14,720,491, and a total amended contract amount of \$30,359,685
- 5.5 Board Memo No. 11/2024-64 (*For Possible Action*): Review, discussion and potential authorization for the President/CEO to execute Amendment #3 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 \$109,660, for South Remain Overnight (S. RON) Construction Administration Services, increasing the total contract amount from \$46,884,417 to \$46,994,077

- 5.6 Board Memo No. 11/2024-65 (For Possible Action): Review, discussion and potential authorization for the President/CEO to execute a 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 \$631,822, for South Remain Overnight (S. RON) scope of work

## **6. PROGRAM UPDATES**

- 6.1 MoreRNO Program Update  
6.2 Capital Improvement Program Update

## **7. ITEMS ATTACHED FOR INFORMATIONAL PURPOSES**

- 7.1 Administrative Award of Contracts (Expenditures) – October 2024

## **8. MEMBER COMMENTS, QUESTIONS AND REQUESTS**

## **9. PUBLIC COMMENT**

## **10. ADJOURNMENT**

**COMMITTEE MEMBERS**

**Trustees**

Art Sperber, Chair  
Joel Grace, Vice Chair  
Shaun Carey, Member  
Cortney Young, Member  
Adam Kramer, Alternate  
Carol Chaplin, Alternate  
Jennifer Cunningham, Ex Officio

**Staff Liaison**

Gary Probert, Chief Planning & Infrastructure Officer



**PRESIDENT/CEO**

Daren Griffin, A.A.E.

**CHIEF LEGAL COUNSEL**

Ian Whitlock

**BOARD CLERK**

Lori Kolacek

**--DRAFT--**

**AGENDA**

**Planning & Construction Committee**

**Tuesday, October 8, 2024 | 9:00 AM**

**Reno-Tahoe International Airport, Reno, NV**

**Administrative Offices, Second Floor**

**1. INTRODUCTORY ITEMS**

Chair Sperber called the meeting to order at 9:00 a.m.

**Members Present:** Art Sperber  
Shaun Carey  
Joel Grace  
Cortney Young

**2. PUBLIC COMMENT**

There were no comments from the public.

**3. APPROVAL OF MINUTES**

**3.1 September 10, 2024, Planning & Construction Committee meeting**

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

**4. ITEMS FOR CONSIDERATION BY THE FULL BOARD ON OCTOBER 10, 2024**

**4.1 Board Memo No. 10/2024-53 (For Possible Action): Authorization for the President/CEO to execute a Contract for the Airfield Signage Replacement & Taxiway Renaming project at Reno-Tahoe International Airport with Royal Electric Company in the amount of \$3,780,002 and \$355,328 owner's contingency**

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

**Motion:** Recommend that this item be presented to the full Board on October 10, 2024, for consideration and approval of the proposed motion: *“Move to authorize the President/CEO to execute a Construction Contract for the Airfield Signage Replacement & Taxiway Renaming project at Reno-Tahoe International Airport with Royal Electric Company in the amount of \$3,780,002 and \$355,328 owner’s contingency.”*

**Moved by:** Joel Grace

**Seconded by:** Cortney Young

**Aye:** Trustees Carey, Grace, Sperber, Young

**Result:** Passed unanimously

**4.2 Board Memo No. 10/2024-54 (For Possible Action): Authorization for the President/CEO to execute a Professional Service Agreement for Construction Management of the Airfield Signage Replacement & Taxiway Renaming project at Reno-Tahoe International Airport with Construction Materials Engineering, Inc., in the amount of \$382,970**

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

**Motion:** Recommend that this item be presented to the full Board on October 10, 2024, for consideration and approval of the proposed motion: *“Move to authorize the President/CEO to execute a Professional Service Agreement for Construction Management of the Airfield Signage Replacement & Taxiway Renaming project at Reno-Tahoe International Airport with Construction Materials Engineering, Inc., in the amount of \$382,970.”*

**Moved by:** Shaun Carey

**Seconded by:** Joel Grace

**Aye:** Trustees Carey, Grace, Sperber, Young

**Result:** Passed unanimously

**4.3 Board Memo No. 10/2024-55 (For Possible Action): Review, discussion and potential authorization for the President/CEO to amend the Professional Service Agreement, Amendment #1, with Jacobs Project Management Co. for Strategic Support Services for the Consolidated Rental Car Center and Ground Transportation Center (GTC), in the amount of \$175,000, adjusting the amount not to exceed to be \$245,000, and extending the time of performance through January 30, 2025**

This item was presented by Jackie Caulk, MoreRNO Program Director. After discussion, the Committee took the following action:

**Motion:** Recommend that this item be presented to the full Board on October 10, 2024, for consideration and approval of the proposed motion: *“Move to authorize the President/CEO to amend the Professional Service Agreement, Amendment #1, with Jacobs Project Management Co. for Strategic Support Services for the Consolidated Rental Car Center and Ground Transportation Center (GTC), in the amount of \$175,000, adjusting the amount not to exceed to be \$245,000, and extending the time of performance through January 30, 2025.”*

**Moved by:** Joel Grace

**Seconded by:** Cortney Young  
**Aye:** Trustees Carey, Grace, Sperber, Young  
**Result:** Passed unanimously

**4.4 Board Memo No. 10/2024-56 (For Possible Action): Review, discussion and potential authorization for the President/CEO to execute Amendment #2 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 \$12,916,380, for New Gen B to 100%, increasing the total contract amount from \$33,968,037 to \$46,884,417**

This item was presented by Jackie Caulk, MoreRNO Program Director. After discussion, the Committee took the following action:

**Motion:** Recommend that this item be presented to the full Board on October 10, 2024, for consideration and approval of the proposed motion: *“Move to authorize the President/CEO to execute Amendment #2 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 \$12,916,380, for New Gen B to 100%, increasing the total contract amount from \$33,968,037 to \$46,884,417.”*

**Moved by:** Joel Grace

**Seconded by:** Cortney Young  
**Aye:** Trustees Carey, Grace, Sperber, Young  
**Result:** Passed unanimously

**4.5 Board Memo No. 10/2024-57 (For Possible Action): Review, discussion and potential authorization for the President/CEO to execute an Emergency Maintenance Contract pursuant to NRS 332.112 for the Parking Garage Fire Standpipe Maintenance project at Reno-Tahoe International Airport with Western States Fire Protection in the amount of \$526,842 and \$50,000 owner’s contingency**

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

**Motion:** Recommend that this item be presented to the full Board on October 10, 2024, for consideration and approval of the proposed motion: *“Move to authorize the President/CEO to execute an Emergency Maintenance Contract pursuant to NRS 332.112 for the Parking Garage Fire Standpipe Maintenance project at Reno-Tahoe International Airport with Western States Fire Protection in the amount of \$526,842 and \$50,000 owner’s contingency.”*

**Moved by:** Joel Grace

**Seconded by:** Shaun Carey  
**Aye:** Trustees Carey, Grace, Sperber, Young  
**Result:** Passed unanimously

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## **5. PROGRAM UPDATES**

### **5.1 MoreRNO Program Update**

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

### **5.2 Capital Improvement Program Update**

Gary Probert, Chief Planning & Infrastructure Officer, briefed the Committee on the general planning and construction project developments. He also introduced the new Engineering & Construction Manager, Derek Starkey.

*(There was no item 6.)*

## **7. ITEMS ATTACHED FOR INFORMATIONAL PURPOSES**

### **7.1 Administrative Award of Contracts (Expenditures) – September 2024**

There was no discussion on this item.

## **8. MEMBER COMMENTS, QUESTIONS AND REQUESTS**

There were no comments from the Trustees.

## **9. PUBLIC COMMENT**

There were no comments from the public.

## **10. ADJOURNMENT**

The meeting was adjourned at 10:00 a.m.

# Board Memorandum

11/2024-60

## In Preparation for the Regular Board Meeting on November 14, 2024

**Subject:** Authorization for the President/CEO to execute Amendment #1 to the Professional Services Agreement for consultant services for the New Gen A&B Gating Analysis of Terminal Development Phasing with TransSolutions, LLC in the amount of \$155,500 for Revised Alternate Phasing and Original Phasing and Ramp Animation increasing the total contract amount from \$33,050 to \$188,550

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### STAFF RECOMMENDATION

Staff recommends that the Board adopt the motion stated below.

### STRATEGIC PRIORITIES

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

### BACKGROUND

The Gating Analysis of Terminal Development Phasing has arisen as part of our ongoing effort to optimize New Gen A&B project costs and timelines. The New Gen A&B team has actively engaged in a comprehensive Value Analysis (VA) process, exploring various opportunities to reduce costs while maintaining the project's overall quality and aesthetic goals.

A key outcome of this VA process is the development of several cost-reduction alternatives, categorized as Aggressive Cost Reduction Alternatives. These alternatives focus on significant cost savings without compromising essential project elements. One of the most impactful strategies identified involves adjusting the phasing of the concourse construction. By overlapping the construction phases of Concourses A and B, the project could reduce the construction timeline by up to 18 months and achieve an estimated cost savings of \$30 million. This approach leverages economies of scale, expedites the project's completion, and enables stakeholders to benefit from the new facilities sooner.

### DISCUSSION

The revised approach to overlapping the construction of Concourses A and B represents a shift from the original sequential design plan. This new phasing strategy is aimed at reducing both the overall project timeline and costs. By carefully analyzing gate availability and construction



phasing through the Gating Analysis, we can ensure that the transition between phases is seamless and that operational disruptions are minimized. The goal is to maintain efficiency throughout the project while accelerating the delivery of new terminal capacity for the airport.

Initially these services served to provide analysis to determine the viability of this construction phasing option. This Board action provides for an in-depth gating analysis on the original/base phasing to compare it against the proposed aggressive phasing alternative, which includes forecasting new air service development for 2029 and 2030. Additionally, this amendment will allow for the preparation of an animation of aircraft and tug movement on the ramp, visually describing the maneuvering of aircraft to and from contact gates and remote parking positions. This Gating Analysis is crucial as it supports the feasibility of these changes and helps mitigate challenges while ensuring an efficient, accelerated construction timeline. Continued analysis and animations will be essential in complex airline coordination on the intricacies for their operations.

#### **FISCAL IMPACT**

The results of this study are anticipated to generate approximately \$30 million in cost savings for the New Gen A&B project. The expected cost savings as a result of these services will contribute significantly to offsetting total project costs, ensuring more efficient use of the allocated budget. The cost of this amendment will be funded through the current soft costs allocated to the New Gen A&B project budget and funded by RTAA issued Alternative Minimum Tax (AMT) bonds. There will be no additional funding required beyond the existing project allocations, as this amendment falls within the planned financial framework of the overall project.

#### **COMMITTEE COORDINATION**

Planning and Construction Committee

#### **PROPOSED MOTION**

“Move to authorize the President/CEO to execute Amendment #1 to the Professional Services Agreement for consultant services for the New Gen A&B Gating Analysis of Terminal Development Phasing with TransSolutions, LCC in the amount of \$155,500 for Revised Alternate Phasing and Original Phasing and Ramp Animation increasing the total contract amount from \$33,050 to \$188,550.”

# Board Memorandum

11/2024-61

## In Preparation for the Regular Board Meeting on November 14, 2024

**Subject:** Authorization for the President/CEO to execute a Professional Services Agreement for MoreRNO Comprehensive Commissioning Services for the design, construction, and post-construction phases of both New Gen A&B (including the new Central Utility Plant and Concourses A&B) as well as The HQ with Mead & Hunt, Inc. in the amount of \$1,292,210

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### STAFF RECOMMENDATION

Staff recommends that the Board adopt the motion stated below.

### STRATEGIC PRIORITIES

Facilities for the Future  
Customer Experience  
Sustainability

### BACKGROUND

The Reno-Tahoe Airport Authority (RTAA) is advancing a transformative infrastructure program, MoreRNO, at the Reno-Tahoe International Airport. This ambitious initiative includes the construction of several key facilities, including “New Gen A&B” which incorporates the Central Utility Plant (CUP) and New Generation Concourses A & B, as well as “The HQ” which is the Police and Administration Headquarters Building. Each of these facilities plays a strategic role in supporting RTAA’s operational and sustainability goals, requiring that all systems function seamlessly to meet the Owner’s Project Requirements (OPR) and Basis of Design (BOD) criteria, in addition to satisfying requirements of formal commissioning. The RTAA aims to deliver state-of-the-art infrastructure that ensures high performance and reliability across mechanical, electrical, and environmental control systems.

To achieve this, RTAA seeks a qualified Commissioning Authority (CxA) firm that will oversee commissioning throughout the design, construction, and post-construction phases. The CxA’s responsibilities include ensuring that systems across the airport’s facilities meet stringent standards for performance, energy efficiency, and operational functionality. This is crucial not only to meet current demands but also to uphold future requirements. The role of the CxA will be integral to realizing RTAA’s commitment to modernizing infrastructure with a focus on efficiency, comfort, and durability, while aligning with the program’s sustainability goals where applicable.

## **DISCUSSION**

The scope of commissioning services required by RTAA encompasses a range of tasks across diverse facility systems, making the role of the CxA both comprehensive and complex. The selected CxA will be responsible for verifying that the installation, operation, and maintenance of systems align with LEED v4 Enhanced Commissioning standards, specific to New Gen A&B, with an aim for either LEED Silver or Gold certification. This includes commissioning for mechanical, electrical, and plumbing systems, as well as special systems unique to airport operations, such as HVAC for passenger boarding bridges and advanced energy management systems.

Enhanced commissioning tasks for the concourses involve rigorous assessments to optimize performance and compliance, including operator training, seasonal testing, and Monitoring-Based Commissioning (MBCx), where applicable. In addition, post-occupancy evaluations will ensure that systems continue to operate at peak efficiency within the first year, enabling adjustments as necessary within warranty periods. These services are vital to ensure that RTAA's facilities not only meet their immediate functional needs but also sustain long-term operational savings and reduced environmental impact through optimized energy use. The CxA's role will thus be key in translating RTAA's vision for an efficient, sustainable, and user-friendly airport environment into reality.

The MoreRNO PMO team evaluated two proposals for providing commissioning services for the MoreRNO program: one from IMEG Corp. and the other from Mead & Hunt, Inc. Each firm presented distinct strengths and specialized approaches, reflecting their capabilities and prior experience with large-scale airport projects. While IMEG emphasized its extensive national experience and large team capacity, Mead & Hunt offered a targeted approach, prioritizing LEED v4 commissioning for New Gen A&B and cost-efficient strategies that aligned with RTAA's sustainability goals and operational needs.

Mead & Hunt ultimately ranked higher than IMEG due to several critical factors, including cost efficiency and familiarity with RTAA's project. Mead & Hunt proposed a total cost of \$1,292,210, significantly lower than IMEG's proposal of \$2,079,837. This substantial difference is partly attributed to Mead & Hunt's use of an in-house team, which avoids the added expenses of subcontractors, streamlining communication and reducing overhead. Additionally, Mead & Hunt's prior work at Reno-Tahoe Airport on the Owner's Project Requirements (OPR) positions them well to deliver a commissioning approach that aligns closely with RTAA's objectives and timelines. Their inclusion of Monitoring-Based Commissioning (MBCx) further enhances long-term value by continuously analyzing system performance post-occupancy, ensuring that RTAA benefits from both immediate and ongoing energy efficiencies, making their proposal the preferred choice for the MoreRNO program.

## **FISCAL IMPACT**

The original program budget for commissioning services was set at \$1,337,905. Mead & Hunt's proposal of \$1,292,210 falls within this budget, offering a financially viable option for the MoreRNO program. Additionally, Mead & Hunt provides a detailed cost breakdown by project, allocating:

- Central Utility Plant (CUP) (New Gen A&B) - \$180,785
- New Gen A&B - \$945,230
- The HQ - \$166,195

This breakdown aligns with RTAA's financial planning, allowing for transparent cost allocation across each component of the program. Mead & Hunt's proposal not only respects the established budget but also provides a comprehensive approach to commissioning services, promising both cost savings and alignment with RTAA's operational goals. Additionally, the LEED-enhanced commissioning for New Gen A&B is expected to generate future operational savings through energy efficiencies, justifying the initial commissioning investments with the potential for long-term fiscal benefits. The cost of this PSA will be funded by RTAA issued Alternative Minimum Tax (AMT) Bonds

**COMMITTEE COORDINATION**

Planning and Construction Committee

**PROPOSED MOTION**

“Move to authorize the President/CEO to execute a Professional Services Agreement for MoreRNO Comprehensive Commissioning Services for the design, construction, and post-construction phases of the new Central Utility Plant (CUP), Concourses A&B (New Gen A&B), and the new Police and Administration Headquarters Building (The HQ) at the Reno-Tahoe International Airport, with Mead & Hunt, Inc. in the amount of \$1,292,210.”

# Board Memorandum

11/2024-62

## In Preparation for the Regular Board Meeting on November 14, 2024

**Subject:** Authorization for the President/CEO to finalize terms and execute Change Order #2 to the GMP #1 Base Construction Contract, as a part of the New Gen A&B Project at the Reno-Tahoe International Airport, with Holder/Q&D Joint Venture, for a Guaranteed Maximum Price (GMP) of \$2,872,965, and a total amended contract amount of \$15,639,194

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### STAFF RECOMMENDATION

Staff recommends that the Board adopt the motion stated below.

### STRATEGIC PRIORITIES

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

### 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) 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) to begin design of two new concourses. The project delivery method was established as Construction Manager at Risk (CMAR) and the RTAA issued a Request for Proposals (RFP) to solicit for Pre-Construction Services in May of 2023. Holder/Q&D Joint Venture (HQD) was ultimately selected in the process. In September of 2023, a PSA was executed with HQD for CMAR Pre-construction Services.

In July of 2024, the first two (2) GMPs with HQD were approved. They were associated with the procurement of long-lead equipment for the Central Utility Plant (CUP). GMP #1 included HQD’s General Conditions associated with the management and coordination of the long lead equipment procurement and GMP #2 included the CUP equipment procurement costs.

**DISCUSSION**

GMP #1.1 is the second Change Order to the Base Construction Contract with HQD. It is associated with the construction of the South Remain Overnight (S. RON) Apron Expansion. The project includes the expansion of the S. RON Apron south by ninety feet to provide pavement that supports future phases of construction for the New Gen A&B program, and to maintain existing RON capacity post concourse construction.

GMP #1.1 includes HQD’s General Conditions associated with the management and coordination of the S. RON and the staffing needed to mobilize the jobsite trailer compound that will serve the S. RON, the CUP, New Gen A, and New Gen B. General Conditions are generally defined as:

- Management and supervisory personnel (onsite and offsite)
- Hardware, software, and vehicles for personnel
- Field office costs and expenses

**FISCAL IMPACT**

It is anticipated that the construction will be funded by a combination of Bipartisan Infrastructure Law – Airport Terminals Program (ATP) Grants, Airport Infrastructure Grants (AIG), Passenger Facility Charges (PFC), and RTAA issued Alternative Minimum Tax (AMT) Bonds. Below is a summary of the contract costs to date and the associated funding sources:

**Table 1 – Updated Contract Amount Summary**

<b>Description</b>	<b>Cost</b>	<b>Funding Source</b>
GMP #1 – General Conditions for CUP Enabling (Base Construction Contract)	\$188,464	AMT Bonds
GMP #2 – Long-Lead Equipment for CUP Enabling (Change Order #1)	\$12,577,765	PFC, ATP, & AMT Bonds
<b>GMP #1.1 – General Conditions for S. RON (Change Order #2)</b>	<b>\$2,872,965</b>	<b>AMT Bonds</b>
Total	\$15,639,194	-

**COMMITTEE COORDINATION**

Planning and Construction Committee

**PROPOSED MOTION**

“Move to authorize the President/CEO to finalize terms and execute Change Order #2 to the GMP #1 Base Construction Contract, as a part of the New Gen A&B Project at the Reno-Tahoe International Airport, with Holder/Q&D Joint Venture, for a Guaranteed Maximum Price (GMP) of \$2,872,965, and a total amended contract amount of \$15,639,194.”

# Board Memorandum

11/2024-63

## In Preparation for the Regular Board Meeting on November 14, 2024

**Subject:** Authorization for the President/CEO to finalize terms and execute Change Order #3 to the GMP #1 Base Construction Contract, as a part of the New Gen A&B Project at the Reno-Tahoe International Airport, with Holder/Q&D Joint Venture, for a Guaranteed Maximum Price (GMP) of \$14,720,491, and a total amended contract amount of \$30,359,685

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### STAFF RECOMMENDATION

Staff recommends that the Board adopt the motion stated below.

### STRATEGIC PRIORITIES

Safety and Security

People

Facilities for the Future

Air Service and Cargo

Customer Experience

Sustainability

### 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) 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) to begin design of two new concourses. The project delivery method was established as Construction Manager at Risk (CMAR) and the RTAA issued a Request for Proposals (RFP) to solicit for Pre-Construction Services in May of 2023. Holder/Q&D Joint Venture (HQD) was ultimately selected in the process. In September of 2023, a PSA was executed with HQD for CMAR Pre-construction Services.

In July of 2024, the first two (2) Guaranteed Maximum Price (GMP) agreements with HQD were executed. They were associated with the procurement of long-lead equipment for the Central Utility Plant (CUP). GMP #1 included HQD's General Conditions associated with the management and coordination of the long lead equipment procurement and GMP #2 included the CUP equipment procurement costs.

### **DISCUSSION**

GMP #3 is the third Change Order to the Base Construction Contract with HQD. It is associated with the construction of the South Remain Overnight (S. RON) Apron Expansion. The project includes the expansion of the S. RON Apron south by ninety feet to provide pavement that supports future phases of construction for the New Gen A&B program, and to maintain existing RON capacity post concourse construction.

GMP #3 includes the cost of work to construct the S. RON. The scope of work includes, but is not limited to:

- Expand the existing South RON Apron by ninety feet with a new Portland cement concrete (PCC) pavement section.
- Site/civil design and grading to support the new pavements.
- Removal and salvaging of existing infield gravel.
- Minor airfield lighting as needed to support the new pavements, Removal, salvaging, and reinstallation of existing Apron area lights, poles, fixtures, conduit, cabling, panels, handholes, and foundations.
- Remove existing pavement markings between the existing South RON Apron and concourse B.
- Re-mark pavement markings to accommodate eight new South RON Apron parking positions, a realigned east vehicle service road (VSR) parallel to Taxiway A, new alignment VSR pavement markings running east and west within the existing Concourse B south apron, new VSR pavement markings for reestablishing the west VSR, new taxilane markings between Concourse B and the South RON Apron, new Apron edge markings where required, new SIDA markings where required, realigned non-movement line markings along the western edge of Taxiway A, new surface painted signs where required, and Taxiway A markings to accommodate the new improvements where required.
- Relocation and/or elevation adjustments for existing utility structures, hydrant systems, storm interceptor system and electrical/alarm cabinet, and storm drainage systems.
- New underdrainage system for the new pavements.
- New utility systems to support the south RON apron expansion.
- New grounding points for the new South RON parking positions.

This GMP also includes the construction of the jobsite trailer compound that will serve the S. RON, the CUP, New Gen A, and New Gen B.



**FISCAL IMPACT**

It is anticipated that the construction will be funded by a combination of Bipartisan Infrastructure Law – Airport Terminals Program (ATP) Grants, Airport Infrastructure Grants (AIG), Passenger Facility Charges (PFC), and RTAA issued Alternative Minimum Tax (AMT) Bonds. Below is a summary of the contract costs to date and the associated funding sources:

**Table 1 – Updated Contract Amount Summary**

Description	Cost	Funding Source
GMP #1 – General Conditions for CUP Enabling (Base Construction Contract)	\$188,464	AMT Bonds
GMP #2 – Long-Lead Equipment for CUP Enabling (Change Order #1)	\$12,577,765	PFC, ATP, & AMT Bonds
GMP #1.1 – General Conditions for S. RON (Change Order #2)	\$2,872,965	AMT Bonds
<b>GMP #3 – S. RON Construction (Change Order #3)</b>	<b>\$14,720,491</b>	<b>PFC &amp; AIG</b>
Total	\$30,359,685	-

**COMMITTEE COORDINATION**

Planning and Construction Committee

**PROPOSED MOTION**

“Move to authorize the President/CEO to finalize terms and execute Change Order #3 to the GMP #1 Base Construction Contract, as a part of the New Gen A&B Project at the Reno-Tahoe International Airport, with Holder/Q&D Joint Venture, for a Guaranteed Maximum Price (GMP) of \$14,720,491, and a total amended contract amount of \$30,359,685.”

# Board Memorandum

11-2024-64

**In Preparation for the Regular Board Meeting on November 14, 2024**

**Subject:** Authorization for the President/CEO to execute Amendment #3 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 \$109,660, for South Remain Overnight (S. RON) Construction Administration Services, increasing the total contract amount from \$46,884,417 to \$46,994,077

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## STAFF RECOMMENDATION

Staff recommends that the Board adopt the motion stated below.

## STRATEGIC PRIORITIES

Safety and Security

People

Facilities for the Future

Air Service and Cargo

Customer Experience

Sustainability

## 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 executed 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

**DISCUSSION**

The original PSA and previous Amendments to the contract with Gensler progressed the S. RON, the CUP, Concourse A and Concourse B through the completion of design.

As the design phase completes for each sub-project, the design team’s services transition to Construction Administration (CA). 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 #8 – S. RON – 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 Charges (PFC), and RTAA issued Alternative Minimum Tax (AMT) Bonds. Below is a summary of the contract costs to date and the associated funding sources:

**Table 1 – Updated Contract Amount Summary**

Description	Task Order	Cost	Funding Source
<b>Original Contract</b>	-	<b>\$17,994,409</b>	
New Gen A&B – 30% Design	1	\$11,130,000	PFC & AMT Bonds

South Remain Overnight (S. RON) - 100% Design	2	\$789,160	PFC
Central Utility Plant (CUP) - 100% Design	3	\$4,915,249	ATP & AMT Bonds
Geotech & Survey	4	\$1,160,000	PFC, ATP, & AMT Bonds
<b>Amendment #1</b>	-	<b>\$15,973,628</b>	
New Gen A (only) – 100% Design	5	\$15,239,117	PFC & AMT Bonds
Miscellaneous Supplemental Services (listed out above)	6	\$734,511	PFC & AMT Bonds
<b>Amendment #2</b>	-	<b>\$12,916,380</b>	
New Gen B (only) – 100% Design	7	\$12,916,380	PFC & AMT Bonds
<b>Amendment #3</b>	-	<b>\$109,660</b>	
South Remain Overnight (S. RON) – CA Services	8	\$109,660	PFC & AMT Bonds
<b>Total</b>	-	<b>\$46,994,077</b>	

**COMMITTEE COORDINATION**

Planning and Construction Committee

**PROPOSED MOTION**

“Move to authorize the President/CEO to execute Amendment #3 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 \$109,660, for South Remain Overnight (S. RON) Construction Administration Services, increasing the total contract amount from \$46,884,417 to \$46,994,077.”

# Board Memorandum

11-2024-65

**In Preparation for the Regular Board Meeting on November 14, 2024**

**Subject:** Authorization for the President/CEO to execute a 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 \$631,822, for South Remain Overnight (S. RON) scope of work

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## STAFF RECOMMENDATION

Staff recommends that the Board adopt the motion stated below.

## STRATEGIC PRIORITIES

Safety and Security

People

Facilities for the Future

Air Service and Cargo

Customer Experience

Sustainability

## 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.

In September of 2023, a PSA was executed with Holder/Q&D Joint Venture (HQD) for CMAR Pre-construction Services. In July of 2024, the first two (2) Guaranteed Maximum Price (GMP) agreements with HQD were executed, which were associated with the procurement of long-lead equipment for the CUP. Two additional GMPs, associated with the S. RON construction, are being brought to the Board of Trustees in November.

Construction is scheduled to begin on the S. RON project in March 2025.

## DISCUSSION

In order to implement the construction of our projects, the RTAA is retaining Construction Materials Engineers, Inc. (CME) to provide Construction Management (CM) services. These

services augment RTAA staffing for specialized technical services and seasonal construction periods. CM services are industry standards and are required by FAA regulations to ensure proper administration, inspection, and quality assurance for federally funded construction projects.

The services and corresponding fee are based on the duration of construction and the scope to provide CM services for the S. RON project. The services consist of owner’s representation, construction management, project administration, a resident engineer, quality assurance, survey controls, construction inspection, materials testing, contract administration, tenant coordination, Disadvantage Business Enterprise (DBE) compliance, certified payroll and apprenticeship conformance reviews.

**FISCAL IMPACT**

It is anticipated that the CM Services for the entirety of the New Gen project will be funded by a combination of Bipartisan Infrastructure Law – Airport Terminals Program (ATP) Grants, Airport Infrastructure Grants (AIG), Passenger Facility Charges (PFC), and RTAA issued Alternative Minimum Tax (AMT) Bonds. Below is a summary of the contract costs to date and the associated funding sources:

**Table 1 – Updated Contract Amount Summary**

<b>Description</b>	<b>Cost</b>	<b>Funding Source</b>
<b>South Remain Overnight (S. RON) CM Services (Base Construction Contract)</b>	<b>\$631,822</b>	<b>PFC</b>
Total	\$631,822	-

**COMMITTEE COORDINATION**

Planning and Construction Committee

**PROPOSED MOTION**

“Move to authorize the President/CEO to execute a 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 \$631,822, for South Remain Overnight (S. RON) scope of work.”

**The following projects are part of the MoreRNO Program  
(November 2024)**

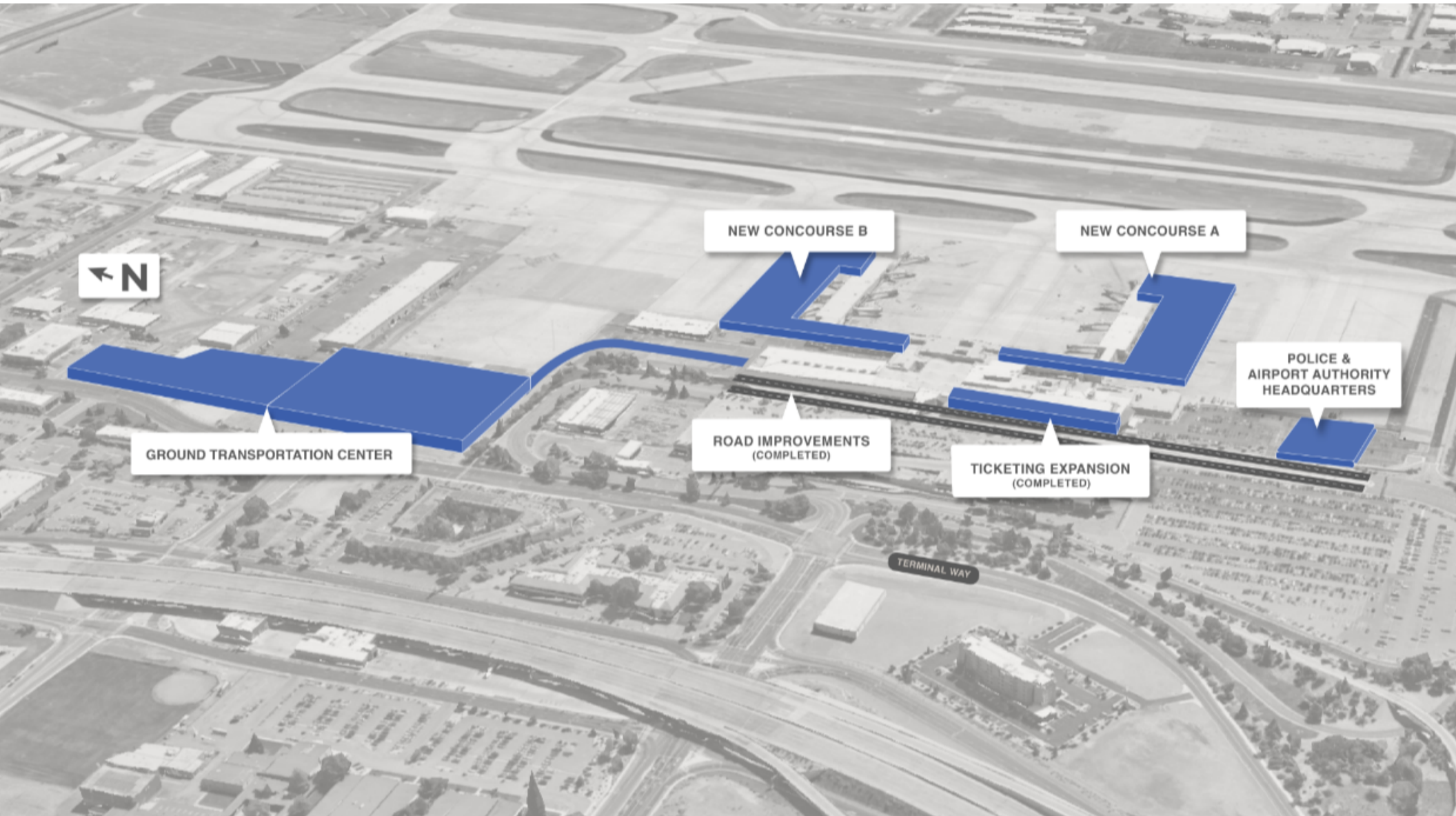
**Completed Projects**

Ticketing Hall Expansion  
Loop Road Reconstruction

**Current Projects**

New Gen A&B  
The HQ  
GTC

# Overall Map of MoreRNO Projects





**RENO-TAHOE AIRPORT AUTHORITY  
PLANNING AND CONSTRUCTION COMMITTEE  
MORE RNO PROGRAM REPORT  
November 2024**

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

## **MoreRNO Program**

### **New Gen A&B**

The project includes full replacement of the two existing Terminal Concourses, that were originally constructed in 1981, full or partial replacement of the two connector concourses, a new Central Utility Plant (CUP), airfield pavement (apron, remain overnight parking, and taxiway/taxi-lane) work, infrastructure and utility relocation, and demolition of existing structures and pavements. The project has been renamed New Gen A&B.

Gensler was selected as the designer, and design kicked-off mid-2023. RTAA staff meet weekly with the design team. The airlines are represented throughout the project with an Airline Technical Representative (ATR) of AvAirPros.

### **Concourses**

Stakeholder visioning sessions and program workshops with the RTAA, Airlines, and concessions began in August 2023. The Basis of Design / Pre-Design Phase was completed in October. Several design meetings have been held focusing on airfield layout, internal space layouts, concessions, gaming, technology and signage/wayfinding. The Concept Phase was completed January 30, and a baseline construction cost estimate and cost reconciliation was performed. Value Analysis/Value Engineering efforts ongoing to develop schematic design. 30% Design Plans and Specifications were completed June 27, 2024, and were reviewed by the RTAA, the ATR, and Paslay while the 30% Plans were undergoing pricing efforts by the CMAR. The cost reconciliation process was completed on August 30, 2024, and the value analysis process to reduce the project cost is ongoing. 60% design of Concourse A is scheduled to be completed in late December. Amendment #2 to the Gensler PSA for design Services is being brought to the October Board meeting in order to design Concourse A and Concourse B at the same time to enable the concurrent construction of both concourses. **The 60% Design Development documents will be completed on December 19, 2024.**

### **South Remain Overnight (S. RON)**

The S. RON design achieved 30% completion on December 1, 2023, 60% completion at the end of January 2024, and final design in March 2024. To reduce extended General Conditions charges and to reduce phasing impacts to the airlines, construction is being shifted to start after the 2024 winter break. Construction will now start in Q1 of 2025 and complete in Q3 of 2025. The Invitation to Bid was issued on August 30, 2024, and bids were opened by the CMAR, in the presence of the RTAA, on September 30, 2024. **The final GMPs are being brought before the board in November of 2024.**

### **Central Utility Plant (CUP)**

The CUP siting location has been recommended by the design team and located in the east end of the Blue Parking Lot. On February 15 FAA informed RTAA that they awarded a \$7M ATP

grant. The design and construction teams put together an early equipment package that will maximize reimbursement of the full \$7M. The FAA ATP was submitted on June 26, 2024. 30% design efforts on the CUP building were completed in May 2024. 60% design of the CUP building were completed on August 22, 2024. **The Issued for Bid documents were completed on November 7, 2024.**

**Construction Manager at Risk (CMAR)**

The team of Holder and Q&D (HQD) was selected for CMAR Pre-construction services and approved at the September 14, 2023, Board Meeting. HQD is working with Gensler in developing schedules, constructability, responding to phasing options and estimating tasks.

The following are project milestones:

- Design PSA Board Approval (Pt. 1) June 8, 2023
- Design Contract Awarded June 20, 2023
- Notice to Proceed for Design (Pt. 1) July 2023
- Design PSA Board Approval (Pt. 2) August 2023
- CMAR Board Approval September 14, 2023
- CMAR Notice to Proceed September 19, 2023
- New Gen B&C Concept Phase Complete January 31, 2024
- Program Construction Cost Estimate April 2024
- Board Workshop July 9<sup>th</sup>, 2024
- Design Development (30% to 100%) Board Approval July 2024
- CUP Equipment GMP Board Approval July 2024

Next steps for the project are listed below:

- Concourse B Design Development (30%-100%) October 2024
- S. RON GMP Construction Board Approval November 2024
- S. RON GMP CMAR GC’s Board Approval November 2024
- S. RON CA Services Board Approval November 2024
- S. RON CM Services Board Approval November 2024

**The HQ**

This Administrative Offices and Police Station Project (The HQ) is a new multi-story facility to house the primary RTAA Administrative Offices and the primary RTAA Police Station. The first floor will house a shared reception area and all police-only functions. The second-floor houses joint-use functions and public meeting rooms, and the third and fourth floors will house RTAA administrative functions. The Project will also include relocation of existing infrastructure and utilities, demolition of existing infrastructure and pavements, possible realignment and installation of airport security gate(s) & fencing, new landscaping, parking, and pedestrian amenities associated with the new facility.

RS&H was selected as the designer and Clark/Sullivan was selected as the CMAR. Both the design team and CMAR team are working together to reduce the cost estimate to be closer to the targeted \$70M.

The following are project milestones:

- 30% Schematic Design Submittal April 29, 2024
- Revised Construction Cost Estimate April 2024

- Board Decision for Design to Proceed Past 30% June 13, 2024

Next steps for the project are listed below:

- Early Procurement GMP **January 2025**
- Final GMP **May 2025**

**GTC**

The General Transportation Center (GTC) is a Public Private Partnership (P3) with ConRAC Solutions and is a part of the new ConRAC garage. ConRAC Solutions has started a joint venture (JV Team) with Q&D and Webcor (QDW or Q&D Webcor). A lease agreement has been signed between ConRAC Solutions and the RTAA and construction on the enabling projects has begun. Demolition of old Building 13 has been completed and construction of new buildings 12 and 13 has begun. **The design of the ConRAC garage and GTC is in design and has just finished 90% design review.**

The following are project milestones:

- 90% GTC Design Received September 2024
- GTC City of Reno Permit December 2024
- New Buildings 12 & 13 Construction Completion\* July 2025
- Start GTC Construction July 2025
- Old QTA Site Remediation November 2027
- GTC Substantial Completion May 2028
- Project Substantial Completion\*\* September 2028

*\*Enabling Projects*

*\*\*Remaining Project Elements – Old QTA, Covered Walkway Landscaping, etc.*

Next steps for the project are listed below:

- **Construction of Buildings 12 & 13** **October 2024**











Reno-Tahoe Airport Authority

### Commitments

Number	Contract Company	Title	Status	Executed	Original Contract Amount	Approved Change Orders	Revised Contract Amount	Pending Change Orders	Draft Change Orders	Invoiced	Payments Issued	% Paid	Remaining Balance Outstanding
22401263	NV Energy	Design Advance Fee	COMPLETE	Yes	\$8,000.00	\$0.00	\$8,000.00	\$0.00	\$0.00	\$8,000.00	\$8,000.00	100.00%	\$0.00
▶ 320230248	Gensler	Architecture Design Services	APPROVED	Yes	\$17,994,409.00	\$15,524,717.00	\$33,519,126.00	\$12,916,380.00	\$0.00	\$17,441,666.42	\$16,001,289.66	47.74%	\$17,517,836.34
320240081	AvAirPros	ATR Services	APPROVED	Yes	\$3,395,070.00	\$0.00	\$3,395,070.00	\$0.00	\$0.00	\$208,650.20	\$208,650.20	6.15%	\$3,186,419.80
320240099	Holder Q&D, a Joint Venture	Pre-Construction Svcs	APPROVED	Yes	\$2,745,000.00	\$0.00	\$2,745,000.00	\$0.00	\$0.00	\$920,000.00	\$870,000.00	31.69%	\$1,875,000.00
320240206	CME	PMO Pre-Construction Services	APPROVED	Yes	\$200,000.00	\$0.00	\$200,000.00	\$0.00	\$0.00	\$108,712.50	\$108,712.50	54.36%	\$91,287.50
320240207	Red Brick Consulting, Inc.	EPM Services	COMPLETE	Yes	\$1,672,514.74	\$0.00	\$1,672,514.74	\$0.00	\$0.00	\$1,672,514.74	\$1,672,514.74	100.00%	\$0.00
▶ 320240229	Jacobs	PMO Services	APPROVED	Yes	\$135,179.85	\$4,665,819.78	\$4,800,999.63	\$0.00	\$0.00	\$168,182.73	\$168,182.73	3.50%	\$4,632,816.90
320240236	OCMI, Inc.	Cost Estimating Services	APPROVED	Yes	\$6,500.00	\$0.00	\$6,500.00	\$0.00	\$0.00	\$5,200.00	\$5,200.00	80.00%	\$1,300.00
320250079	TransSolutions, LLC	Gating Analysis	APPROVED	Yes	\$33,050.00	\$0.00	\$33,050.00	\$0.00	\$0.00	\$24,788.09	\$24,788.09	75.00%	\$8,261.91
320250116	Carahsoft Technology Corporation	Procore Software	APPROVED	Yes	\$167,195.72	\$0.00	\$167,195.72	\$0.00	\$0.00	\$167,195.72	\$167,195.72	100.00%	\$0.00
320250130	JEG Architecture Nevada, Inc.	SME Architectural Design Reviews	APPROVED	Yes	\$48,378.75	\$0.00	\$48,378.75	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$48,378.75
320250162	Incline Technology Consulting, LLC	MoreRNO temp office connectivity (HW/Install)	APPROVED	Yes	\$4,052.38	\$0.00	\$4,052.38	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$4,052.38
320250163	Barich, Inc.	IT OWNER LIAISON REVIEW SERVICES	APPROVED	Yes	\$327,165.18	\$0.00	\$327,165.18	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$327,165.18
320250199	CME	SME Support for PMO Services	APPROVED	Yes	\$94,073.28	\$0.00	\$94,073.28	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$94,073.28
320250200	Jacobs	SME Engineering Design Reviews	APPROVED	Yes	\$43,929.78	\$0.00	\$43,929.78	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$43,929.78
320250287	Arthur J. Gallagher & Co.	Risk Mgmt SME	APPROVED	Yes	\$18,373.69	\$0.00	\$18,373.69	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$18,373.69
<b>Grand Totals</b>					<b>\$26,892,892.37</b>	<b>\$20,190,536.78</b>	<b>\$47,083,429.15</b>	<b>\$12,916,380.00</b>	<b>\$0.00</b>	<b>\$20,724,910.40</b>	<b>\$19,234,533.64</b>	<b>40.85%</b>	<b>\$27,848,895.51</b>



**Reno-Tahoe Airport Authority**

2001 E Plumb Ln

Reno, NV 89502

P (775) 328-6400

Job #: RNO242005 The New Gen Concourse A &amp; B

## Default RTAA Budget View

Budget Code	Description	Initial Approved Budget	Approved Budget Changes	Revised Approved Budget	Pending Budget Changes	Projected Revised Budget	Initial Contract Commitments	Approved Change Orders	Revised Approved Commitments	Direct Costs	Total Committed Costs	Pending COs	Projected Total Commitments	Contractor Invoices (Net)	Cumulative Expended	% Commitments Expended	Forecast to Complete	% Budget Committed	% Complete (Budget vs. Actual)
<b>A Soft Costs</b>																			
	01DSGN-ADMIN - Administrative Expenses	\$347,549.74	\$0.00	\$347,549.74	\$0.00	\$347,549.74	\$8,000.00	\$0.00	\$8,000.00	\$107,158.82	\$115,158.82	\$0.00	\$115,158.82	\$8,000.00	\$115,158.82	100.00%	\$232,390.92	33.13%	33.13%
	01DSGN-AE - Architect/Engineer	\$44,929,941.50	\$1,954,475.50	\$46,884,417.00	\$0.00	\$46,884,417.00	\$17,994,409.00	\$15,524,717.00	\$33,519,126.00	\$0.00	\$33,519,126.00	\$12,916,380.00	\$46,435,506.00	\$16,001,289.66	\$16,001,289.66	47.74%	\$448,911.00	99.04%	34.13%
	01DSGN-CMAR_Pre-Con - CMAR Pre-Construction Services	\$2,745,000.00	\$0.00	\$2,745,000.00	\$0.00	\$2,745,000.00	\$2,745,000.00	\$0.00	\$2,745,000.00	\$0.00	\$2,745,000.00	\$0.00	\$2,745,000.00	\$870,000.00	\$870,000.00	31.69%	\$0.00	100.00%	31.69%
	01DSGN-MISC - Miscellaneous Services	\$171,248.10	\$0.00	\$171,248.10	\$0.00	\$171,248.10	\$171,248.10	\$0.00	\$171,248.10	\$0.00	\$171,248.10	\$0.00	\$171,248.10	\$167,195.72	\$167,195.72	97.63%	\$0.00	100.00%	97.63%
	01DSGN-PM - Program Management	\$2,919,279.90	\$0.00	\$2,919,279.90	\$0.00	\$2,919,279.90	\$1,901,767.87	\$1,017,512.03	\$2,919,279.90	\$0.00	\$2,919,279.90	\$0.00	\$2,919,279.90	\$1,840,697.47	\$1,840,697.47	63.05%	\$0.00	100.00%	63.05%
	01DSGN-SME - Subject Matter Expert Consulting Services	\$2,826,694.22	\$0.00	\$2,826,694.22	\$0.00	\$2,826,694.22	\$1,526,164.90	\$0.00	\$1,526,164.90	\$0.00	\$1,526,164.90	\$0.00	\$1,526,164.90	\$347,350.79	\$347,350.79	22.76%	\$1,300,529.32	53.99%	12.29%
	02CNST-ART - Artwork	\$3,513,450.04	\$0.00	\$3,513,450.04	\$0.00	\$3,513,450.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$3,513,450.04	0.00%	0.00%
	02CNST-CNSTMGMT - Construction Management Services	\$20,010,000.00	\$0.00	\$20,010,000.00	\$0.00	\$20,010,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$20,010,000.00	0.00%	0.00%
	02CNST-MISC - Miscellaneous Services	\$41,091,998.75	(\$1,954,475.50)	\$39,137,523.25	\$0.00	\$39,137,523.25	\$2,546,302.50	\$0.00	\$2,546,302.50	\$0.00	\$2,546,302.50	\$0.00	\$2,546,302.50	\$0.00	\$0.00	0.00%	\$36,591,220.75	6.51%	0.00%
	02CNST-PMO - Program Management Office Services	\$3,648,307.75	\$0.00	\$3,648,307.75	\$0.00	\$3,648,307.75	\$0.00	\$3,648,307.75	\$3,648,307.75	\$0.00	\$3,648,307.75	\$0.00	\$3,648,307.75	\$0.00	\$0.00	0.00%	\$0.00	100.00%	0.00%
	<b>Subtotal A_Soft Costs</b>	<b>\$122,203,470.00</b>	<b>\$0.00</b>	<b>\$122,203,470.00</b>	<b>\$0.00</b>	<b>\$122,203,470.00</b>	<b>\$26,892,892.37</b>	<b>\$20,190,536.78</b>	<b>\$47,083,429.15</b>	<b>\$107,158.82</b>	<b>\$47,190,587.97</b>	<b>\$12,916,380.00</b>	<b>\$60,106,967.97</b>	<b>\$19,234,533.64</b>	<b>\$19,341,692.46</b>	<b>40.99%</b>	<b>\$62,096,502.03</b>	<b>49.19%</b>	<b>15.83%</b>
<b>B Hard Costs</b>																			
	02CNST-CMAR - Construction Manager at Risk	\$440,000,000.00	\$0.00	\$440,000,000.00	\$0.00	\$440,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$440,000,000.00	0.00%	0.00%
	<b>Subtotal B_Hard Costs</b>	<b>\$440,000,000.00</b>	<b>\$0.00</b>	<b>\$440,000,000.00</b>	<b>\$0.00</b>	<b>\$440,000,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>N/A</b>	<b>\$440,000,000.00</b>	<b>0.00%</b>	<b>0.00%</b>
<b>C Miscellaneous Other Costs</b>																			
	03MISC-FFE - Fixtures Furnishings & Equipment	\$6,296,530.00	\$0.00	\$6,296,530.00	\$0.00	\$6,296,530.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$6,296,530.00	0.00%	0.00%
	03MISC-MOV - Moving	\$1,500,000.00	\$0.00	\$1,500,000.00	\$0.00	\$1,500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$1,500,000.00	0.00%	0.00%
	<b>Subtotal C_Miscellaneous Other Costs</b>	<b>\$7,796,530.00</b>	<b>\$0.00</b>	<b>\$7,796,530.00</b>	<b>\$0.00</b>	<b>\$7,796,530.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>N/A</b>	<b>\$7,796,530.00</b>	<b>0.00%</b>	<b>0.00%</b>
	<b>Report Grand Total</b>	<b>\$570,000,000.00</b>	<b>\$0.00</b>	<b>\$570,000,000.00</b>	<b>\$0.00</b>	<b>\$570,000,000.00</b>	<b>\$26,892,892.37</b>	<b>\$20,190,536.78</b>	<b>\$47,083,429.15</b>	<b>\$107,158.82</b>	<b>\$47,190,587.97</b>	<b>\$12,916,380.00</b>	<b>\$60,106,967.97</b>	<b>\$19,234,533.64</b>	<b>\$19,341,692.46</b>	<b>40.99%</b>	<b>\$509,893,032.03</b>	<b>10.55%</b>	<b>3.39%</b>



Reno-Tahoe Airport Authority

### Commitments

Number	Contract Company	Title	Status	Executed	Original Contract Amount	Approved Change Orders	Revised Contract Amount	Invoiced	Pending Change Orders	Draft Change Orders	Payments Issued	% Paid	Remaining Balance Outstanding
320230195	Red Brick Consulting, Inc.	EPM Svcs	COMPLETE	Yes	\$108,715.63	\$0.00	\$108,715.63	\$108,715.63	\$0.00	\$0.00	\$108,715.63	100.00%	\$0.00
▶ 320240115	RS&H Nevada, Inc.	Architect Design Services	APPROVED	Yes	\$1,784,664.00	\$5,636,054.00	\$7,420,718.00	\$1,692,545.07	\$0.00	\$0.00	\$1,692,545.07	22.81%	\$5,728,172.93
▶ 320240150	Clark/Sullivan Construction	Pre-Construction Svcs	APPROVED	Yes	\$119,500.00	\$0.00	\$119,500.00	\$38,100.00	\$0.00	\$0.00	\$38,100.00	31.88%	\$81,400.00
▶ 320240229	Jacobs	Program Manager / Doc Controls	APPROVED	Yes	\$24,820.15	\$651,913.38	\$676,733.53	\$50,328.12	\$0.00	\$0.00	\$50,328.12	7.44%	\$626,405.41
320250116	Carahsoft Technology Corporation	Procore Software Implementation/Renewal	APPROVED	Yes	\$60,297.72	\$0.00	\$60,297.72	\$60,297.72	\$0.00	\$0.00	\$60,297.72	100.00%	\$0.00
320250130	JEG Architecture Nevada, Inc.	Architectural SME Design Reviews	APPROVED	Yes	\$17,447.39	\$0.00	\$17,447.39	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$17,447.39
320250162	Incline Technology Consulting, LLC	MoreRNO Temp Offices Connectivity	APPROVED	Yes	\$1,461.46	\$0.00	\$1,461.46	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,461.46
320250199	CME	SME Support for PMO Services	APPROVED	Yes	\$33,926.72	\$0.00	\$33,926.72	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$33,926.72
320250200	Jacobs	Engineering SME Design Reviews	APPROVED	Yes	\$15,842.90	\$0.00	\$15,842.90	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$15,842.90
320250223	Barich, Inc.	IT Owner Liaison Review Services	APPROVED	Yes	\$85,809.37	\$0.00	\$85,809.37	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$85,809.37
320250287	Arthur J. Gallagher & Co.	Risk Mgmt SME	APPROVED	Yes	\$6,626.31	\$0.00	\$6,626.31	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,626.31
<b>Grand Totals</b>					<b>\$2,259,111.65</b>	<b>\$6,287,967.38</b>	<b>\$8,547,079.03</b>	<b>\$1,949,986.54</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,949,986.54</b>	<b>22.81%</b>	<b>\$6,597,092.49</b>



**Reno-Tahoe Airport Authority**

2001 E Plumb Ln  
 Reno, NV 89502  
 P (775) 328-6400

Job #: RNO242012 The HQ

Default RTAA Budget View

Budget Code	Description	Initial Approved Budget	Approved Budget Changes	Revised Approved Budget	Pending Budget Changes	Projected Revised Budget	Initial Contract Commitments	Approved Change Orders	Revised Approved Commitments	Direct Costs	Total Committed Costs	Pending COs	Projected Total Commitments	Contractor Invoices (Net)	Cumulative Expended	% Commitments Expended	Forecast to Complete	% Budget Committed	% Complete (Budget vs. Actual)
<b>A Soft Costs</b>																			
	01DSGN-ADMIN - Administrative Expenses	\$13,691.32	\$0.00	\$13,691.32	\$0.00	\$13,691.32	\$0.00	\$0.00	\$0.00	\$9,836.65	\$9,836.65	\$0.00	\$9,836.65	\$0.00	\$9,836.65	100.00%	\$3,854.67	71.85%	71.85%
	01DSGN-AE - Architect/Engineer	\$8,111,071.00	\$0.00	\$8,111,071.00	\$0.00	\$8,111,071.00	\$1,784,664.00	\$5,636,054.00	\$7,420,718.00	\$0.00	\$7,420,718.00	\$0.00	\$7,420,718.00	\$1,692,545.07	\$1,692,545.07	22.81%	\$690,353.00	91.49%	20.87%
	01DSGN-CMAR_Pre-Con - CMAR Pre-Construction Services	\$119,500.00	\$0.00	\$119,500.00	\$0.00	\$119,500.00	\$119,500.00	\$0.00	\$119,500.00	\$0.00	\$119,500.00	\$0.00	\$119,500.00	\$38,100.00	\$38,100.00	31.88%	\$0.00	100.00%	31.88%
	01DSGN-MISC - Miscellaneous Services	\$75,000.00	\$0.00	\$75,000.00	\$0.00	\$75,000.00	\$61,759.18	\$0.00	\$61,759.18	\$0.00	\$61,759.18	\$0.00	\$61,759.18	\$60,297.72	\$60,297.72	97.63%	\$13,240.82	82.35%	80.40%
	01DSGN-PM - Program Management	\$508,716.00	\$0.00	\$508,716.00	\$0.00	\$508,716.00	\$200,752.79	\$287,615.91	\$488,368.70	\$0.00	\$488,368.70	\$0.00	\$488,368.70	\$159,043.75	\$159,043.75	32.57%	\$20,347.30	96.00%	31.26%
	01DSGN-SME - Subject Matter Expert Consulting Services	\$110,435.68	\$0.00	\$110,435.68	\$0.00	\$110,435.68	\$92,435.68	\$0.00	\$92,435.68	\$0.00	\$92,435.68	\$0.00	\$92,435.68	\$0.00	\$0.00	0.00%	\$18,000.00	83.70%	0.00%
	02CNST-ART - Artwork	\$617,571.00	\$0.00	\$617,571.00	\$0.00	\$617,571.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$617,571.00	0.00%	0.00%
	02CNST-CNSTADM - Construction Administration Services	\$1,078,840.00	\$0.00	\$1,078,840.00	\$0.00	\$1,078,840.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$1,078,840.00	0.00%	0.00%
	02CNST-CNSTMGMT - Construction Management Services	\$1,408,414.00	\$0.00	\$1,408,414.00	\$0.00	\$1,408,414.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$1,408,414.00	0.00%	0.00%
	02CNST-DSGNCONT - Design Contingency	\$3,933,089.00	\$0.00	\$3,933,089.00	\$0.00	\$3,933,089.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$3,933,089.00	0.00%	0.00%
	02CNST-MISC - Miscellaneous Services	\$728,867.00	\$0.00	\$728,867.00	\$0.00	\$728,867.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$728,867.00	0.00%	0.00%
	02CNST-PMO - Program Management Office Services	\$784,000.00	\$0.00	\$784,000.00	\$0.00	\$784,000.00	\$0.00	\$364,297.47	\$364,297.47	\$0.00	\$364,297.47	\$0.00	\$364,297.47	\$0.00	\$0.00	0.00%	\$419,702.53	46.47%	0.00%
	<b>Subtotal A_Soft Costs</b>	<b>\$17,489,195.00</b>	<b>\$0.00</b>	<b>\$17,489,195.00</b>	<b>\$0.00</b>	<b>\$17,489,195.00</b>	<b>\$2,259,111.65</b>	<b>\$6,287,967.38</b>	<b>\$8,547,079.03</b>	<b>\$9,836.65</b>	<b>\$8,556,915.68</b>	<b>\$0.00</b>	<b>\$8,556,915.68</b>	<b>\$1,949,986.54</b>	<b>\$1,959,823.19</b>	<b>22.90%</b>	<b>\$8,932,279.32</b>	<b>48.93%</b>	<b>11.21%</b>
<b>B Hard Costs</b>																			
	02CNST-CMAR - Construction Manager at Risk	\$56,590,873.00	\$0.00	\$56,590,873.00	\$0.00	\$56,590,873.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$56,590,873.00	0.00%	0.00%
	<b>Subtotal B_Hard Costs</b>	<b>\$56,590,873.00</b>	<b>\$0.00</b>	<b>\$56,590,873.00</b>	<b>\$0.00</b>	<b>\$56,590,873.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>N/A</b>	<b>\$56,590,873.00</b>	<b>0.00%</b>	<b>0.00%</b>
<b>C Miscellaneous Other Costs</b>																			
	03MISC-AV - Audio Visual	\$1,065,000.00	\$0.00	\$1,065,000.00	\$0.00	\$1,065,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$1,065,000.00	0.00%	0.00%
	03MISC-FFE - Fixtures Furnishings & Equipment	\$4,288,130.00	\$0.00	\$4,288,130.00	\$0.00	\$4,288,130.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$4,288,130.00	0.00%	0.00%
	03MISC-MOV - Moving	\$119,375.00	\$0.00	\$119,375.00	\$0.00	\$119,375.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$119,375.00	0.00%	0.00%
	03MISC-SPEC - Specialized Equipment	\$500,000.00	\$0.00	\$500,000.00	\$0.00	\$500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	\$500,000.00	0.00%	0.00%
	<b>Subtotal C_Miscellaneous Other Costs</b>	<b>\$5,972,505.00</b>	<b>\$0.00</b>	<b>\$5,972,505.00</b>	<b>\$0.00</b>	<b>\$5,972,505.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>N/A</b>	<b>\$5,972,505.00</b>	<b>0.00%</b>	<b>0.00%</b>
	<b>Report Grand Total</b>	<b>\$80,052,573.00</b>	<b>\$0.00</b>	<b>\$80,052,573.00</b>	<b>\$0.00</b>	<b>\$80,052,573.00</b>	<b>\$2,259,111.65</b>	<b>\$6,287,967.38</b>	<b>\$8,547,079.03</b>	<b>\$9,836.65</b>	<b>\$8,556,915.68</b>	<b>\$0.00</b>	<b>\$8,556,915.68</b>	<b>\$1,949,986.54</b>	<b>\$1,959,823.19</b>	<b>22.90%</b>	<b>\$71,495,657.32</b>	<b>10.69%</b>	<b>2.45%</b>

**The following projects are part of the Capital Improvement Program  
(November 2024)**

**Engineering & Construction Projects**

**Reno-Stead Airport:**

RTS Pavement Maintenance Project – 2024

**Reno-Tahoe International Airport:**

Airfield Maintenance Yard Phase 2 – Design

General Aviation East Reconstruction Project - Design

National Guard Way and Aviation Boulevard Reconstruction Project - Design

Airfield Maintenance Shop Door Expansion – Design

Airfield Maintenance Storage Building Roof Replacement - Design

Ticketing Hall Expansion Project

Taxiway B Reconstruction & General Aviation Runup Area

Terminal Loop Road

FAA VALE PCA/GPU Replacement

Runway 17R-35L Remediation

Airfield Signage and Renaming

Parking Garage Standpipe Replacement

**Planning & Environmental Projects**

**Reno-Stead Airport:**

RTS Master Plan and Airport Layout Plan Update

**Reno-Tahoe International Airport:**

RTAA Geographic Information System (GIS) Master Plan, Phase 1

RNO Airport Layout Plan Update

**RENO-TAHOE AIRPORT AUTHORITY  
PLANNING AND CONSTRUCTION COMMITTEE  
CAPITAL IMPROVEMENT PROGRAM REPORT  
November 2024**

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

**ENGINEERING PROJECTS**

**RENO-STEAD AIRPORT PROJECTS**

**RTS Pavement Maintenance Project – 2024**

The RTS Pavement Maintenance Project – 2024 consists of sealing Runways 8/26 and 14/32 with an emulsified asphalt seal coat (P608). The bid package contains one bid alternate to increase the polymer content in the P608 from 2.5% to 3.0%.

The project was designed and advertised by RTAA Staff. The project was bid on May 8, 2024, and bids received on May 22, 2024. Two qualified bids were received and reviewed with American Road Maintenance selected as the responsive low bidder. The Base Bid and Bid Alternate #1 total was \$498,811.00. Bid Alternate #1 increases the polymer in the sealant from 2.5% to 3.0% which increases the longevity of the sealant. Sealing was completed in August by American Road Maintenance without any issues. Striping is being completed by RTAA Maintenance staff and was completed in October 2024.

The following are project milestones:

- |                   |                                 |
|-------------------|---------------------------------|
| • Bids Advertised | May 8, 2024                     |
| • Bids Opened     | May 22, 2024                    |
| • Sealing         | August 2024                     |
| • Striping        | <b>September – October 2024</b> |

The project is on schedule with the next steps are listed below:

- |                    |               |
|--------------------|---------------|
| • Project Closeout | November 2024 |
|--------------------|---------------|

Budget:

- |                             |                     |
|-----------------------------|---------------------|
| • Proposed Budget:          | \$889,553           |
| • Current Expenditure:      | <b>\$582,810.50</b> |
| • Construction Encumbrance: | \$582,810.50        |

**RENO-TAHOE INTERNATIONAL AIRPORT PROJECTS**

**Airfield Maintenance Yard Phase 2 - Design**

This project consists of a professional service agreement (PSA) with AtkinsRéalis for the design of the second phase of the Airfield Maintenance Yard Reconstruction Project. The first phase reconstructed the east side of the pavement at the Airfield Maintenance Yard and was completed in 2019. Phase 2 consists of the pavement on the west side of the yard adjacent to National Guard Way. The design is being funded from the RNO Airside Pavement Maintenance Budget - 2023.

AtkinsRéalis was direct selected for the design phase of this project and has completed all the field work. Atkins submitted the 30% civil plans and are currently under review by RTAA staff.

The following are project milestones:

- Geotech and Survey June 2024
- 30% Design August 2024

The project is on schedule with the next steps are listed below:

- 90% Design October 2024
- IFB Documents December 2024

Budget:

- Proposed Budget: \$55,236
- Current Expenditure: \$29,657

### **General Aviation East Reconstruction Project - Design**

This project comprises two professional service agreements (PSAs) with Kimley Horn & Associates. One PSA is for designing the reconstruction of the General Aviation East Apron and Taxilanes, funded by an FAA Airport Improvement Program (AIP) grant. The second PSA, funded through the RNO Landside Pavement Maintenance Budget for 2023, pertains to the GA East Parking lot. The General Aviation East project area is approximately 9.5 acres. The AIP Grant was signed on July 23, 2024, with a NTP issued to Kimley Horn to begin design August 20, 2024.

The following are project milestones:

- Board Approval May 2024
- Grant Issuance July 2024

The project is on schedule with the next steps are listed below:

- Design September – December 2024
- IFB Documents January 2025

Budget:

- Proposed Budget: \$545,822
- Current Expenditure: \$43,804.50

### **National Guard Way and Aviation Boulevard Reconstruction Project - Design**

This is a professional service agreement (PSA) with Eastern Sierra Engineering for civil improvement plans for the National Guard Way and Aviation Boulevard Reconstruction Project.

Eastern Sierra Engineering was direct selected for the design of this project and has completed 90% improvement plans.

The following are project milestones:

- Notice to Proceed July 2023
- 50% Design September 2023
- 90% Design April 2024

The project is on schedule with the next steps are listed below:

- IFB Documents December 2024

Budget:

- Proposed Budget: \$185,903.00
- Current Expenditure: \$160,973.75

**Airfield Maintenance Shop Door Expansion – Design**

The project will increase the size of the door to allow large equipment to be worked on inside the building. The building will become more efficient with space reallocations. The project will remove two smaller bay doors and combine into one larger 30'X14' roll-up door. The structural design will address removing two support columns and adding additional structural reinforcement. **90% plans have been delivered to the RTAA and are in review.**

BJG Architecture and Engineering was direct selected to design the bay Expansion.

The project is on schedule with the next steps are listed below:

- Complete design November 2024
- ITB advertisement December 2024

**Budget:**

- **Design Budget: \$13,500**
- **Current Expenditures: \$9,000**

**Airfield Maintenance Storage Building Roof Replacement - Design**

The Airfield Maintenance Storage Building Roof Replacement project will involve installing a new roof. The existing roof leaks and is causing water damage. **90% plans have been delivered to the RTAA and are in review.**

Paul Cavin Architecture was direct selected to design the roof replacement.

The project is on schedule with the next steps are listed below:

- Complete design November 2024
- ITB advertisement December 2024
- 

Budget:

- Proposed Budget: \$300,510
- Design Budget: \$23,850
- Current Expenditures: **\$1,180**

**Ticketing Hall Expansion Project**

The contractor is completing the punch list items along with several owner requested changes. Project is in final closeout.

**Taxiway B Reconstruction & General Aviation Runup Area**

The project consists of reconstruction of the Portland Cement Concrete (PCC) Taxiway (TWY) B on either side of Runway 8/26, and an asphalt cement General Aviation (GA) Runup Area at the north end of TWY C. The project will include the reconstruction of the taxiways, asphalt shoulders, and edge lighting, pavement markings and drainage upgrades.

The low and responsive bidder was Granite Construction and was approved at the May 2023 Board meeting. The FAA AIP grant has been awarded, and funding has been received. Granite started construction of the GA Aviation Runup area and was completed in late January 2024.

Taxiway B was anticipated to be completed by the end of May. Near the end of reconstructing the concrete panels, issues with the panels were noted. The contractor has been notified to correct the defective panels. The panel replacements will occur during the closure of Runway 8-26 with the Runway 17R-35L Remediation project. The project is completed and in closeout.

The following are project milestones:

- GA Runup Construction Completion January 2024
- Taxiway B Construction Begins March 11, 2024
- Project Completion September 2024

### **Terminal Loop Road**

The Terminal Loop Road Reconstruction, ADA, and Safety/Security Project is for the full reconstruction of the existing PCC portion of the Terminal Loop Road, will also include improvements associated with Safety/Security and the Americans with Disabilities Act of 1990 (ADA). The full project consists of the reconstruction of six travel lanes, two pick-up and drop off lanes, drainage improvements as necessary, curb and gutter, post curb, sidewalk, a new crosswalk, landscaping, electrical, street lighting, guidance and traffic signs, striping, security bollards and new ADA pedestrian ramps.

Phase 1 construction consisting of the inner lanes (adjacent to the Terminal) was completed and opened April 11, 2024. Phase 2 consisting of the outer lanes (adjacent to the parking garage) began work on April 15. The project is substantially completed, and the contractor is working on punch list items.

The following are project milestones:

- Construction Start – Phase 1 July 2023
- Construction Completed – Phase 1 April 11, 2024
- Phase 2 Substantial Completion September 2024

The project is on schedule with the next steps are listed below:

- Punch list items and closeout

### **FAA VALE PCA/GPU Replacement**

The FAA's VALE Program provides Airport Improvement Program (AIP) grant funding to commercial service airports such, as the RNO, that are in non-attainment or maintenance of National Ambient Air Quality Standards areas for emission reduction projects proven to benefit local air quality. VALE AIP funding comes from Noise & Environmental Set Aside funds and does not affect regular RNO entitlements or discretionary allotments. The program is to improve environmental issues by replacing aging equipment with new efficient equipment.

This project consists of the replacement of 23 Pre-Conditioned Air (PCA) units and 23 Ground Power Units (GPU) for the Passenger Boarding Bridges (PBB). The PCA units provide fresh conditioned heat or cooling to the aircraft while they are at the PBB. The new units are



significantly more energy efficient than the units being replaced, which are at the end of their useful lives. The GPU provides a constant regulated power that is specific to each aircraft. The new GPUs are significantly more efficient than those being replaced, which are also at the end of their useful lives. Installation of submeters will allow for electrical usage to be tracked to the respective users.

**Construction started July 22,2024. Currently 14 airline gates have been completed and commissioned with the new equipment. The overall project is on schedule.**

The following are project milestones:

- NTP Issued October 2023
- Procurement October 2023 - July 2024
- Construction Start July 2024

The project is on schedule with the next steps are listed below:

- Project Completion February 2025

Budget:

- Proposed Budget: \$7,504,668.00
- Revised Budget: \$7,504,668.00
- Current Expenditure: \$2,207,123.60

### **Runway 17R-35L Remediation**

Granite Construction's remediation work began on August 12, 2024, with a completion date of the asphalt cement reconstruction scheduled no later than November 21, 2024. The remediation work consists of the removal (milling) of 3" of concrete in the keel section and replacement with 3" of asphalt cement. The contractual final completion of the asphalt grooving and saw cutting is January 15, 2025.

Wood Rodgers and AtkinsRéalis contracts were approved at the July 2024 Board Meeting for Construction Administration and Management services.

Budget: The construction work by Granite Construction is considered warranty work with no cost to the RTAA. The two PSAs for Wood Rodgers and AtkinsRéalis is being funded from the FY2024 Runway budget.

The RTAA received \$5,000,000 from Granite as part of the settlement for future maintenance.

**The project is on schedule to be completed by Thanksgiving. Contractor has completed all of the paving, saw cutting, sealing, grooving and reinstalling light cans. The RTAA has begun striping the runway.**

### **Airfield Signage and Renaming**

This project consists of updating the airport’s taxiway naming conventions and updating signage, markings, and the Airport Layout Plan (ALP). RNO has taxiways that connect to the runways at multiple locations and are not individually designated as separate taxiways, e.g., A1, A2, A3, etc. This creates pilot confusion and potential errors on what connectors to use and this project will make updates and modifications to clarify. Design has been completed. The low and responsive bidder was Royal Electric with a bid of \$3,780,002. Construction is planned to begin in Spring 2025.

The following are project milestones:

- Design Completion January 2024
- Bid Advertising February 2024
- Bid Opening March 2024
- Board of Trustees Approval October 2024

The project is on schedule with the next steps are listed below:

- Construction Spring 2025
- Finish Construction August 2025

### **Parking Garage Fire Standpipe Replacement**

**During construction of the Loop Road project, RTAA staff and its contractor found concerns with the fire protection system for the parking garage. The system is comprised of an underground fire main loop and around the exterior of the building and standpipes that extend from the underground main to the first floor and then to the top of the parking garage. The standpipes allow a point of connection for fire hoses in the event of a fire in the parking garage. The existing piping will be removed, and a new system will be installed along the ceiling to replace the existing components. The installation of the replacement system will follow the latest fire code regulations.**

The following are project milestones:

- **Board of Trustees Approval October 10, 2024**

The project is on schedule with the next steps listed below:

- **Construction Spring 2025**

**Budget:**

- **Approved Budget: \$526,842.00**
- **Contingency: \$50,000.00**

### **PLANNING PROJECTS**

#### **RTAA Geographic Information System (GIS) Master Plan, Phase 1**

A Notice to Proceed was issued on July 24, 2023, for the RTAA GIS Master Plan, Phase 1, in the amount of \$64,600, to Michael Baker International (MBI). The goals of the GIS Master Plan, Phase 1 are to define the current geospatial “footprint” for the RTAA and to identify an implementation plan that supports future GIS use in a manner that achieves improved system and data maintenance and modernization.

The scope of work for Phase 1 includes compiling an inventory of all geospatial data and applications used throughout the organization and planned for the near-term, including where data is hosted, the type of data used by specific applications, and the application architecture and support. The scope of work also includes recommending a formal Enterprise Implementation Plan that will include system architecture diagrams, specification documents, and a technical roadmap for deployment that shows how the GIS should be positioned within IT infrastructure and the hardware, software, and resources needed for the new architecture. The final deliverable of Phase 1 is a GIS System Architecture and Deployment Plan.

The study effort is supported by two working groups: a Technical Working Group and an End-User Working Group. The Technical WG is focused on the technical specifics of the RTAA GIS and will provide input on how to best support and set up applications and software. The End-User WG is focused on the needs of GIS user and will provide input on how the RTAA GIS can support user requirements and ad hoc projects.

The inventory development phase and enterprise implementation plan are complete. The enterprise implementation plan includes specific recommendations on system architecture, deployment of an ArcGIS Enterprise system using Microsoft Azure, and cost and timing estimates that align with the RTAA cloud strategic plan.

The enterprise implementation plan is dependent upon the RTAA's initiation of Microsoft Azure as its cloud service provider. As a result, the timing of Phase 2 of the RTAA GIS Master Plan is now estimated to begin no earlier than Spring 2025.

The following are project milestones:

- |  |                         |
|--|-------------------------|
| • Notice to Proceed for Study                | July 24, 2023           |
| • Executive Team Briefing #1                 | August 29, 2023         |
| • End-User WG Meeting #1                     | October 26, 2023        |
| • Technical WG Meeting #1                    | November 16, 2023       |
| • Airfield Maintenance Meeting               | November 30, 2023       |
| • Airport Communications Meeting             | December 11, 2023       |
| • GeoComm (Public Safety) Meeting            | January 9, 2024         |
| • Technical WG Meeting #2                    | January 25, 2024        |
| • End-User WG Meeting #2                     | January 26, 2024        |
| • IT Inventory Page-Turn Meeting             | February 14, 2024       |
| • Inventory Deliverable                      | March 2024              |
| • Technical WG Meeting #3                    | March 13, 2024          |
| • Technical WG Meeting #4                    | April 12, 2024          |
| • Technical WG Meeting #5                    | May 1, 2024             |
| • Cloud Strategy Meeting #1                  | May 8, 2024             |
| • Cloud Strategy Meeting #2                  | June 6, 2024            |
| • Cloud Strategy Meeting #3                  | July 12, 2024           |
| • Cloud Strategy GIS Needs Deliverable       | July 2024               |
| • Enterprise Implementation Plan Deliverable | September 2024          |
| • Cloud Strategy Meeting #4                  | September 5, 2024       |
| • Executive Team Briefing #2                 | <b>October 29, 2024</b> |

Next steps for the project are listed below:

- Transition to Phase 2

Spring 2025

**RNO Airport Layout Plan Update**

A Notice to Proceed was issued on July 7, 2023, for the RNO Airport Layout Plan Update, in the amount of \$85,500, to Wood Rodgers, Inc.

All airport sponsors are required to maintain a current Airport Layout Plan (ALP). The latest RNO ALP was approved by the FAA in January 2019 as part of the 2018 RNO Master Plan Update. The primary trigger for this new update is the requirement for future projects to be depicted on an approved ALP prior to receipt of federal grants or PFC collection for a construction project.

In July 2023, the consultant team completed survey work for all new airport development since the 2018 ALP was approved, including the Aloft Hotel, Dassault facility expansion, Vassar mini-warehouse demolition area, east airfield lighting vault demolition area, Taxiway Charlie & Lima runway incursion mitigation (RIM) pavement changes near Atlantic Aviation, and Taxiway Alpha RIM pavement changes at the south end of the field.

During August and September 2023, the consultant team updated 25 pages of the 41-page ALP set and drafted a 6-page memo that documents each of the 91 changes. A draft set was reviewed by staff in October 2023, and comments were provided on October 31. A revised ALP was submitted to the FAA in January 2024 for review. The FAA provided written comments on June 6, 2024. Final revisions were completed in August 2024, and the final version of the ALP was delivered to the FAA for final review and signature on August 19, 2024.

On September 16, 2024, the RTAA received several additional comments from the FAA that need to be resolved prior to final approval. Revisions are underway. **The final draft is expected to be sent to the FAA for approval by November 1, 2024.**

The following are project milestones:

- |   |                     |
|---|---------------------|
| • Notice to Proceed for Study           | July 7, 2023        |
| • On-Site Field Work                    | July 2023           |
| • Preliminary Drawing Review            | August 16, 2023     |
| • Draft ALP Update & Memo Received      | September 29, 2023  |
| • Staff Review                          | October 2023        |
| • Draft ALP Submitted to FAA for Review | January 2024        |
| • FAA Draft Review                      | January – June 2024 |
| • FAA Draft Comments Provided           | June 6, 2024        |
| • ALP Revisions                         | August 16, 2024     |
| • ALP Update to FAA                     | August 19, 2024     |

Next steps for the project are listed below:

- **Final Revisions to FAA**
- FAA Approval

**November 1, 2024**

TBD

## **RTS Master Plan and Airport Layout Plan Update**

The last Reno-Stead Airport (RTS) Master Plan was completed in 2010. With the departure of the Reno National Championship Air Races, redevelopment of the Nevada Army Guard facilities, a region-wide shortage of general aviation hangars, prevalence of unmanned aerial system and dirt “runway” operations, dwindling industrial land availability and subsequent growing interest in non-aeronautical development on airport property, and nearby housing growth, a new RTS Master Plan that takes those local and regional changes into account is crucial to guide future airport development in a logical, sustainable, and efficient manner to meet current and future airport operational demand.

Pending FAA Airport Improvement Program (AIP) grant funding, staff will issue a formal request for qualifications (RFQ) for qualified consultant teams to develop an Airport Master Plan Study. In addition to the traditional Airport Master Plan, the consultant team will also develop an Airport Layout Plan (ALP) Update and an Airport Exhibit A and collect Airports Geographic Information System (AGIS) Survey Data.

The RFQ was advertised on August 9, 2024, and the public solicitation process is underway. A non-mandatory pre-proposal meeting was held at Reno-Stead Airport on August 21, 2024. The meeting was hybrid, and there were approximately 34 attendees from 20 different firms who attended either in-person or remotely. The RFQ solicitation period closed on Tuesday, September 17, 2024. Seven (7) Statements of Qualifications (SOQs) were received.

Due to scheduling constraints and the importance of making the right decision regarding consultant selection, the Selection Committee meetings originally scheduled for September 24 and October 11 were postponed. **The Selection Committee convened on Wednesday, October 16 to discuss their reviews and scores. Four (4) teams were short-listed for interviews to be conducted on Thursday, November 7, 2024 at the Reno-Stead Airport.**

The following are project milestones:

- |   |                         |
|---|-------------------------|
| • RFQ Advertisement                       | August 9, 2024          |
| • Non-Mandatory Pre-Proposal Meeting      | August 21, 2024         |
| • SOQ Submittals Received                 | September 17, 2024      |
| • <b>Selection Committee (Short-List)</b> | <b>October 16, 2024</b> |

Next steps for the project are listed below:

- |                                     |                                 |
|-------------------------------------|---------------------------------|
| • Selection Committee (Interviews)  | <b>November 7, 2024</b>         |
| • <b>Scope and Fee Negotiations</b> | <b>November – December 2024</b> |



# Administrative Report

**Date:** November 14, 2024  
**Subject:** Administrative Award of Contracts (Expenditures)  
Pursuant to Resolution No. 557 – October 2024

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## BACKGROUND

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

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

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

## DISCUSSION

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

**Agreements and POs in Excess of \$25,000**

**Key to abbreviations:**

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

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

PO = Purchase Order  
 PSA = Professional Service Agreement

<b>Date</b>	<b>Name of Company</b>	<b>Dollar Amount</b>	<b>Description</b>	<b>Funding Source</b>	<b>Department / Division</b>
08/22/24	API Group Life Safety	\$39562.00	Fire Suppression System - AVA IT Room Renewal	FY25 O&M	Engineering & Construction
09/10/24	STE Transcore Holdings, Inc.	\$55,000.00	TNC lot AVI implementation & equipment	FY25 O&M	Landside Operations
10/09/24	VOX Network	\$56,416.35	Ayava VOX Maintenance Renewal	FY25 O&M	IT
10/09/24	Summit Line Construction	\$50,000.00	Annual Snow Removal Service	FY25 O&M	Landside Operations
10/10/24	Granite Construction	\$32,000.00	Light Panel Rental Costs for Parking	FY25 O&M	Landside Operations
10/11/24	DFW Fire Training Research Center	\$25,600.00	FAA Required Annual Live Fire Training	FY25 O&M	ARFF
10/16/24	Arthur J. Gallagher & Co.	\$25,000.00	Utilize outside risk management to ensure alignment with industry standards for CMAR contracts/ both MoreRNO Projects (HQ & New Gen)	FY25 CIP New Gen & HQ	MoreRNO Program
10/18/24	Champion Chevrolet Inc	\$56,933.25	Fixed Asset Vehicle Purchase FY24/25	FY25 FA	Airside Operations
10/23/24	J A Larue Inc	\$1600.00	CO#1 from \$39,500 to \$41,050 as well to include additional \$1300 for freight	FY25 O&M	Airfield Maintenance
10/28/24	Landrum & Brown	\$50,000.00	CO#1 to add additional services to multi year contract to include "Provide Passenger Facility Charge Application Preparation Services- Application #17"	FY O&M	Finance



## Change Orders and Amendments

**Key to abbreviations:**

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

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

PO = Purchase Order  
 PSA = Professional Service Agreement

Date	Name of Company	Dollar Amount	Description	Funding Source	Department / Division
09/23/24	Gensler Architecture Design & Plan	\$15,973,628.00	CO#1 July 11, 2024, Board Approval increases the scope of Concourse A (only, to be completed by June 30,2025) and additional work on CUP, S RON, and Geotech/Survey/other T&M allowances (Total of Amend #1 \$15,973,628)	FY24 CIP	MoreRNO
10/04/24	Genuine McCarthy Enterprises Inc	\$(106,276.80)	Co#2 Final Contract GMP adjustment	FY23 AIP	Engineering & Construction
10/04/24	Genuine McCarthy Enterprises Inc	\$0.00	CO#8 Extending Contract to completion date of December 31, 2024.	FY23 AIP	Engineering & Construction
10/11/24	Wood Rodgers, Inc.	\$0.00	CO#1 to extend contract term to end of November to analyze and true up final bills	FY23 AIP	Engineering & Construction
10/23/24	J A Larue Inc	\$1600.00	Change Order from \$39,500 to \$41,050 as well to include additional \$1300 for freight	FY25 O&M	Airfield Maintenance