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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

Jenn Ewan

## BOARD CLERK

Lori Corkery

## AGENDA

### Planning & Construction Committee

Tuesday, March 11, 2025 | 9:30 AM

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

**Reno-Tahoe International Airport, Reno, NV  
Administrative Offices, Second Floor**

### 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:

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**Webinar ID:** 874 0838 8368

### Accommodations

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### Public Comment

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

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

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

### Posting

This agenda has been posted at the following locations:

1. RTAA Admin Offices, 2001 E. Plumb
2. [www.renoairport.com](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 [lcorkery@renoairport.com](mailto:lcorkery@renoairport.com), or (775) 328-6402 for further information.

## **1. INTRODUCTORY ITEMS**

- 1.1 Call to Order
- 1.2 Roll Call

## **2. PUBLIC COMMENT**

## **3. APPROVAL OF MINUTES**

- 3.1 February 11, 2025, Planning & Construction Committee meeting

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

## **5. ITEMS FOR CONSIDERATION BY THE FULL BOARD ON MARCH 13, 2025**

- 5.1 Board Memo No. 03/2025-09 (*For Possible Action*): Review, discussion and potential authorization for the President/CEO to execute a Professional Services Agreement for the RTAA Pavement Management Program - 2025 at Reno-Tahoe International Airport (RNO) and Reno-Stead Airport (RTS), with RDM International Inc., in the amount of \$402,340 and authorizes the President/CEO or his designee to sign

## **6. PROGRAM UPDATES**

- 6.1 MoreRNO Program Executive Summary
- 6.2 Capital Improvement Program Update

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

- 7.1 Administrative Award of Contracts (Expenditures)

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

## **9. PUBLIC COMMENT**

## **10. ADJOURNMENT**

**COMMITTEE MEMBERS**

Art Sperber, Chair  
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**BOARD CLERK**

Lori Corkery

**MINUTES**

**Planning & Construction Committee**

**Tuesday, February 11, 2025 | 9:30 AM**

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

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

**Administrative Offices, Second Floor**

**1. INTRODUCTORY ITEMS**

Chair Sperber called the meeting to order at 9:30 a.m.

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

**2. PUBLIC COMMENT**

There were no comments from the public.

**3. APPROVAL OF MINUTES**

**3.1 January 7, 2025, Planning & Construction Committee meeting**

There being no corrections, the Minutes from January 7, 2025, were approved as presented

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

None.

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

**5.1 Board Memo No. 02/2025-08 (For Possible Action):** Review, discussion and potential approval of Amendment #2 - Jacobs for Strategic Support Services for the Consolidated Rental Car Center and Ground Transportation Center

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 February 13, 2025, for consideration and approval of the proposed motion: *“Move to authorize the President/CEO to execute Amendment #2 to the Professional Services Agreement for Program Management Support Services (PMSS) for the Consolidated Rental Car Center (ConRAC) / Ground Transportation Center (GTC) projects at the Reno-Tahoe International Airport, with Jacobs in the amount of \$170,000, increasing the total contract amount from \$245,000 to \$415,000”*

**Moved by:** Joel Grace

**Seconded by:** Cortney Young

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

**Result:** Passed unanimously

## **5.2 Landside update and strategic plan**

Brandon Mikoleit, Landside Operations Manager, provided an overview of strategies and steps being taken to mitigate the parking demand.

## **6. PROGRAM UPDATES**

### **6.1 MoreRNO Executive Summary**

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

### **6.2 Capital Improvement Program Update**

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

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

### **7.1 Administrative Award of Contracts (Expenditures)**

There was no discussion on this item.

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

There were no comments from the Committee.

## **9. PUBLIC COMMENT**

There were no comments from the public.

## **10. ADJOURNMENT**

The meeting was adjourned at 10:29 a.m.

# Board Memorandum

03/2025-09

In preparation for the Regular Board Meeting on March 13, 2025

**Subject:** Authorization for the President/CEO to execute a Professional Services Agreement for the RTAA Pavement Management Program - 2025 at Reno-Tahoe International Airport (RNO) and Reno-Stead Airport (RTS), with RDM International Inc., in the amount of \$402,340 and authorizes the President/CEO or his designee to sign

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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  
General Aviation  
Sustainability

## BACKGROUND

In 1996, the Federal Aviation Administration (FAA) revised eligibility requirements for federal grant recipients, mandating that sponsors maintain a current Pavement Management Program (PMP) for the ongoing evaluation and maintenance of federally funded airfield pavements. To ensure compliance, the RTAA annually retains a consulting firm to conduct airfield pavement inspections and update the Pavement Condition Index (PCI).

The PMP supports the systematic evaluation, planning, and budgeting of pavement maintenance and rehabilitation efforts. Historically, airfield pavement inspections have followed a rolling three-year cycle, with one-third of critical pavement areas assessed each year. This approach enables long-term monitoring, ensuring maintenance and construction projects are effectively prioritized and funded.

In addition, the RTAA has implemented a Landside Pavement Management Program for non-airfield pavements that are ineligible for federal grants. Through periodic inspections, this program evaluates pavement conditions, recommends maintenance and reconstruction strategies, and provides cost estimates for multi-year rehabilitation planning. It also ranks pavement areas by priority to guide budgeting and project programming.

The Request for Qualifications (RFQ) for design and inspection services was publicly advertised and Statements of Qualifications (SOQ) were received on September 28, 2021, from the following firms:

Applied Pavement Technology, Inc.  
RDM International, Inc.  
Kimley Horn and Associates  
Stantec Consulting Services Inc.

An evaluation committee comprised of RTAA staff reviewed the submittals and determined RDM International, Inc. as the most qualified firm based on the qualifications and experience criteria outlined in the RFQ. The RTAA Board of Trustees approved the initial contract in January 2022.

The original RFQ initiated work for the 2022 pavement inspection cycle, with an option for RTAA, at its sole discretion, to grant a one-time three-year extension. This extension would allow for the completion of the 2025 pavement inspections, extending the agreement through June 30, 2028.

## **DISCUSSION**

The Reno-Tahoe Airport Authority (RTAA) has elected to exercise the three-year contract extension with RDM. The scope of services for 2025 was developed in alignment with RTAA's program requirements and negotiated accordingly with RDM to ensure continued compliance with Federal Aviation Administration (FAA) regulations.

As part of RTAA's commitment to maintaining its airfield infrastructure, the authority will continue conducting 100% pavement inspections every three years, in strict adherence to FAA standards. These inspections are essential for assessing pavement conditions, identifying maintenance needs, and ensuring the long-term safety and efficiency of airport operations.

The 2025 design services scope includes:

- Records research
- Updating the Pavement Management Program (PMP) network definition
- Pavement condition survey
- Updating the PAVER database
- Functional analysis
- Rehabilitation analysis
- Project cost estimates
- Capital Improvement Program (CIP) project development
- Pavement management report
- Interactive GIS interface

Destructive and non-destructive testing will not be included in this cycle’s scope of work. These testing methods are only required every other inspection cycle and will be incorporated in the subsequent round of evaluations.

Table 1 below is an estimate of the total program costs:

**Table 1 – Project Estimate at Completion**

Design Services	Estimate At Completion
\$402,340	\$402,340

The total duration is expected to take six to eight months. The Notice to Proceed is expected to be issued March 17, 2025, with an initial round of inspections to take place in May and a second round of inspections to occur in late August 2025. The following is the estimated schedule breakdown shown in Table 2 – Preliminary Schedule:

**Table 2 – Preliminary Schedule**

Activity	Date
Board Approval	March 13, 2025
Notice to Proceed	March 17, 2025
Records Review	March – April 2025
Inspections	May & August 2025
Report Preparation	March 17, 2025 – December 2025
Final Report	December 2025

**FISCAL IMPACT**

This agreement, totaling \$402,340, will be funded through the RNO Airside Pavement Maintenance budget and the RTS Pavement Maintenance budget, both part of the FY 2024-2025 Capital Improvement Projects (CIP) budget, as well as a mid-year CIP budget request for FY 2024-2025.

**COMMITTEE COORDINATION**

Planning and Construction Committee

**PROPOSED MOTION**

“Moved to authorizes the President/CEO to execute a Professional Services Agreement for the RTAA Pavement Management Program – 2025 at Reno-Tahoe International Airport (RNO) and Reno-Stead Airport (RTS), with RDM International Inc., in the amount of \$402,340 and authorizes the President/CEO or his designee to sign.”



# Reno-Tahoe Airport Authority Executive Summary





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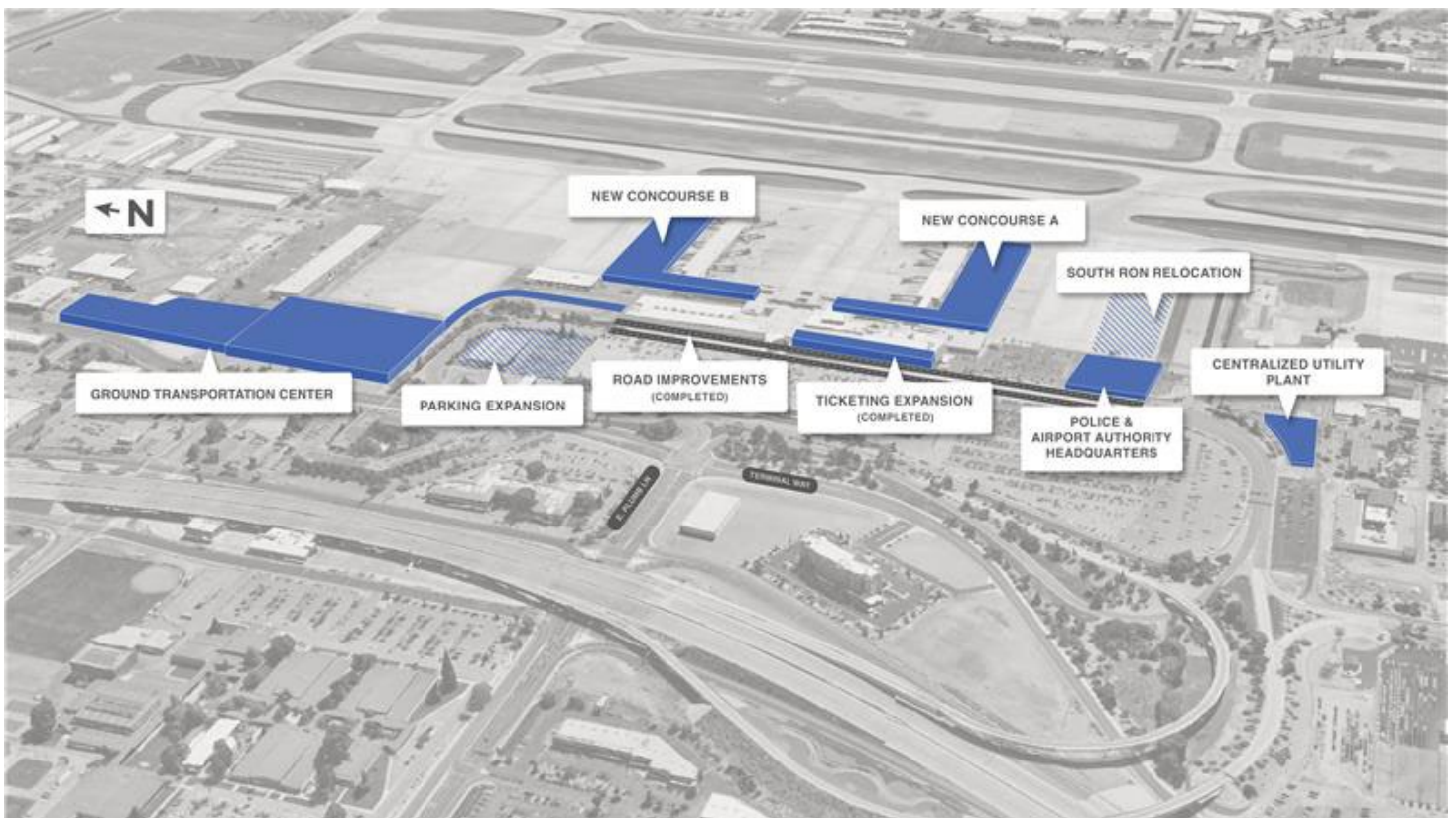
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## MORERNO PROGRAM OVERVIEW

The Reno-Tahoe Airport Authority (RTAA) is transforming Reno-Tahoe International Airport (RNO) with a multi-year infrastructure program, MoreRNO, that will bring more space, local restaurants and shops, travel technology, and regionally inspired architecture. While construction of the Ticketing Hall and the Loop Road have already been completed, enabling projects for the new consolidated car rental facility have begun. Additionally, design is underway for both the new Police & Airport Authority Headquarters' building as well as the new concourses.

Naming Convention of the MoreRNO projects:

- "Ticketing Hall" (Ticketing Hall Expansion) will be used when referring to the renovation and construction of the main entry to the terminal.
- "The Loop" (Loop Road) will be used when referring to the Loop Road renovation and construction.
- "GTC" (Ground Transportation Center) will be used when referring to the new ground transportation and consolidated rental car facility project.
- "The HQ" (Police & Airport Authority Headquarters) will be used when referring to the new building for the police and administrative offices.
- "New Gen A&B" (New Generation Concourses A and B) will be used when referring to the replacement of the two existing concourses. "New Gen A" replaces the existing B Concourse, and "New Gen B" replaces the existing C Concourse. This project also includes the South Remain Overnight (S. RON) and the new Central Utility Plant (CUP) that will serve both concourses and The HQ.



## Funding Sources

The RTAA is pursuing all potential funding sources, including federal, state, bonds and private funds, to support the estimated \$1 billion in MoreRNO infrastructure investments. All federal grants are expected to be distributed and managed by the Federal Aviation Administration (FAA).

- GTC is a Public-Private-Partnership (P3) and is therefore privately funded with an investment contribution by RTAA. This contribution is funded by the dedicated customer facility charges (CFCs) which are levied on customers of rental car companies.
- The HQ will utilize a single source of funding through Non-Alternative Minimum Tax (Non-AMT) bond issuances.
- New Gen A&B has a myriad of funding sources including:
  - Airport Improvement Program (AIP) grants (both entitlements and discretionary) will be utilized for improvements related to enhancing airport safety, capacity, security, and environmental concerns.
  - Passenger Facility Charge (PFC) funds will be used on a pay-as-you-go basis for FAA-approved projects that improve safety, security, capacity, and air carrier competition.
  - The Bipartisan Infrastructure Law (BIL) will provide multiple funding sources –
    - Airport Infrastructure Grants (AIG) are entitlement funds. AIG funds are annual allocations based on federal fiscal year (FFY) from FFY22 – FFY26, for eligible airports based on factors like enplanements and cargo volume.
    - Airport Terminal Program (ATP) is a discretionary grant program that will be utilized for the New Gen A&B terminal development. ATP funds are only available for award between FFY22-FFY26.
  - Multiple Alternative Minimum Tax (AMT) bond issuances will be utilized for the remaining needs.
  - Entitlement grants generally follow these guidelines:
    - Based on passenger volume, cargo service, and State Apportionments.
    - Used to fund airport construction projects, capital planning, and more.
    - The FAA carries over any remaining entitlement funds to the next fiscal year, for a limited number of years. AIP entitlements can be rolled over for 2 years but must be used in the third year or lost.
    - Can typically be used to reimburse completed work.
  - Discretionary grants generally follow these guidelines:
    - Supplemental funds that the FAA can distribute based on national priorities through a competitive nationwide process.
    - Used to fund airport construction projects, capital planning, noise planning, and more
    - The FAA can use discretionary funds to supplement entitlement funds if an airport's capital project needs exceed its entitlements.
    - Cannot be used to reimburse completed work.

## Critical Decisions' Schedule

The graphic shown below provides high-level insight regarding key decisions and milestones for the HQ and New Gen A&B projects. The legend describes whether the item is informational only or requires action, and whether the requested action is required by an Oversight Committee (OSC), Executive Steering Committee (ESC), or RTAA Board of Trustees. The OSC / ESC requirements are limited to the New Gen A&B project only and are required project governance

per the current Airline-Airport Use and Lease Agreement (AULA) with signatory airlines. New items will be bold and highlighted in green, and any changes from the prior month's Executive Summary will be bold and highlighted in yellow.

### 12-Month Critical Decisions' Schedule March 2025 - February 2026



### MoreRNO Program KPIs

The Key Performance Indicators (KPIs) table shown below reflects both The HQ and the New Gen A&B projects. GTC's KPIs are shown separately in the GTC Project Section. KPIs are reflected as a typical traffic signal to quickly convey the status of performance relative to targets or goals concerning budget and schedule.

KPIs Legend	
<b>GREEN</b>	This indicates that the KPI is performing well and is on track or exceeding the desired target. It's a positive result, meaning everything is going smoothly.
<b>YELLOW</b>	This signals that the KPI is slightly off target or is approaching a critical threshold. It represents a warning or caution, suggesting that attention may be needed soon to prevent further decline or to get back on track.
<b>RED</b>	This indicates that the KPI is significantly off track, underperforming, or has failed to meet the target. It is a red flag, signaling that corrective actions are urgently needed to improve performance.

Key Performance Indicators			
Project Name	Budget	Schedule	Remarks
HQ Design	●	●	OAC* team working to drive construction costs lower through value analysis of design elements
HQ Construction	●	●	Ensuring alignment of CUP connection to HQ from NEW Gen project
New Gen Design	●	●	OAC team working to drive construction costs lower through value analysis of design elements
New Gen Construction	●	●	Budget augmentation of \$80M approved; Revised Budget = \$650M; Continuing coordination of all sub-projects' logistics and delivery
S. RON Design	●	●	100% complete
S. RON Construction	●	●	Repackaged as a Design/Bid/Build delivery method
CUP Design	●	●	100% complete; City of Reno continuing review of permit set; removed geothermal option due to high cost when bid
CUP Construction	●	●	Split into 2 packages - LLE and Construction with RTAA assuming LLE; Critical path under review for HQ completion
Con A&B Design	●	●	Design 60% completed December 2024; 90% design on schedule
Con A&B Construction	●	●	Phasing at highlevel completed; 60% Design estimate is undergoing review and reconciliation

\*OAC: Owner / Architect / Contractor

**GTC**

The new GTC at RNO is set to revolutionize ground transportation services. Spanning four floors and covering approximately 440,220 square feet, this state-of-the-art, four-story innovative facility will offer a seamless experience for passengers by housing all rental car, taxi, and ground transportation operations, including shuttles and Transportation Network Companies (TNC) like Uber and Lyft. With nearly three times more space than the current rental car facilities, the GTC is designed to grow alongside the airport, ensuring convenience and efficiency. This project will also enhance public safety by reducing traffic along the Loop Road in front of the terminal and will allow the airport to reclaim approximately 600 public parking spaces in close proximity to the terminal.

As part of a \$299 million public-private partnership (P3) with Conrac Solutions, the project is designed to streamline operations and improve safety and convenience for millions of travelers. A lease agreement between Conrac Solutions and the RTAA was signed April 9<sup>th</sup>, 2024, and construction on the enabling projects has begun. Conrac Solutions has a joint venture (JV) with their construction team, Q&D and Webcor (QDW or Q&D Webcor).

The updates to the GTC project summary are provided by Conrac Solutions. The most recent update was provided on February 5, 2025.

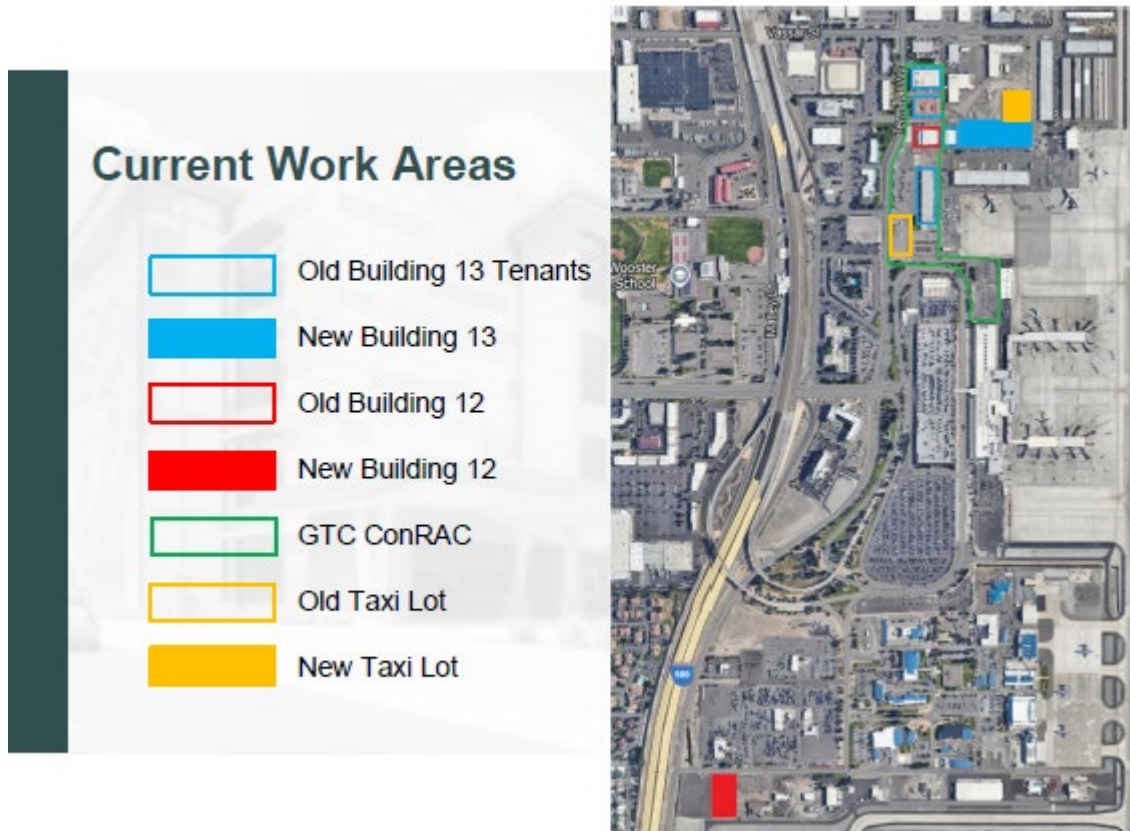
**Project Details**

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



**KPIs**

PROJECT NAME	STAGE	KEY PERFORMANCE INDICATORS			AS OF: 5FEB2025
		BUDGET	SCHEDULE	SAFETY	REMARKS
GTC/ConRAC	Design	●	●	●	
Taxi Lot	Construction	●	●	●	Delay in procurement of Transcore poles
Building 12	Construction	●	●	●	
Building 13	Construction	●	●	●	



PROJECT STATUS									
<ul style="list-style-type: none"> <li>City of Reno permit review in progress               <ul style="list-style-type: none"> <li>Requested additional studies on traffic and sanitary sewer for Conrac/GTC permits</li> </ul> </li> <li>B12 PEMB erection complete, on schedule</li> <li>B13 PEMB erection started, on schedule</li> <li>Taxi Lot Substantial Completion expected 2/21/2025, punchlist in progress, on schedule</li> <li>GTC and ConRAC design review in progress, on schedule</li> </ul>									
SCHEDULE	START	FINISH	DURATION (CDs)	2024	2025	2026	2027	2028	
Project Summary	4/9/24	9/15/28	1,620	[Green bar]					
Taxi Lot	9/13/24	2/21/25	161	[Green bar]					
Building 12	7/2/24	5/15/25	317	[Green bar]					
Building 13	8/5/24	7/23/25	352	[Green bar]					
GTC (including demo)	8/6/25	9/21/27	776		[Green bar]				
ConRAC (with TI)	8/6/25	5/22/28	1,020		[Green bar]				
Existing QTA Demo	7/5/28	9/15/28	72					[Green bar]	
3-MONTH LOOK AHEAD				DATE	FEB	MAR	APR		
Taxi Lot Substantial Completion (available for DNCs only)				2/14/25	●				
RTAA and Transcore programming for Taxi Lot				3/24/25		●			
Taxi Lot Operational to Taxis and DNCs				3/24/25		●			
B13 PEMB shell and roof complete				4/18/25			●		
SAFETY – 30 DAYS PRIOR <small>(2/5/2025 data date)</small>				MAN HOURS	REPORTABLE	LOST TIME			
Prior Month				11,438	0	0			
This Month				11,421	0	0			
Cumulative				52,856	1	0			

\*PEMB = Pre-Engineered Metal Building

## Financial Summary

PROJECT BUDGET	INITIAL BUDGET	APPROVED CHANGES	CURRENT BUDGET	COMPLETED TO DATE	WORK REMAINING
Construction Costs	\$280,546,180	-	\$280,546,180	\$58,587,713	\$221,958,467
Project Soft Costs	\$18,332,500	-	\$18,332,500	\$1,300,063	\$17,032,437
<b>Total Project Costs</b>	<b>\$298,878,680</b>	<b>-</b>	<b>\$298,878,680</b>	<b>\$59,887,776</b>	<b>\$238,990,904</b>





## THE HQ

The HQ will be the RTAA’s new administrative campus and will combine administrative offices and police headquarters. The new state-of-the-art police station, equipped with cutting-edge technology and systems, will occupy the entire first floor of the RTAA headquarters’ building centralizing all airport police operations. The second floor of the building will serve as the hub for board and public meetings, with the remaining third and fourth floors housing essential management operations. The 62,000-square-foot facility will also free up valuable space in the terminal building where the current administrative offices exist – potentially opening opportunities for new restaurants, shops, and tenant operations, generating additional revenues in the form of leases. The Project will also include relocation of existing infrastructure and utilities, demolition of existing infrastructure and pavements, possible realignment and installation of airport security gate(s) & fencing, new landscaping, parking, and pedestrian amenities associated with the new facility.

This project will be delivered through a Construction Manager at Risk (CMAR) methodology.

### Project Details

<b>Project No.</b>	R23008B	
<b>Delivery Method</b>	CMAR	
<b>Design Team</b>	RS&H	
<b>CMAR</b>	Clark & Sullivan Constructors, Inc.	
<b>Funding Source(s)</b>	Non-AMT Bonds	
<b>Completion Date</b>	Apr-27	

### Project Status

The HQ project is progressing on schedule, with key milestones actively being addressed. The team is reviewing the 60% design submittal to ensure alignment with project goals and stakeholder requirements, while the CMAR works on developing a 60% pricing estimate to refine cost projections and support budget management. Progress is being made on selecting interior finishes that meet the project’s standards for functionality, durability, and aesthetic appeal. Additionally, the team is finalizing the design of the future workstations to ensure they meet operational needs and provide a productive work environment. Coordination with other ongoing MoreRNO projects continues to ensure smooth logistics and minimize disruptions. The project remains on track to complete the design phase by the end of May, maintaining its overall timeline and objectives.

## PROJECT STATUS

### Design

30% Schematic Design delivered 04/29/24  
 60% Design Development delivered 01/21/25  
 Issued for Bid Documents will be delivered 05/28/25

### Construction

GMP #1, Early Procurement Package for Long Lead Electrical (LLE)  
 Board Approval of GMP #1 – 01/09/25  
 Executed Contract – 01/15/25  
 Issue NTP for Procurement – 01/15/25  
 GMP #2, Construction Package  
 Board Approval of GMP #2 – 08/14/25

SCHEDULE	Start	Finish	Duration (Days)	2024	2025	2026	2027
Design	11/21/2023	8/22/2025	641	[Green bar spanning 2024, 2025, and 2026]			
GMP #1 LLE	1/15/2025	6/24/2026	526		[Green bar spanning 2025, 2026, and 2027]		
Construction	8/25/2025	4/12/2027	596		[Green bar spanning 2025, 2026, and 2027]		

3-MONTH LOOK AHEAD	Date	Mar	Apr	May
Design Update	05/20/25			●

## Financial Summary



Dashboard data can be found in the appendices. This section is reserved for future cashflow analysis and other financial metrics.

## Construction Performance Summary



This section is reserved for future construction performance analysis to include schedule performance, RFIs & Submittals, Safety Metrics, and Quality Control.


## NEW GEN A&B

The New Gen A&B Project incorporates multiple subprojects, including the South Remain Overnight Apron Expansion (S.RON) and Central Utility Plant (CUP), and will be phased over five years. “New Gen A” replaces the existing B Concourse, and “New Gen B” replaces the existing C Concourse. The new concourses will be 570 ft long and approximately 130,000 sq ft. The design provides for larger holdrooms, more concessions space, increased natural light and views, and an overall improved passenger experience.

Each subproject will be delivered through various construction methodologies to include Design / Bid / Build, Construction Manager at Risk (CMAR), as well as the RTAA directly assuming contracts for the CUP Long Lead Equipment.

### S.RON Description & Details

The South Remain Overnight (S.RON) Apron Expansion project is part of New Gen A&B. The project expands the S.RON Apron south by ninety feet to provide pavement that supports future phases of construction for the New Gen A&B project, and to maintain existing RON capacity during and post concourse construction.

<b>Project No.</b>	R23007B	
<b>Delivery Method</b>	Design / Bid / Build	
<b>Design Team</b>	Gensler Architecture Design & Planning, P.C.	
<b>General Contractor</b>	TBD	
<b>Funding Source(s)</b>	PFC, AIG, AMT Bonds	
<b>Completion Date</b>	Nov-25	

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### Project Status

The solicitation for the S.RON Apron Expansion was released on March 4, 2025. Bid opening will be March 20, 2025, and the lowest, most responsive and responsible bidder will be submitted to the Board of Trustees for review and approval in April.

## PROJECT STATUS

### Design

30% Schematic Design delivered 12/1/23  
 60% Design Development delivered 01/26/24  
 Issued for Bid Documents delivered 08/30/24  
 Repackaged as Design/Bid/Build  
 Re-Issued for Bid Documents delivered 02/28/25

### Construction

~~GMP #1.1 (GCs) and GMP#3 – Board Approval of GMPs – 11/14/24; not awarded~~  
 Solicitation for Hard Bid - 03/04/25  
 Review and Approval of Bid - 04/10/25  
 Executed Contract – TBD  
 Issue NTP – TBD

SCHEDULE	Start	Finish	Duration (Days)	2023	2024	2025
Design	6/20/2023	4/12/2024	298	[Green bar]		
Re-Design	2/6/2025	2/28/2025	23			[Green bar]
Construction	4/28/2025	11/13/2025	200			[Green bar]

3-MONTH LOOK AHEAD	Date	Mar	Apr	May
Review and Approval of Bid			●	

### Financial Summary



Dashboard data can be found in the appendices. This section is reserved for future cashflow analysis and other financial metrics.


### Construction Performance Summary



This section is reserved for future construction performance analysis to include schedule performance, RFIs & Submittals, Safety Metrics, and Quality Control.

## CUP Description & Details

The Central Utility Plant (CUP) project is part of New Gen A&B. The project is a new approximately 11,500 square foot central utility plant that will serve the new concourses. The project includes a new mechanical system to deliver chilled water and hot water to condition the new concourses and a new electrical service to power the new concourses. Additionally, even though the CUP will be servicing larger spaces, it will do so with greater efficiency due to more modern equipment and will also reduce water consumption.

<b>Project No.</b>	R23007B	
<b>Delivery Method</b>	TBD	
<b>Design Team</b>	Gensler Architecture Design & Planning, P.C.	
<b>General Contractor</b>	TBD	
<b>Funding Source(s)</b>	ATP, PFC, AMT Bonds	
<b>Completion Date</b>	Jan-27	

## Project Status

The CUP construction delivery method is under review and will be repackaged shortly. The RTAA will be directly assuming the CUP Long Lead Equipment (LLE) contracts with two subcontractors previously authorized as GMP #1 and GMP#2.

Due to cost, RTAA has made the decision to move away from a geothermal well field and electric boilers and design for high-efficiency gas boilers. However, the design and construction of the CUP building and systems will still allow for future integration of geothermal.

## PROJECT STATUS

### Design

30% Schematic Design delivered 05/22/24  
 60% Design Development delivered 08/02/24  
 Issued for Bid Documents delivered 11/07/24  
 Repackaged Bid Documents - TBD

### Construction

~~GMP #1 & #2~~, Early Procurement Package for CUP Long Lead Equipment  
~~Board Approval of GMPs~~ — 07/11/24  
~~Executed Contract~~ — 10/24/24  
~~Issue NTP for Procurement~~ — 11/13/24  
 RTAA to assume LLE subcontractors' Purchase Orders  
 CUP Construction - updated Delivery Method - TBD  
 Board Approval – estimated 07/10/25  
 Executed Contract – TBD  
 Issue NTP for Procurement – TBD

SCHEDULE	Start	Finish	Duration (Days)	2023	2024	2025	2026	2027
Design	6/20/2023	11/7/2024	507					
Re-Design / RePackaged	2/25/2025	3/26/2025	30					
<del>GMP #1 / #2 LLE</del>	<del>11/13/2024</del>	<del>1/8/2027</del>	<del>787</del>					
RTAA assumes LLE POs	TBD	1/8/2027						
Construction	8/7/2025	1/11/2027	523					

### 3-MONTH LOOK AHEAD

Date	Mar	Apr	May
next item will be construction award - TBD July 2025			

## Financial Summary



Dashboard data can be found in the appendices. This section is reserved for future cashflow analysis and other financial metrics.


## Construction Performance Summary



This section is reserved for future construction performance analysis to include schedule performance, RFIs & Submittals, Safety Metrics, and Quality Control.

## Concourse A&B Description & Details

This project consists of the replacement of RNO's two existing concourses with two new concourses. Each concourse will be 570 ft long and approximately 130,000 sq ft. The project will provide larger holdrooms, more concessions space, increased natural light and views, and an overall improved passenger experience.

<b>Project No.</b>	R23007B	
<b>Delivery Method</b>	CMAR	
<b>Design Team</b>	Gensler Architecture Design & Planning, P.C.	
<b>CMAR</b>	TBD	
<b>Funding Source(s)</b>	AIP, PFC, ATP, AIG, AMT Bonds	
<b>Completion Date</b>	Jun-29	

## Project Status

The 60% Design for Concourses A&B was completed in December 2025 and the team is progressing on schedule on the 90% Design. Pricing for 60% Design is currently undergoing a thorough review and reconciliation process. Expedited phasing plan has been developed and meets all requirements of RTAA's AULA. Enabling projects such architectural and structural components, along with long lead electrical equipment will be brought forward for review and approval within the next few months.





## PROJECT STATUS

### Design

30% Schematic Design delivered 06/27/24  
 60% Design Development delivered 12/19/24  
 Issued for Bid Documents will be delivered 08/01/25

### Construction

Concourse enabling will be presented for board approval 05/22/25  
 GMPs, Major Trades will be presented for board approval 12/11/25  
 GMPs, Remaining Trades will be presented for board approval 05/21/26

SCHEDULE	Start	Finish	Duration (Days)	2023	2024	2025	2026	2027	2028	2029
Design	6/20/2023	8/1/2025	774	█		█				
Enabling Construction	7/1/2025	12/31/2025	184			█				
Concourse A Construction	1/1/2026	7/1/2028	913				█	█	█	
Concourse B Construction	1/1/2027	7/1/2029	913					█	█	█

### 3-MONTH LOOK AHEAD

Date	Mar	Apr	May
New Gen Design Update - TBD			

## Financial Summary



Dashboard data can be found in the appendices. This section is reserved for future cashflow analysis and other financial metrics.

## Construction Performance Summary



This section is reserved for future construction performance analysis to include schedule performance, RFIs & Submittals, Safety Metrics, and Quality Control.

## COMPLETED PROJECTS

The RTAA team has made substantial progress since the MoreRNO program began. Two projects are now complete and are already enjoyed by the traveling public.

### Ticketing Hall

The newly remodeled Ticketing Hall is open and ready to welcome passengers with a brighter, more spacious, and inviting experience. From curb to check-in, every upgrade was designed with passenger convenience in mind, making the journey into the terminal smoother with new signage and enhanced infrastructure. The expanded hall provides significantly more room for airline operations and checking bags, incorporating upgraded travel technology to meet the needs of modern travelers. Passengers can now enjoy additional amenities, including new restrooms, and better wheelchair access.

Additionally, RTAA's first-ever Public Art Installation by artist Dixie Friend Gay to commission a public art piece in the newly re-designed Ticketing Hall, "Repeated Refrains" intricately weaves elements inspired by northern Nevada's diverse environment, from forested mountains to vegetation-covered hillsides and dry desert valleys. The wall is divided into four sections, each dedicated to a different season, portraying the rich colors and diverse ecosystems found within a 100-mile radius of Reno. The artist collaborated with plant specialists, regional experts and local landscape artists to identify native flora and fauna. Geological maps form the underlying elements, providing a visual journey through the region's natural beauty.

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### Project Details

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

<b>Project No.</b>	R21002B	
<b>Delivery Method</b>	CMAR	
<b>Design Team</b>	RS&H	
<b>CMAR</b>	Genuine McCarthy Enterprises Inc.	
<b>Funding Source(s)</b>	CIP, CARES	
<b>Completion Date</b>	Apr-24	

**Project Stats**

Ticketing Hall Project Stats				
	Start Date	Finish Date	Status	Remarks
Schedule	10/3/2022	4/2/2024	●	Punchlist completed end of December
	Budget	Expended	Status	Remarks
Budget	\$32.9M	\$31.8M	●	First project of the MoreRNO Program completed on time and under budget. A portion of the project paid by the CARES Act.

**Project Pictures**

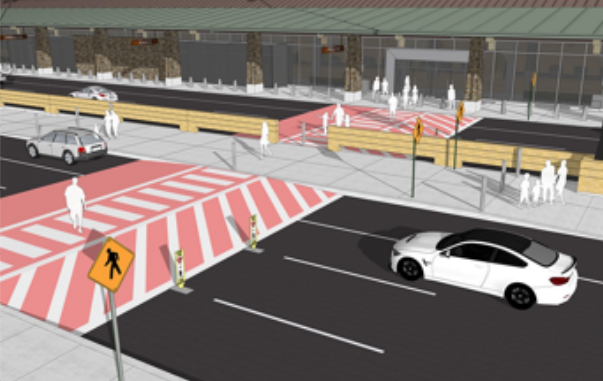


## The Loop Road

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

### Project Details

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

<b>Project No.</b>	R20008B	
<b>Delivery Method</b>	Design / Bid / Build	
<b>Design Team</b>	Kimley-Horn and Associates, Inc.	
<b>Contractor</b>	Q&D Construction	
<b>Funding Source(s)</b>	CPF, PFCs	
<b>Completion Date</b>	Sep-24	

### Stats

Loop Road Project Stats				
	Start Date	Finish Date	Status	Remarks
<b>Schedule</b>	7/19/2023	9/25/2024	●	Punchlist completed end of December
	Budget	Expended	Status	Remarks
<b>Budget</b>	\$14.5M	\$13.2M	●	Completely paid for by PFCs and AIP grant funds

## Project Pictures





ID	Task Name	Duration	Start	Finish	J	A	S	O	N	D	2025	J	F	M	A	M	J	J	A	S	O	N	D	2026	J	F	M	A	M	J	J	A	S	O	N	D	2027	J	F	M	A	M	J	J	A	S	O	N	D	2028	J	F	M	A	M	J	J	A	S	O	N	D	2029	J	F	M	A	M	J	J	A	S	O	N	D
1	<b>MoreRNO</b>	1303 days	Tue 7/2/24	Wed 9/5/29	[Gantt bar: Black, from 7/2/24 to 9/5/29]																																																																						
2																																																																											
3	<b>GTC</b>	1060 days	Tue 7/2/24	Fri 9/15/28	[Gantt bar: Green, from 7/2/24 to 9/15/28]																																																																						
12																																																																											
13	<b>RTAA HQ</b>	556 days	Fri 1/17/25	Mon 4/12/27	[Gantt bar: Blue, from 1/17/25 to 4/12/27]																																																																						
14	Design and Budgeting	17 days	Mon 5/12/25	Wed 6/4/25	[Gantt bar: Blue, from 5/12/25 to 6/4/25]																																																																						
19	Permitting	57 days	Wed 6/4/25	Mon 8/25/25	[Gantt bar: Blue, from 6/4/25 to 8/25/25]																																																																						
27	GMP #2 - Building & Site	74 days	Wed 5/7/25	Thu 8/21/25	[Gantt bar: Blue, from 5/7/25 to 8/21/25]																																																																						
44	Long-Lead Procurement	438 days	Fri 1/17/25	Mon 10/19/26	[Gantt bar: Blue, from 1/17/25 to 10/19/26]																																																																						
55	Construction	403 days	Mon 8/25/25	Mon 4/12/27	[Gantt bar: Blue, from 8/25/25 to 4/12/27]																																																																						
204																																																																											
205	<b>SRON</b>	263 days	Thu 1/30/25	Tue 2/24/26	[Gantt bar: Orange, from 1/30/25 to 2/24/26]																																																																						
206	Designer Fee Estimate	22 days	Thu 1/30/25	Fri 2/28/25	[Gantt bar: Orange, from 1/30/25 to 2/28/25]																																																																						
209	Advertise and Bid	40 days	Tue 3/4/25	Mon 4/28/25	[Gantt bar: Orange, from 3/4/25 to 4/28/25]																																																																						
219	Board Approval	0 days	Thu 4/10/25	Thu 4/10/25	[Milestone: Diamond, 4/10]																																																																						
220	Construction	131 days	Tue 4/29/25	Tue 11/4/25	[Gantt bar: Orange, from 4/29/25 to 11/4/25]																																																																						
261	Construction Substantial Completion	0 days	Tue 11/25/25	Tue 11/25/25	[Milestone: Diamond, 11/25]																																																																						
262	Construction Complete	74 days	Mon 10/27/25	Tue 2/24/26	[Gantt bar: Orange, from 10/27/25 to 2/24/26]																																																																						
269																																																																											
270	<b>CUP</b>	471 days	Tue 2/18/25	Mon 1/11/27	[Gantt bar: Purple, from 2/18/25 to 1/11/27]																																																																						
271	Project Kick-Off	0 days	Tue 2/18/25	Tue 2/18/25	[Milestone: Diamond, 2/18]																																																																						







# The HQ

Data Date - 2.26.25

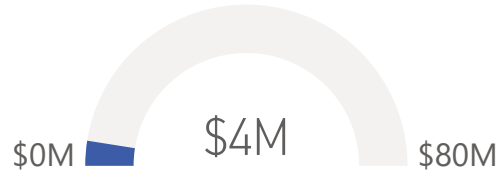


Revised Approved Budget	Original Commitments	Change Orders	Revised Approved Commitments	Pending COs	Projected total Commitments	Expended	Budget Remaining
<b>\$80.1M</b>	<b>\$3.8M</b>	<b>\$6.3M</b>	<b>\$10.1M</b>	<b>\$0.0M</b>	<b>\$10.1M</b>	<b>\$4.0M</b>	<b>\$70.0M</b>

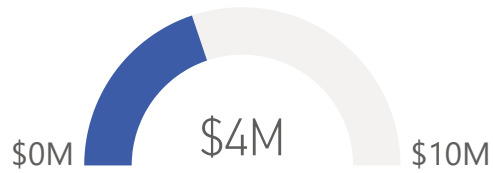
Commitments vs Budget



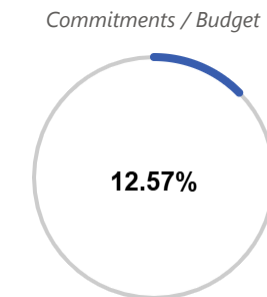
Actuals vs Budget



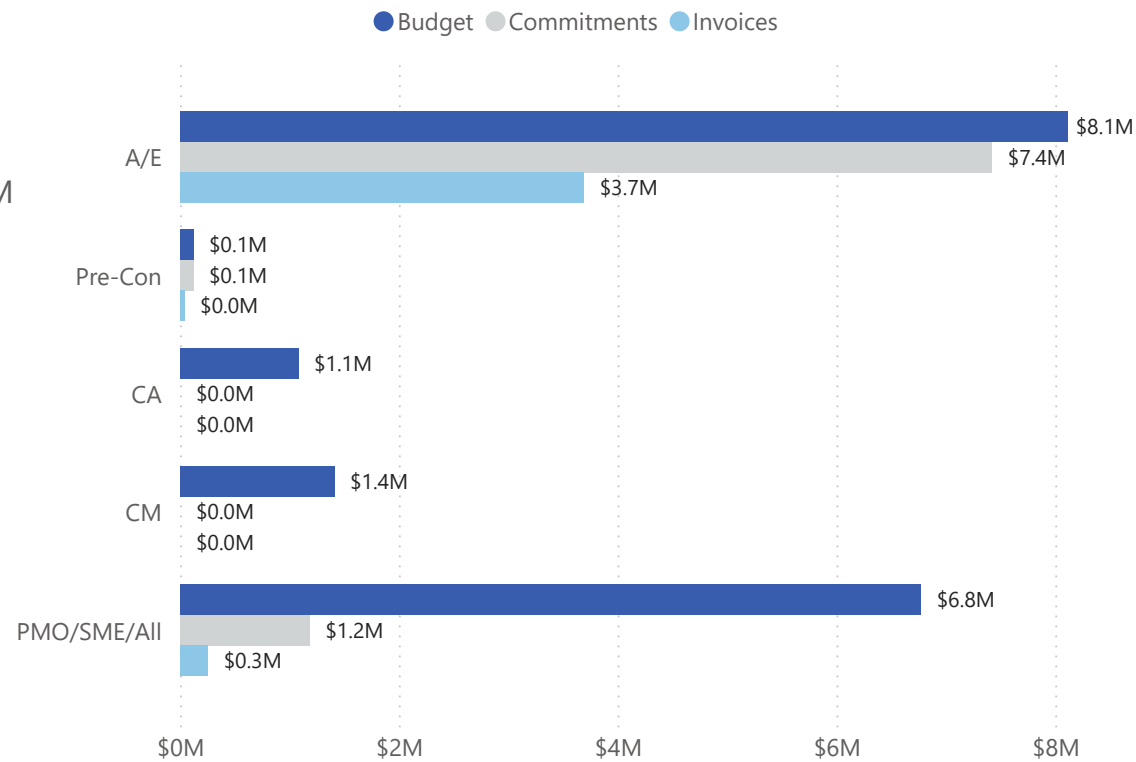
Actuals vs Commitments



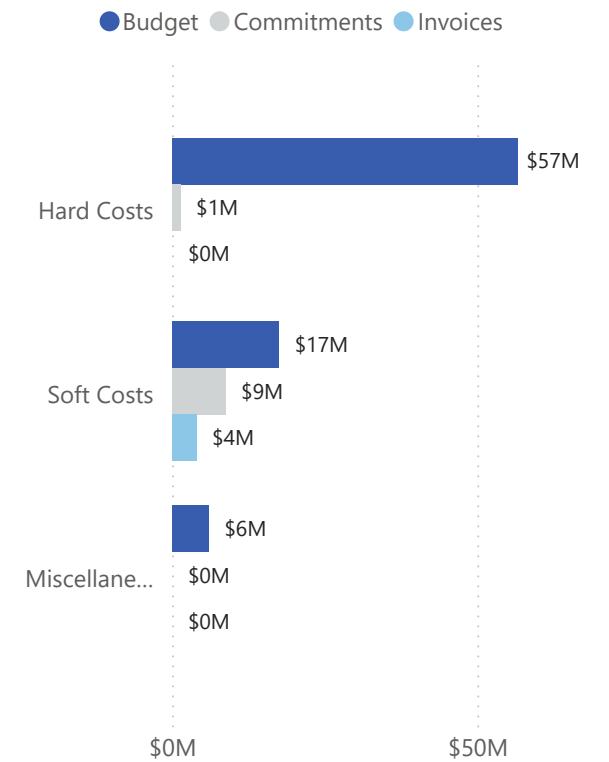
Budget Consumed



Soft Cost by Category



Budget by Cost Type



Cost Type	Revised Approved Budget	Original Commitments	Change Orders (Approved)	Revised Approved Commitments	Pending COs	Projected Total Commitments	Expended	Budget Remaining	% Budget Consumed
<b>Soft Costs</b>	<b>\$17,489,195</b>	<b>\$2,425,307</b>	<b>\$6,287,967</b>	<b>\$8,713,274</b>	<b>\$0</b>	<b>\$8,723,111</b>	<b>\$3,991,787</b>	<b>\$8,766,084</b>	<b>50%</b>
A/E	\$8,111,071	\$1,784,664	\$5,636,054	\$7,420,718	\$0	\$7,420,718	\$3,691,013	\$690,353	91%
CA	\$1,078,840	\$0	\$0	\$0	\$0	\$0	\$0	\$1,078,840	0%
CM	\$1,408,414	\$0	\$0	\$0	\$0	\$0	\$0	\$1,408,414	0%
PMO/SME/All	\$6,771,370	\$521,143	\$651,913	\$1,173,056	\$0	\$1,182,893	\$262,674	\$5,588,477	17%
Pre-Con	\$119,500	\$119,500	\$0	\$119,500	\$0	\$119,500	\$38,100	\$0	100%
<b>Hard Costs</b>	<b>\$56,590,873</b>	<b>\$1,351,269</b>	<b>\$0</b>	<b>\$1,351,269</b>	<b>\$0</b>	<b>\$1,351,269</b>	<b>\$0</b>	<b>\$55,239,604</b>	<b>2%</b>
<b>Miscellaneous</b>	<b>\$5,972,505</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,972,505</b>	<b>0%</b>
<b>Total</b>	<b>\$80,052,573</b>	<b>\$3,776,576</b>	<b>\$6,287,967</b>	<b>\$10,064,543</b>	<b>\$0</b>	<b>\$10,074,380</b>	<b>\$3,991,787</b>	<b>\$69,978,193</b>	<b>13%</b>



# The New Gen Concourse A & B

Data Date - 2.26.25



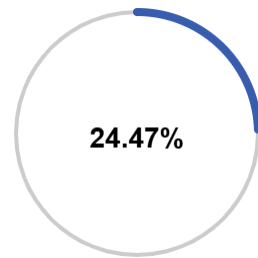
Revised Approved Budget	Funding Received	Original Commitments	Change Orders	Revised Approved Commitments	Pending COs	Projected Total Commitments	Expended	Budget Remaining
\$650.0M	158.2M	\$41.1M	\$33.7M	\$74.9M	\$20.6M	\$95.6M	\$26.0M	\$554.4M

Commitments vs Budget



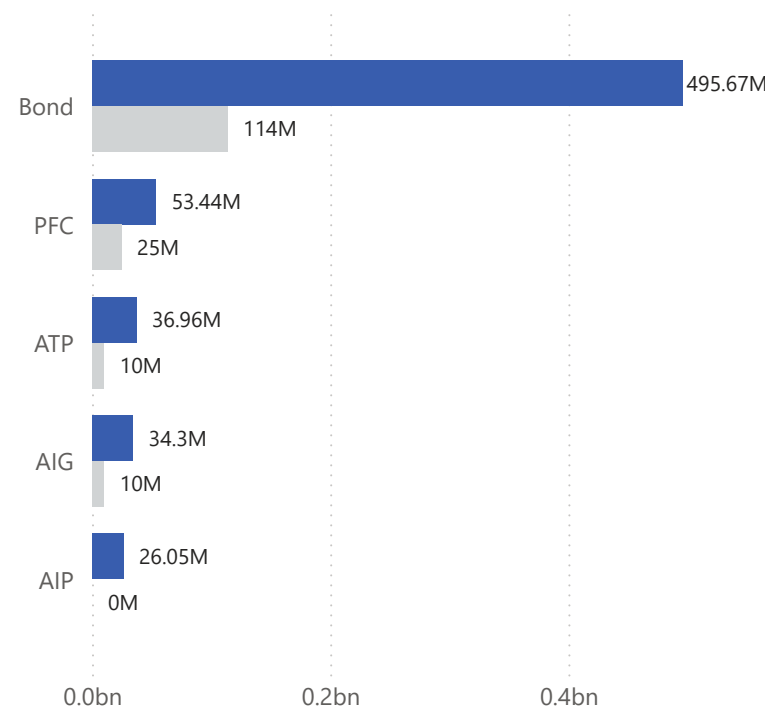
Funding Received

Funding Received / Total Funding



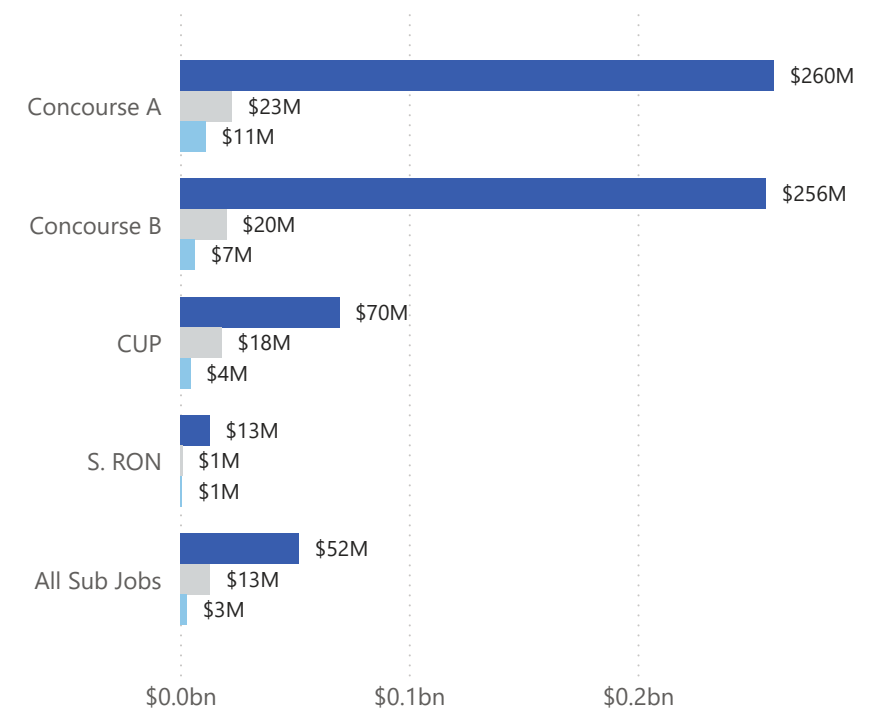
Funding by Source

Total Funding Funding Received



Budget by Sub Project

Budget Commitments Invoices

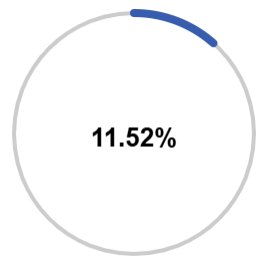


Actuals vs Budget

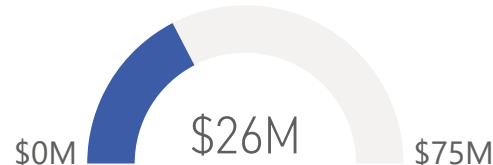


Budget Consumed

Commitments / Budget



Actuals vs Commitments



Cost Type	Revised Approved Budget	Original Commitments	Change Orders (Approved)	Revised Approved Commitments	Pending COs	Projected Total Commitments	Expended	Budget Remaining	% Budget Consumed
<b>Soft Costs</b>	<b>\$122,203,470</b>	<b>\$28,357,665</b>	<b>\$33,743,777</b>	<b>\$62,101,441</b>	<b>\$2,991,482</b>	<b>\$65,277,278</b>	<b>\$26,032,828</b>	<b>\$56,926,192</b>	<b>51%</b>
A/E	\$46,884,417	\$17,994,409	\$28,441,097	\$46,435,506	\$0	\$46,435,506	\$21,737,038	\$448,911	99%
CA	\$8,400,000	\$0	\$0	\$0	\$109,660	\$109,660	\$0	\$8,290,340	0%
CM	\$20,010,000	\$0	\$0	\$0	\$631,822	\$631,822	\$0	\$19,378,178	0%
PMO/SME/All	\$44,164,053	\$7,618,256	\$5,302,680	\$12,920,935	\$2,250,000	\$15,355,290	\$3,132,456	\$28,808,763	29%
Pre-Con	\$2,745,000	\$2,745,000	\$0	\$2,745,000	\$0	\$2,745,000	\$1,163,334	\$0	100%
<b>Hard Costs</b>	<b>\$520,000,000</b>	<b>\$12,766,229</b>	<b>\$0</b>	<b>\$12,766,229</b>	<b>\$17,593,456</b>	<b>\$30,359,685</b>	<b>\$0</b>	<b>\$489,640,315</b>	<b>2%</b>
All Sub Jobs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
Concourse A	\$224,096,823	\$0	\$0	\$0	\$0	\$0	\$0	\$224,096,823	0%
Concourse B	\$223,559,821	\$0	\$0	\$0	\$0	\$0	\$0	\$223,559,821	0%
CUP	\$61,283,596	\$12,766,229	\$0	\$12,766,229	\$0	\$12,766,229	\$0	\$48,517,367	21%
S. RON	\$11,059,761	\$0	\$0	\$0	\$17,593,456	\$17,593,456	\$0	(\$6,533,695)	0%
<b>Miscellaneous</b>	<b>\$7,796,530</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,796,530</b>	<b>0%</b>
<b>Total</b>	<b>\$650,000,000</b>	<b>\$41,123,894</b>	<b>\$33,743,777</b>	<b>\$74,867,670</b>	<b>\$20,584,938</b>	<b>\$95,636,963</b>	<b>\$26,032,828</b>	<b>\$554,363,037</b>	<b>12%</b>

**The following projects are part of the Capital Improvement Program  
(March 2025)**

**Engineering & Construction Projects**

**Reno-Stead Airport:**

RTS Pavement Maintenance 2025  
RTS O-Block Utility Extension

**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  
Taxiway B Reconstruction & General Aviation Runup Area  
Terminal Loop Road  
FAA VALE PCA/GPU Replacement  
Parking Garage Standpipe Replacement Airfield Signage and Renaming Construction  
RNO Airside Pavement Maintenance Project 2025

**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, **Phases 1-3**

**RENO-TAHOE AIRPORT AUTHORITY  
PLANNING AND CONSTRUCTION COMMITTEE  
CAPITAL IMPROVEMENT PROGRAM REPORT  
March 2025**

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

**ENGINEERING & CONSTRUCTION PROJECTS**

**RENO-STEAD AIRPORT PROJECTS**

**RTS Pavement Maintenance 2025**

Project Description: This is an annual preventative maintenance project that consists of applying emulsified asphalt sealcoat to taxiways and aprons at the Stead Airport.

Design Status: Design was completed by RTAA staff.

Construction Status: The project was advertised for bid, a pre-bid meeting was hosted by RTAA staff, and bids were opened in late January. The low, responsive bidder is Sierra Nevada Construction.

**Current Status: The construction contract is being executed, and staff is working to finalize a scope of services with a consultant for construction management services. Materials necessary to complete the work have been ordered and are awaiting delivery to the RTAA warehouse.**

Budget:

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

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

- Preconstruction Meeting May 2025

**RTS O-Block Utility Extension**

Project Description: This project will design and construct electrical and natural gas infrastructure for the O-block apron at the Stead Airport. Extending the utilities is the first step in future development of more hangars at the site.

Design status: Staff is working with NV Energy to complete the design of the electrical and natural gas extensions. Once the final design is received from NV Energy, staff will advertise and bid the construction portion of the project.

Construction status: Construction has not begun.

**Current Status: Staff is awaiting delivery of the final design from NV Energy.**

Budget:

- Proposed Budget \$1,000,000
- Current Expenditure \$0

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

- Invitation to Bid released April 2025
- Bid Opening May 2025

## RENO-TAHOE INTERNATIONAL AIRPORT PROJECTS

### Airfield Maintenance Yard Phase 2

Project Description: 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 2023 RNO Airside Pavement Maintenance Budget.

Design status: AtkinsRéalis was directly selected for the design phase of this project.

Construction status: N/A

**Current Status: The 90% plans have been reviewed by staff and comments have been sent back to AtkinsRéalis for final revision.**

Budget:

- Proposed Budget: \$55,236
- Current Expenditure: \$41,598

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

- **Receive Issued for Bid Documents** **March 2025**

### General Aviation East Reconstruction Project

Project Description: This project will reconstruct the taxilanes, apron, and parking lot of the General Aviation East, GA East, East facilities. The GA East Apron and Taxilanes are funded by an FAA Airport Improvement Program (AIP) grant. The parking lot reconstruction is funded through the RNO Landside Pavement Maintenance Budget for 2023. The General Aviation East project area is approximately 9.5 acres.

Design status: Kimley Horn & Associates is the design engineer for both projects and was chosen through a competitive selection process in accordance with FAA Airport Improvement Program requirements.

Construction status: Construction has not begun.

**Current Status: The 90% plans have been reviewed by staff and comments have been sent back to Kimley Horn for final revision. The construction safety and phasing plan is in review. Plans for the landside parking lot have been submitted to the City of Reno for permitting. The required aeronautical analysis for the equipment needed during construction has been completed with the FAA.**

Budget:

- Proposed Budget: \$545,822

- Current Expenditure: \$276,129

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

- **Receive Issued for Bid Documents** **March 2025**
- **Advertise and Bidding** **March 2025**
- **Receive Construction Grant** **TBD**

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

Project Description: This project will complete the design of civil improvement plans for the reconstruction of pavement on National Guard Way and Aviation Boulevard and replacement of existing potable water infrastructure within those streets.

Design status: Eastern Sierra Engineering was directly selected for the design of this project.

Construction status: N/A

**Current Status: The 90% plans have been reviewed by staff and comments have been sent back to Eastern Sierra Engineering for final revision.**

Budget:

- Proposed Budget: \$185,903
- Current Expenditure: \$181,571

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

- **Receive Issued for Bid Documents** **March 2025**

### **Airfield Maintenance Shop Door Expansion – Design**

Project Description: The project will increase the width and height of an existing roll-up door at the RTAA Airfield Maintenance Shop. The larger door will allow large equipment to be worked on inside the building that currently has to be serviced outside. The building will become more efficient by reallocating existing work areas. The project will remove two smaller bay doors and combine into one larger 30'X14' roll-up door. Structural design will be required to remove two support columns and additional structural reinforcement.

Design status: BJB Architecture and Engineering was direct selected to design the bay Expansion

Construction status: The project was advertised for bid, a pre-bid meeting was hosted by RTAA staff, and bids were opened in late January. The low and responsive bidder was Reyman Brothers Construction.

**Current Status: Staff is working to finalize a scope of services with a consultant for construction management services. The notice to proceed was issued to the contractor and a preconstruction meeting is scheduled for early March.**

Budget:

- Proposed Budget \$401,850
- Current Expenditure \$23,205

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

- Preconstruction Meeting March 2025
- Construction Begins March 2025

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

Project Description: 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.

Design status: Wood Rodgers is the design engineer for both projects and was chosen through a competitive selection process in accordance with FAA Airport Improvement Program requirements.

Construction status: Construction is complete.

**Current Status: The grant for the project is being closed out with the FAA.**

Budget:

- Proposed Budget \$9,289,922
- Current Expenditure \$8,832,036

**Terminal Loop Road**

Project Description: 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.

Design status: Kimley Horn and Associates is directly selected to design the project.

Construction status: Construction is complete.

**Current Status: Final punch list items are being completed before the project can be closed out.**

Budget:

- Proposed Budget \$14,891,607



- Current Expenditure \$13,982,667

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

- **Punch list items and closeout** **March 2025**

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

Project Description: The FAA’s VALE Program is to improve environmental issues by replacing aging equipment with new efficient equipment to benefit local air quality.

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

Design status: PK Electrical is the design engineer for the project and was chosen through a competitive selection process in accordance with FAA Airport Improvement Program requirements.

Construction status: The project was advertised for bid, a pre-bid meeting was hosted by RTAA staff, and bids were opened in March of 2023. The low, responsive bidder is Q&D Construction.

**Current Status: Staff is working with the contractor to complete final punch list items.**

Budget:

- Proposed Budget \$7,504,668
- Current Expenditure \$6,744,542

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

- **Final change order** **March 2025**
- **Grant Closeout** **April 2025**

### **Airfield Signage and Renaming Construction**

Project Description: 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 standardize the taxiway and connector naming conventions.

Design status: Wood Rodgers is the design engineer for the project and was chosen through a competitive selection process in accordance with FAA Airport Improvement Program requirements.

Construction status: The project was advertised, and bids were opened in April 2024. The low, responsive bidder is Royal Electric.

**Current Status: Updated project schedules are forthcoming, and material procurement has begun. Work is tentatively scheduled to begin in Spring of 2025. Staff submitted grant submittal to the FAA for final review and approval.**

Budget:

- Proposed Budget \$4,564,800
- Current Expenditure \$0

Schedule: The project is delayed with the next steps listed below:

- **Construction Start** **Spring 2025**

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

Project Description: 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 around the exterior of the building with standpipes that extend from the underground water main 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. Portions of the existing piping will be removed, and a new system will be installed along the ceiling of the first floor, removing the underground portion. The installation of the replacement system will follow the latest fire code regulations.

Design status: N/A

Construction status: Western States Fire Protection were selected to make the repairs to the system.

**Current Status: Work continues to progress, staff worked with the contractor to schedule two shifts of night work to minimize disruption in the rental car area. Staff continues to coordinate the construction work in order to minimize disruptions to parking.**

Budget:

- Proposed Budget \$526,842
- Current Expenditure \$405,175

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

- **Construction Completion** **March 2025**

## **RNO Airside Pavement Maintenance Project - 2025**

Project Description: This is an annual preventative maintenance project for the RTAA's airside pavements. This project will focus on repairing cracks and applying a Type 2 slurry to the shoulders of Taxiways Alpha, Bravo, and Charlie at Reno-Tahoe International Airport (RNO). RNO airfield maintenance staff are actively cutting out and patching cracks within the construction limits designated for slurry application. The patching work will proceed intermittently until slurry starts in July.

Design status: Design was completed by RTAA staff.

Construction status: The project was advertised, and bids were opened in January of 2025. The low, responsive bidder is Sierra Nevada Construction.

**Current Status: Staff is obtaining a scope of work from a construction manager. Construction contracts are being executed with the RTAA and contractor.**

Budget:

- Proposed Budget \$900,000
- Current Expenditure \$30,381

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

- **Construction Start July/August 2025**

## 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, **Phases 1-3**

## PLANNING & ENVIRONMENTAL PROJECTS

### RTAA Geographic Information System (GIS) Master Plan, Phases 1-3

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 Phase 1 were 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. Phase 1, which included a GIS Inventory Report, a System Architecture Diagram, and an ArcGIS Enterprise Implementation Plan, concluded in November 2024. Phase 1 recommended that the RTAA GIS platform migrate to an enterprise system (ArcGIS Enterprise) to coincide with the organization-wide migration to Microsoft Azure in alignment with the RTAA Digital Transformation Plan. Upon completion of Phase 1, the GIS Master Plan effort transitioned to Phases 2 (Acquisition) & 3 (Implementation & Deployment).

In late December 2024, the RTAA Technology & Information Services (TIS) department identified the need to maintain some on-premise servers, instead of the initially planned full transition to cloud-based servers. This decision resulted in immediate project stoppage. The project team is currently working to rescope future phases to accommodate on-premise servers. **An amended scope and fee was identified in February 2025.**

As context, original Phase 2 included the procurement of all required enterprise GIS and Microsoft Azure licensing. The GIS licensing would have been acquired by the Planning & Environmental Services department, while the Microsoft Azure licensing would have been acquired by the TIS department. The original Phase 3 would have followed the Enterprise Implementation Plan documented in Phase 1. Costs associated with Phase 2 included \$34,002 for ESRI GIS licensing and maintenance and \$60,000 for Microsoft Azure licensing and maintenance. Costs associated with Phase 3 included consultant services not to exceed \$63,724. All work associated with Phases 2 & 3 was anticipated to be completed by June 30, 2025. Future work, scheduled for fiscal years 2026 and 2027, included migration of existing data and applications into the new system.

**New Phase 2 includes only the procurement of enterprise GIS (ESRI) licensing. Microsoft Azure licensing is no longer required, as the TIS department has decided to keep the GIS services on-premises. New Phase 3 will follow the Enterprise Implementation Plan documented in Phase 1 with the exception of work associated with Microsoft Azure. Costs associated with New Phase 2 include \$34,002 for ESRI GIS licensing. Costs associated with Phase 3 include consultant services not to exceed \$56,629. All work associated with Phases 2 & 3 is still expected to be completed by June 30, 2025. Future work, scheduled for fiscal years 2026 and 2027, included**

**migration of existing data and applications into the new system with an estimated cost of \$40,000 per year.**

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 provides input on how to best support and set up applications and software. The End-User WG is focused on the needs of the GIS user and provides input on how the RTAA GIS can support user requirements and ad hoc projects. Nineteen (19) meetings were held with stakeholders during Phase 1.

The following are project milestones:

- Notice to Proceed for Study July 24, 2023
- Phase 1: Inventory Deliverable March 2024
- Phase 1: Cloud Strategy GIS Needs Deliverable July 2024
- Phase 1: Enterprise Implementation Plan Deliverable September 2024
- Phase 1 Complete November 2024
- Transition to Phase 2 December 2024
- Work Stoppage December 23, 2024
- **Rescope of Future Phases** **January – February 2025**
- **Work Resumes (Phases 2 & 3)** **February 26, 2025**

Next steps for the project are listed below:

- **Phases 2 & 3 Complete** **June 30, 2025**
- **Phase 4 Begins** **July 1, 2025**

**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 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. The Selection Committee conducted interviews with the four (4) short-listed teams on Thursday, November 7, 2024, at the Reno-Stead Airport, and a consultant team was selected.

The primary project team began formal scope and fee negotiations with the selected consultant team on November 8, 2024. Scope and fee negotiations for FAA grant-funded planning studies that exceed \$100,000 are required to initially develop a price-blind scope. Once the scope has been generally agreed upon by both parties, the RTAA will develop an Independent Fee Estimate (IFE), while the selected consultant team concurrently develops their own fee proposal. The RTAA is required to use the IFE to verify that the selected consultant team's fee proposal is fair and reasonable. Generally, fair and reasonable is defined as whether the total fee, as well as the individual tasks within the proposal, are within 10% of the IFE.

The following are project milestones:

- |                                      |                    |
|--------------------------------------|--------------------|
| • RFQ Advertisement                  | August 9, 2024     |
| • Non-Mandatory Pre-Proposal Meeting | August 21, 2024    |
| • SOQ Submittals Received            | September 17, 2024 |
| • Selection Committee (Short-List)   | October 16, 2024   |
| • Selection Committee (Interviews)   | November 7, 2024   |
| • Scope Development Begins           | November 8, 2024   |

Next steps for the project are listed below:

- |                                     |                                   |
|-------------------------------------|-----------------------------------|
| • <b>Scope and Fee Negotiations</b> | November 2024 – <b>March 2025</b> |
| • <b>Board Action on PSA</b>        | <b>April 2025</b>                 |

## PLANNING, ENGINEERING & CONSTRUCTION SCHEDULE

BA: BOARD ACTION
PLANNING/ENVIRONMENTAL
PROGRAM STUDY
RFQ/SOQ/PROPOSAL
DESIGN
BIDDING
CONSTRUCTION
CLOSEOUT

Project Name	RNO/RTS	PM	JAN 2025	FEB 2025	MARCH 2025	APRIL 2025	MAY 2025	JUNE 2025	JULY 2025	AUG 2025	SEPT 2025	OCT 2025	NOV 2025	DEC 2025
<b>Airport Improvement Program (AIP)</b>														
Taxiway B & GA Runup	RNO	DS												
GA East Apron Reconstruction	RNO	BJ												
Airfield Signage & Taxiway Renaming	RNO	DS												
FAA VALE PCA Replacement	RNO	DL												
<b>CIP (O&amp;M)</b>														
Airfield Maintenance Yard - Phase 2	RNO	BJ												
GA East Parking Lot	RNO	BJ												
AFM Shop - Door Expansion	RNO	DL												
National Guard Way & Aviation Way	RNO	BJ												
AFM Storage Roof (Old Budget Building)	RNO	DL												
RTS Pavement Maintenance 2025	RTS	BJ												
RTS O-Block Utilities	RTS	BJ												
RNO Airside Pavement Maintenance 2025	RNO	BJ												
Parking Garage Fire Standpipe Replacement	RNO	DL												
<b>Passenger Facility Charge (PFC 15)</b>														
THE LOOP	RNO	DS												
<b>Planning O&amp;M</b>														
GIS Master Plan	RNO	JH												
RTS Master Plan	RNO	JH												
<b>Miscellaneous</b>														
Dermody Master Development at RTS	RNO	GP												
NV Army National Guard at RTS (Project Review)	RTS	BJ												

# Administrative Report

**Date:** March 11, 2025

**Subject:** Administrative Award of Contracts (Expenditures)

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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.

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

**Key to abbreviations:**

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

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

PO = Purchase Order  
 PSA = Professional Service Agreement

Date	Name of Company	Dollar Amount	Description	Funding Source	Department / Division
01/30/25	Q&D Construction	\$113,900.00	New Gen Exploratory Utility Services	FY25 CIP	MoreRNO
01/30/25	Reyman Brothers Construction	\$234,535.00	ITB 24/25-06 Airfield Maintenance Building Door Installation and Column Removal	FY25 CIP	Eng & Construction
02/03/25	Sierra NV Construction	\$334,007.00	ITB 24/25-09 Airside Pavement Maintenance	FY25 CIP	Eng & Construction
02/06/25	Veregy West LLC	\$41,702.00	ARFF Solar Array Repairs	FY25 CIP	Eng & Construction
02/07/25	Sierra NV Construction	\$139,007.00	ITB 24/25-08 RTS Pavement Maintenance	FY25 CIP	Eng & Construction
02/12/25	CME	\$149,995.00	On Call Project Management Services	FY25 O&M	Eng & Construction
02/12/25	Kone	\$39,963.78	East Departure Elevator lift belt replacement	FY25 O&M	Building Maintenance. & Services
02/13/25	Two Rivers Terminal	\$26,505.00	Annual Potassium Acetate purchase	FY25 O&M	Airfield Maintenance
02/19/25	Ricondo & Associates	\$49,278.00	RAC Bid Support	FY25 O&M	Commercial Business Dev
02/27/25	FM2, Inc.	\$25,519.33	New Entry and Exit LED Signs	FY25 O&M	Landside Ops

## Change Orders and Amendments

Date	Name of Company	Dollar Amount	Description	Funding Source	Department / Division
01/22/25	PFM Financial Advisors	\$0.00	FY25 Reduce line down to \$0.00, will not need for remainder of year	FY25 O&M	Finance
01/22/25	Landrum & Brown	\$0.00	FY25 Reduce line down to \$90,000.00, will not need the original budgeted for the remainder of year	FY25 O&M	Finance
02/06/25	Daifuku Services	\$30,000	FY25 Annual Inventory for Parts & Repair. The original amount was \$40,725.00, an increase to \$70,725.00.	FY25 O&M	Baggage Handling System