



Airport Industry Day

Lee County Port Authority

June 15, 2026



Industry Day Agenda

- Welcome & Introductions
- LCPA Overview
- Capital Improvement Program
- Status of Current Projects
- Project Opportunities
- Project Delivery Methods
- Non-Capital Programs
- Procurement - Doing Business with LCPA
- Lee County Permitting Office
- Meet and Greet – Roundtable Breakouts



LCPA Industry Day Presenters

Welcome to the first Aviation Industry Day presented by the Lee County Port Authority

Lee County Port Authority:

- Steven Hennigan, C.M., A.C.E. – Executive Director & CEO
- Steven Cornell, P.E. – Deputy Executive Director & Chief Development Officer (CDO)
- Leandro A. Goicoechea, P.E., M.E.M. – Director of Engineering and Construction
- Juliet Iglesias, C.M. – Director, Capital Programming
- Alicia Dixon, C.M., P.W.S. – Director, Planning & Environmental Compliance
- Christina Henjum - Director, Concessions
- Robert George – Senior Manager, Procurement



Lee County:

- Thomas (Tad) DeNay, C.B.O. – Building Official, Department of Community Development





Lee County Port Authority Overview

Who We Are

The **Lee County Port Authority (LCPA)** operates both Southwest Florida International Airport and Page Field in Fort Myers.



RSW

Southwest Florida International Airport



FMY

Page Field

Page Field - FMY at a Glance

Reliever Airport

FAA-designated reliever airport for RSW

160,000+ Operations

Handled more than 160,000 air operations in 2025

Top-Tier Fixed-Base Operator

Award-winning Base Operations, in the top 5% nationwide.

\$465M Annual Impact

Total contribution of FMY based on 2022 FDOT study



227 Existing Hangars • 81 New Hangars constructed in 2025 • **100% Leased**

RSW at a Glance

7

Midfield Terminal Complex

Opened Sept. 9, 2005 with 798,000 square feet and 28 gates

Major Expansion

Terminal Expansion and Concourse E will be the largest public works projects in Lee County history.

Self-Supporting

RSW does not use local property tax dollars.



RSW at a Glance

14,000 Acres

Total Land Area

Includes a 7,000-acre Mitigation Park maintained by LCPA
3rd Largest Airport in U.S. for land mass.

5,500 People

Airport Workforce

Total personnel working at RSW includes 450 LCPA employees with our own police and fire departments

Port of Entry

Class A status with U.S. Customs onsite

Foreign Trade Zone

Designated FTZ, providing special customs procedures for international trade.



RSW By-the-Numbers

Nonstop Destinations

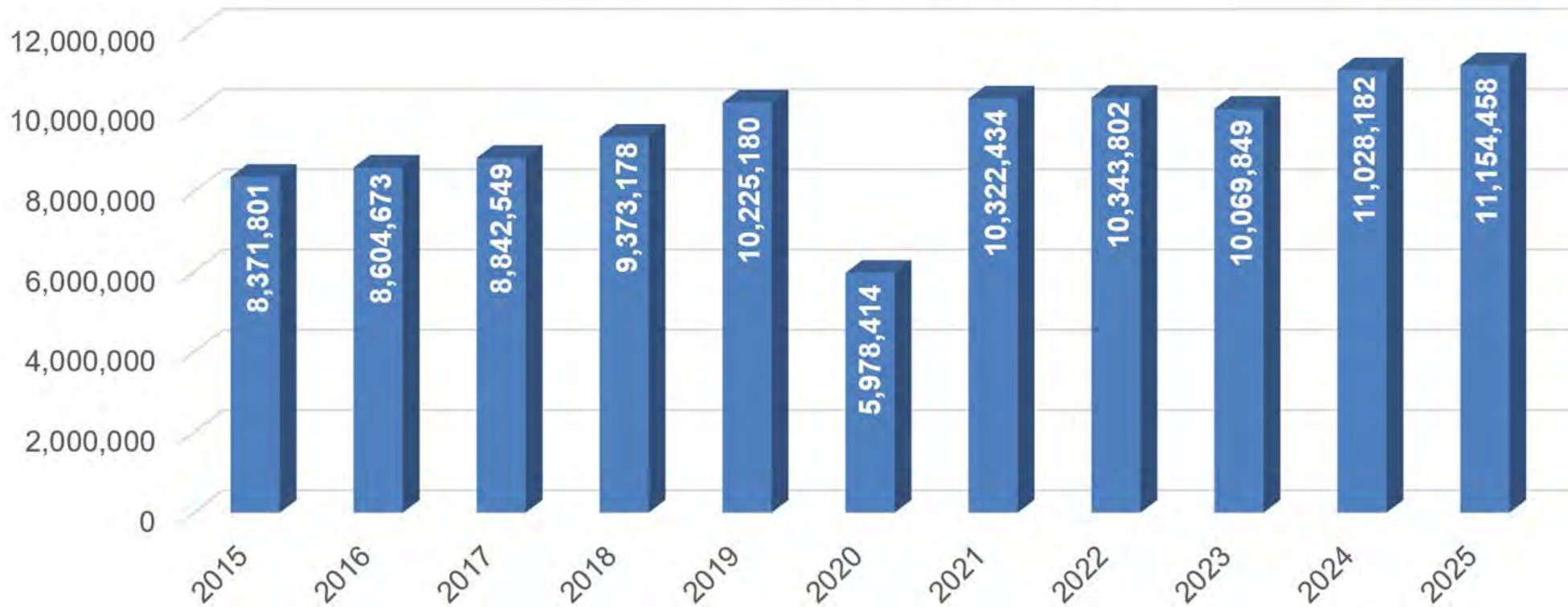
RSW provides nonstop service to more than 70 destinations by 15 air carriers



10-Year Passenger Comparison

RSW finished 2025 with more than 11.1 million passengers, which was the best year in the airport's history.

Passenger Totals – 2015-2025



RSW Master Plan Update (MPU)



Key Milestones & Timeline

- Finalized in **June 2023**
- Accepted by the FAA in **February 2024**
- Comprehensive 3-year planning effort (2021-2024)

Engagement & Strategy

- Included four rounds of public presentations and involvement
- MPU required to be eligible for FAA and FDOT grants

Vision for 2041

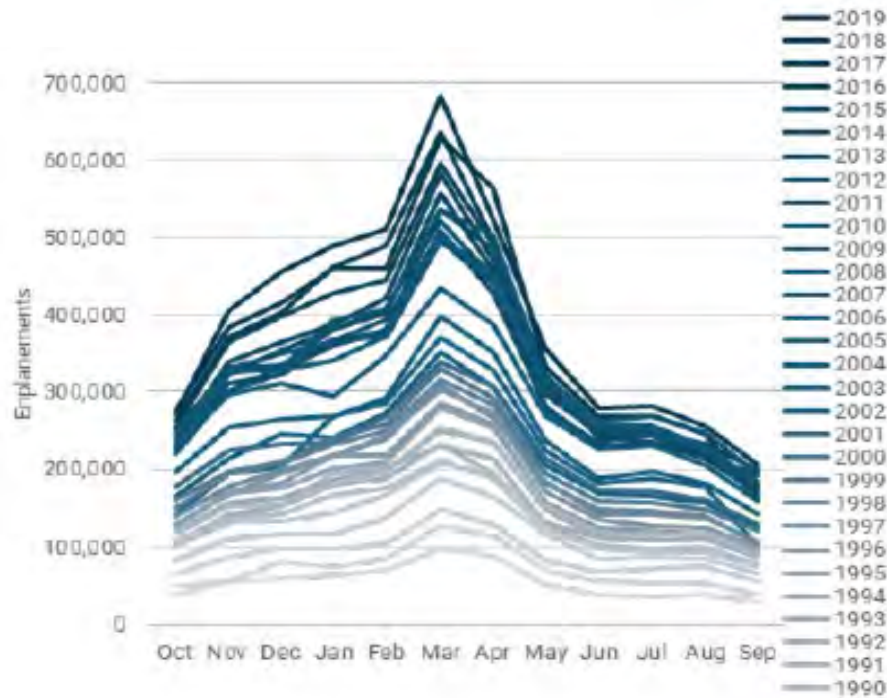
Reflects the long-term vision and roadmap for Southwest Florida International Airport (RSW) development through 2041.



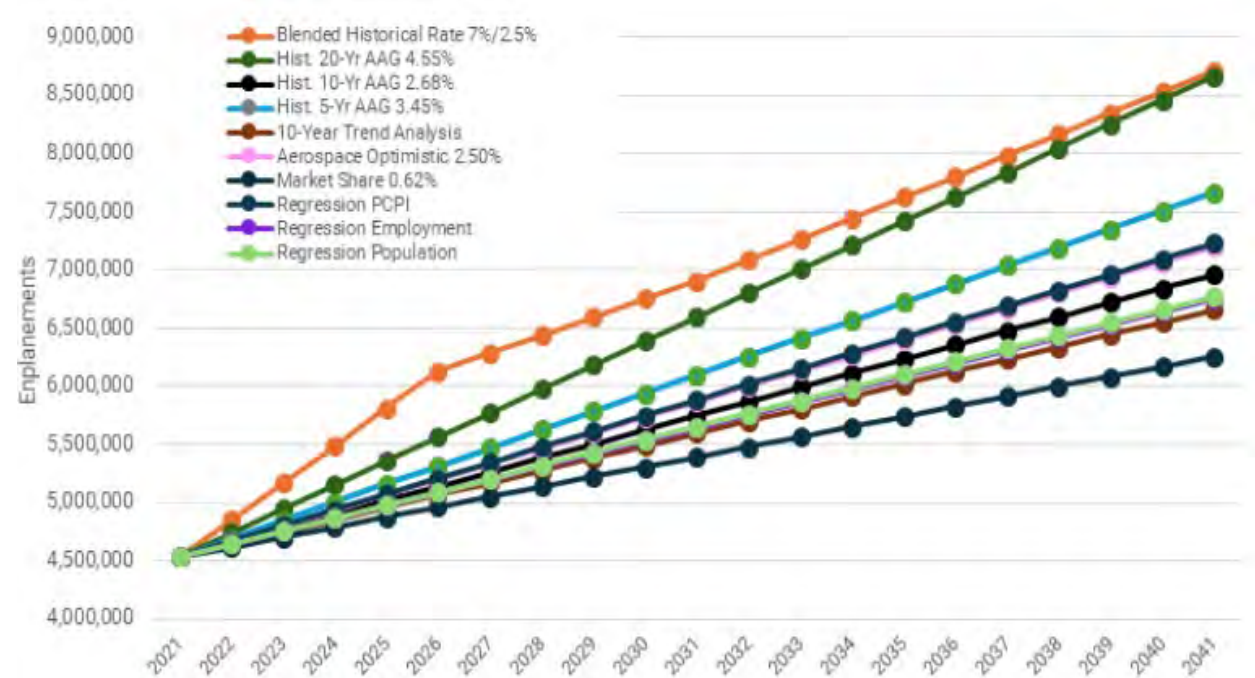
RSW – Master Plan Forecast

LCPA’s Master Plan Update forecast anticipates nearly **17.5 million passengers by 2041**, which is nearly double the passenger count in 2021.

Monthly Enplanement Trends



Long-Term Enplanement Projections



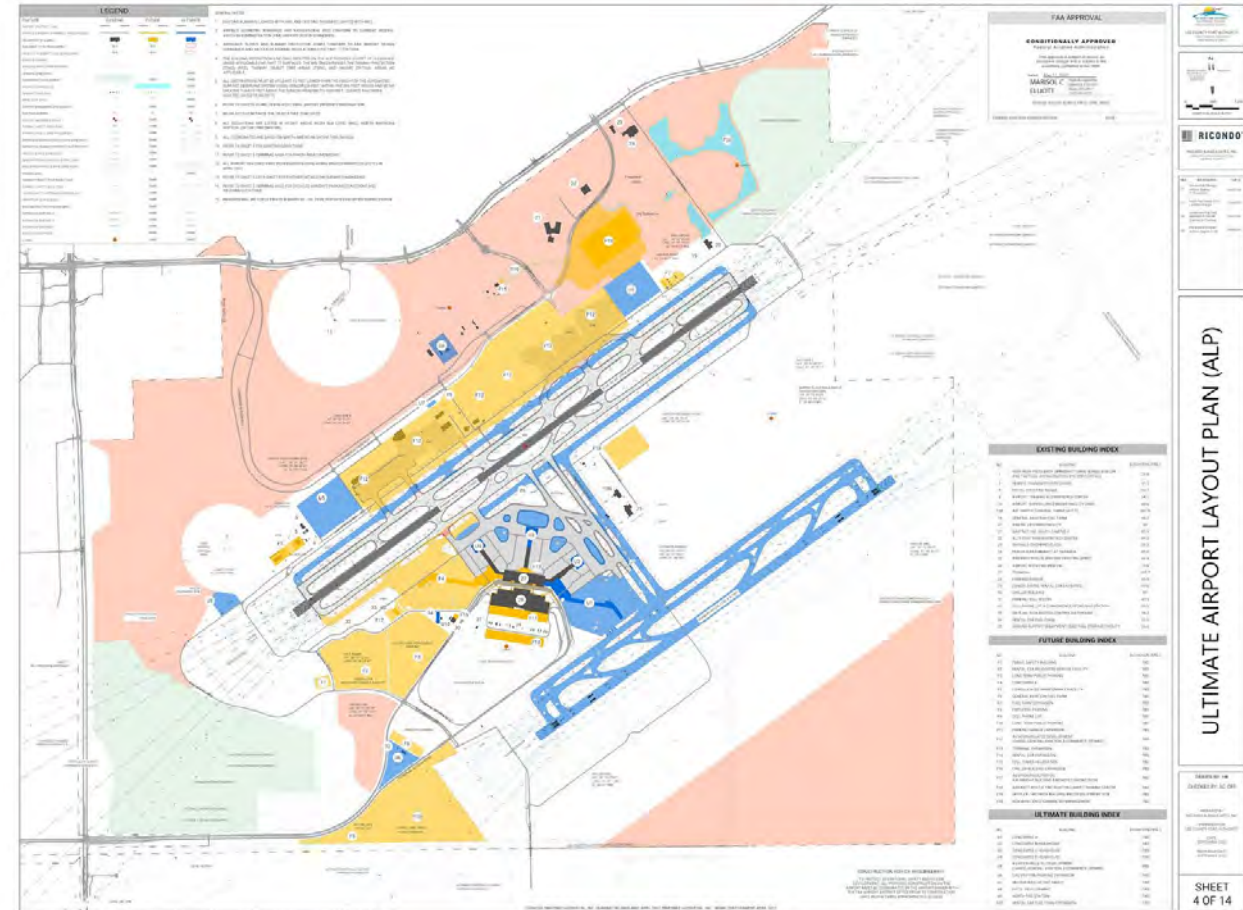
Seasonality: Enplanements peak from January to April, with **March** as the peak month due to Southwest Florida tourism patterns.

RSW – Airport Layout Plan (ALP)

The ALP is generally structured based on the following:

- **Existing Conditions (Grey/Black):** Current status
- **Non-aviation (Red)**
- **Conservation Areas (Green)**
- **Future Needs (Yellow):** Requirements through 2041
- **Ultimate Buildout (Blue):** Post-2041 long-term development

The **ultimate development outlook** is crucial to ensure that near-term decisions support, rather than obstruct, long-term needs.





Capital Improvement Program (CIP)

Capital Improvement Program (CIP)

15

Purpose

- Focus on infrastructure upgrades to enhance safety and security, increase operational capacity, improve the passenger experience and meet future air traffic demands.
- The current CIP includes an estimated \$2.4 billion in projects over the next five years.

Funding Sources

- Federal Aviation Administration Grants
- Florida Department of Transportation Grants
- Passenger Facility Charges (PFC)
- Customer Facility Charges (CFC)
- Airport Revenue Bonds
- No ad valorem (property) taxes are used for airport operations or construction.

Funding Highlights

Since 2001, LCPA has received more than \$664 million in grants.

Passenger Facility Charges (PFC)

- Important funding source for RSW
- \$4.50 per departing passenger
- \$25M/last year

Customer Facility Charges (CFC)

- Collected on all airport rent-a-car contracts
- \$6.00 per rental day
- Finance rental car facility improvements
- Projecting \$30M for this year



PLAN



EVALUATE



IMPLEMENT



IMPROVE

Current Projects

Southwest Florida International Airport (RSW)

- Terminal Expansion Phase 1
- Terminal Addition and Concourse E
 - Airside: Apron & Taxiway Additions
 - Landside: Road Modifications
 - Passenger Boarding Bridges
- Public Safety Building
- Former Airport Traffic Control Tower Demolition
- Arthrex
- Airport Mitigation Park

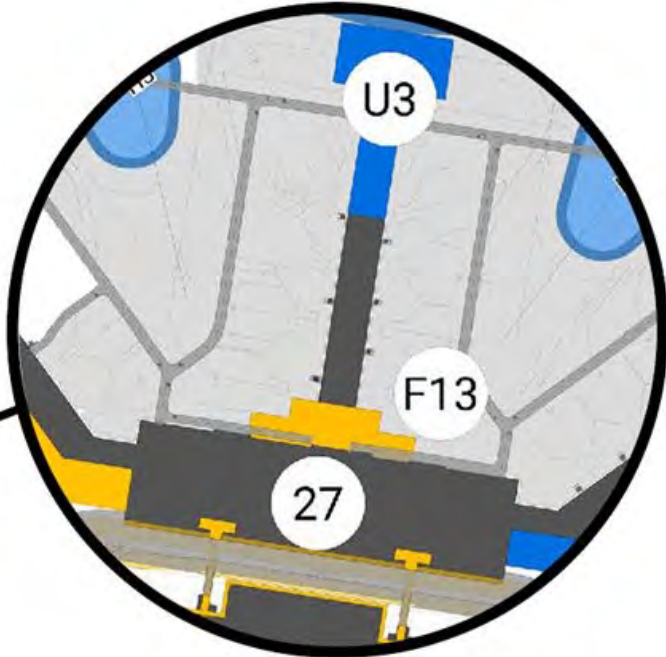
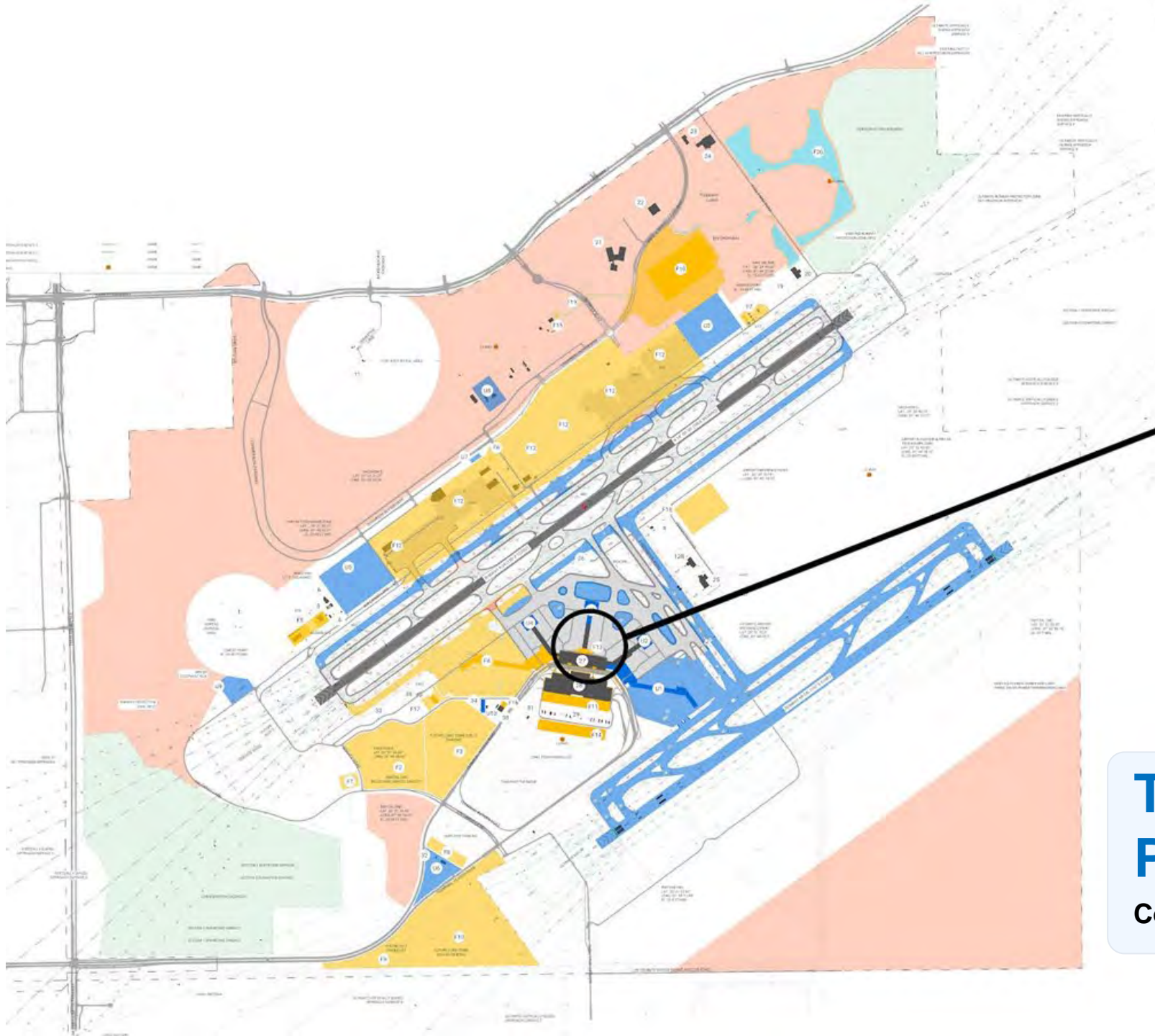
Page Field (FMY)

- Taxiway A3 & D2 Rehabilitation
- West Ramp Expansion





Terminal Expansion Phase 1



Terminal Expansion Phase 1

Competitive CM/GC

Terminal Expansion Phase 1

Consolidated Checkpoint & Added Concessions

19

Start Date:
FY 2022

Completion Date:
Fall 2028

Project Budget:
\$678,378,484

Funding Source(s):
PFC, FDOT and LCPA Funds



Consolidated Security

Creates a single TSA checkpoint, replacing the three currently located at Concourses B, C and D

Improved Connectivity

Passengers will gain the ability to walk freely between all concourses post-security.

Significant Expansion

Adds 215,000 square feet for concessions, TSA administration and public circulation.

Terminal Expansion Phase 1

20

Project Highlights

- Relocating TSA administrative spaces
- Expanding concession areas
- Updating advertising displays
- Renovating the loading dock
- Enhancing airport administration spaces
- New Delta Airlines business lounge
- New Airport Communications space (AOCC)
- New remote loading dock building

Project Consultants & Contractors

Design Phase:

AtkinsRéalis - Design/Construction Administration

Construction Phase:

Manhattan (Florida) Construction, Inc. -
Construction Manager/General Contractor

Support Services:

Parsons Transportation Group, Inc. - Extension of
Staff

EG Solutions - Construction Engineering
Inspection Services

Terminal Expansion Phase 1

Conceptual

21



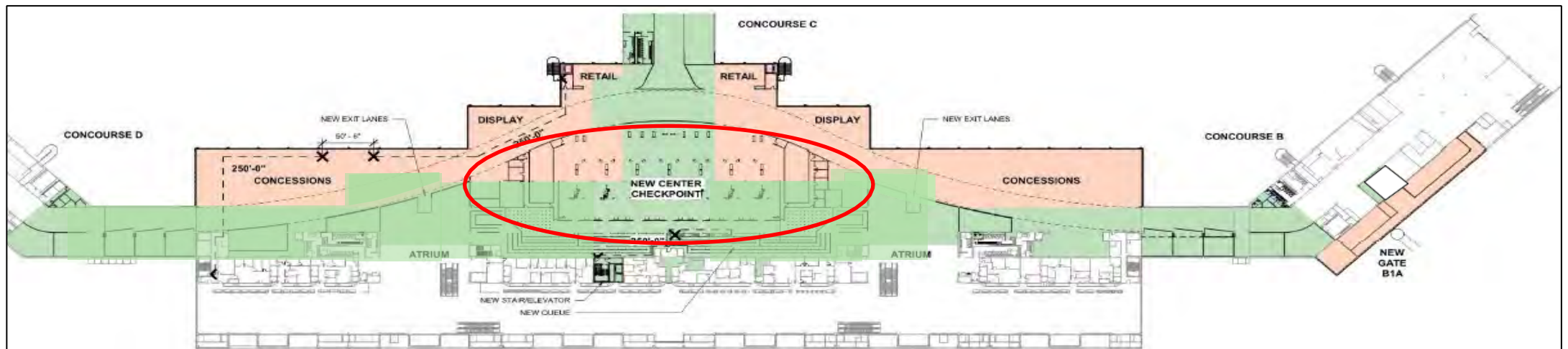
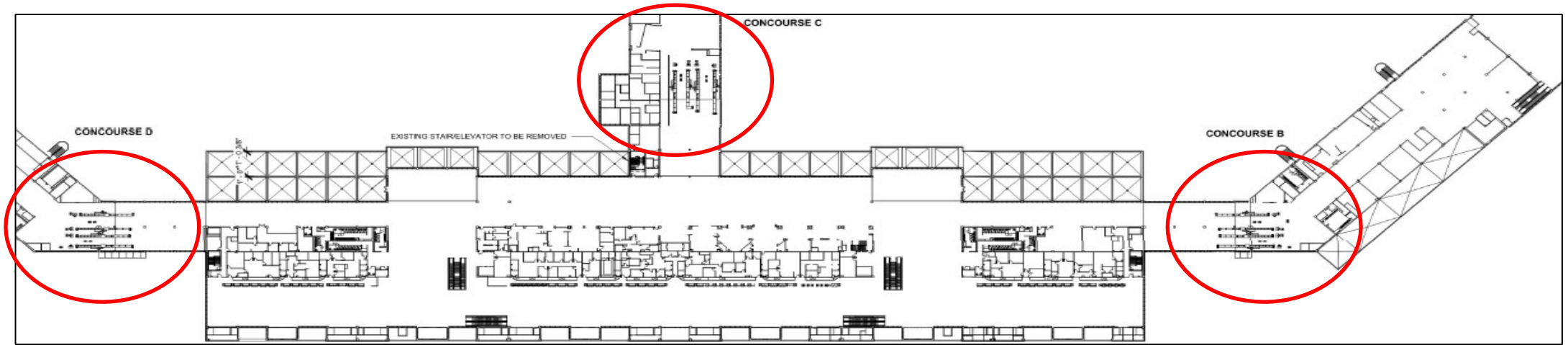
Terminal Expansion Phase 1

Post Security and Re-composure Area



Terminal Expansion Phase 1

Existing Vs. Planned Expansion



Terminal Expansion Phase 1

Construction Progress



PREVIOUS CONDITIONS (NOVEMBER 2025)



CURRENT CONDITIONS (MAY 2026)

Terminal Expansion Phase 1

Construction Progress





Terminal Expansion Phase 2



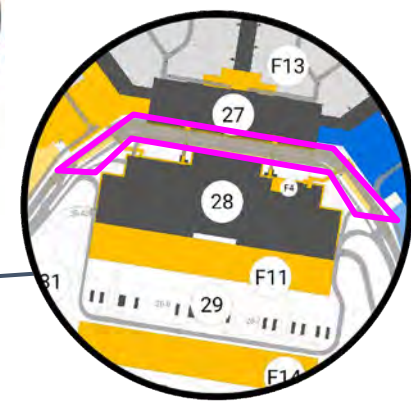
AIRSIDE



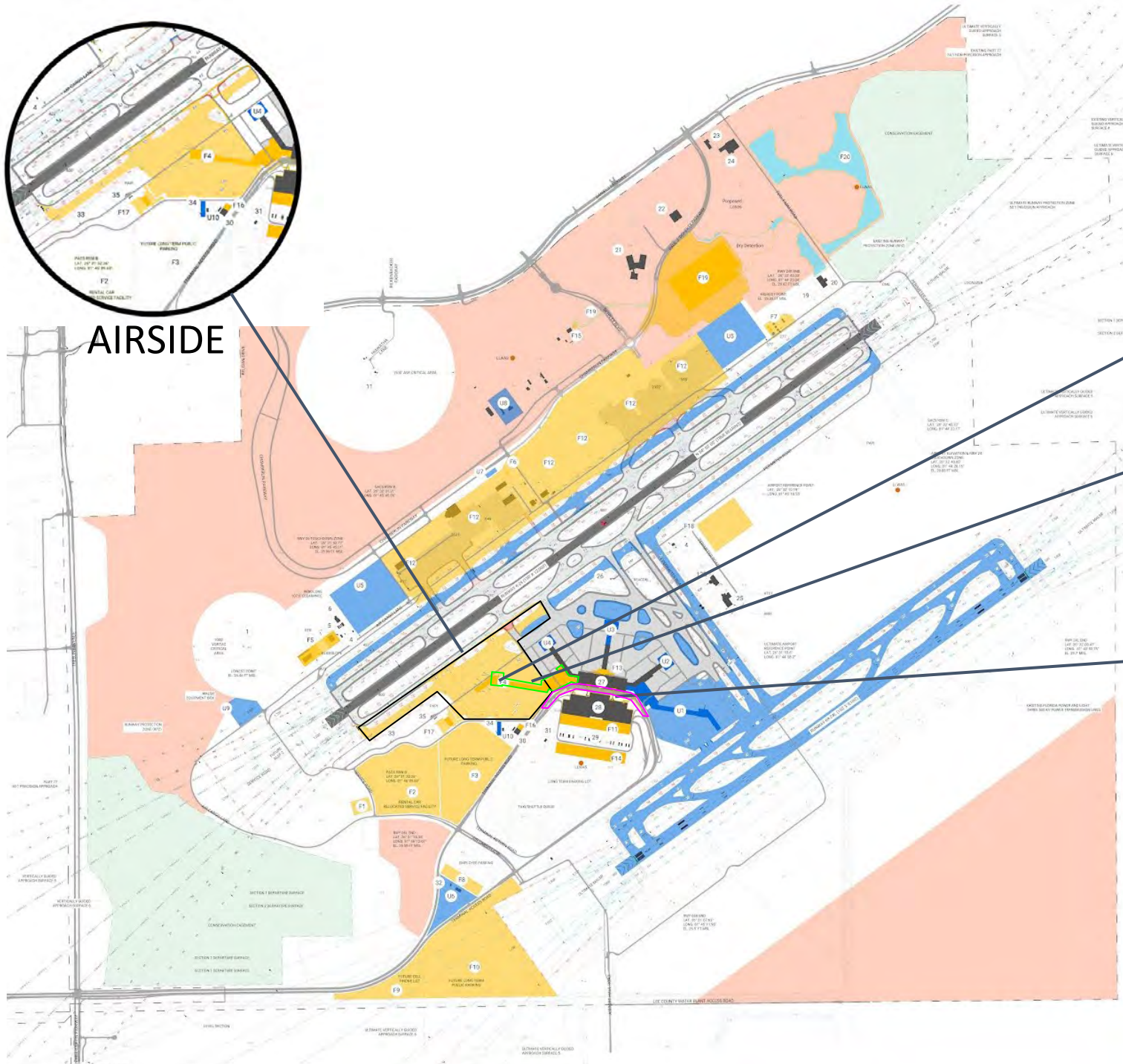
CONCOURSE E



PBBs



LANDSIDE

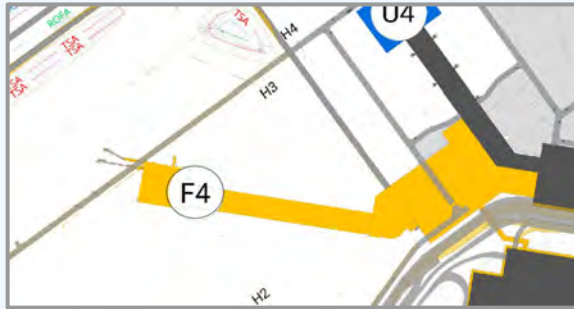


Terminal Expansion Phase 2 Program

Terminal Expansion Phase 2

Program Breakdown

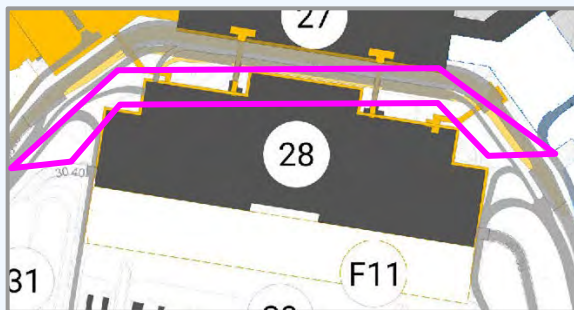
Terminal Addition and Concourse E



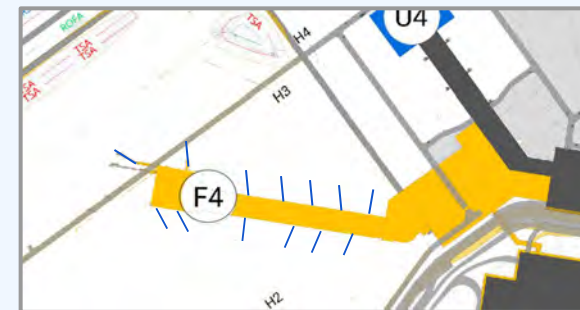
Airside - New Apron & Taxiways



Landside - Roadway Modifications

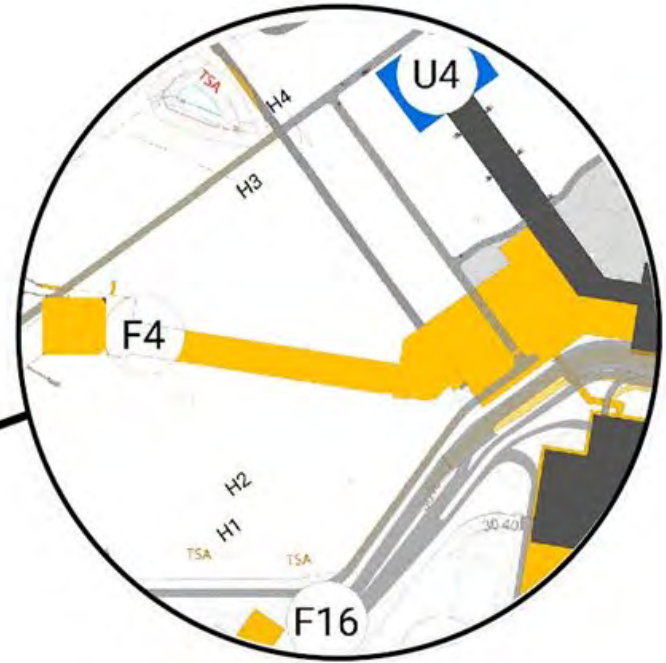
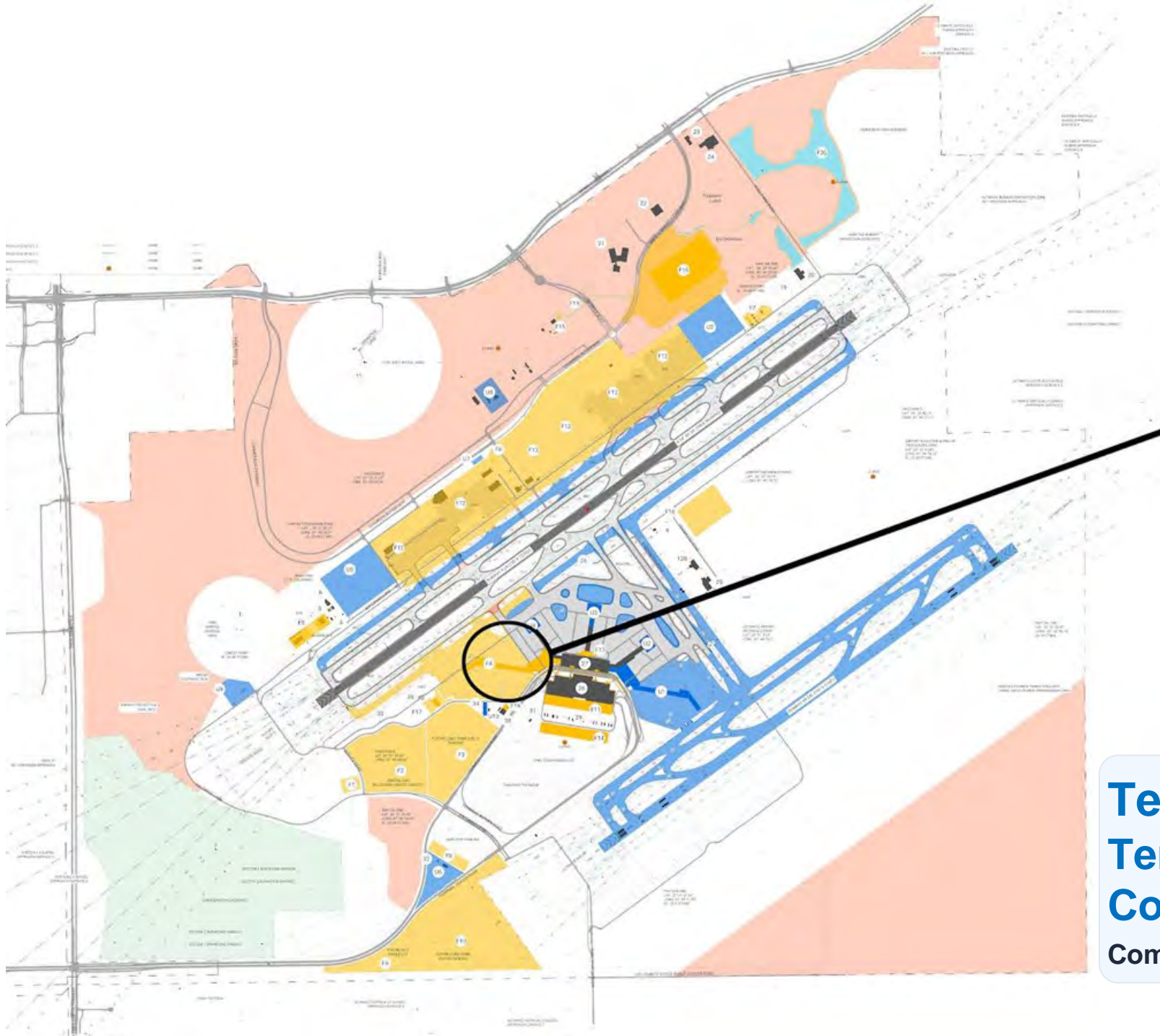


Passenger Boarding Bridges



Total Project Budget: \$1,067,549,377*

*Includes design and administrative costs



Terminal Expansion Phase 2
Terminal Addition and
Concourse E
Competitive CM/GC

Terminal Expansion Phase 2

Terminal Addition and Concourse E

Start Date:
Oct. 1, 2024

Completion Date:
End of year 2027

Project Budget:
\$624,164,909

Funding Source(s):
PFC, FDOT & LCPA Funds



Dedicated Security
Creates a secured TSA checkpoint exclusively for Concourse E passengers

Additional Gates
The project will include 14 additional gates

Significant Expansion
Adds 500,000 square feet to the terminal with a new Concourse E, concessions and public circulation, among other features

Terminal Expansion Phase 2

31

Project Highlights

- New Concourse E with 14 gates
- Expansion to Main Terminal Atrium
- Chiller Plant Expansion
- New 9-lane Transportation Security Administration (TSA) Checkpoint
- 11 New Airport Concessions
- Increases space for restrooms (55% more) and concessions (109% more) to meet modern industry standards
- New Business Lounge

Project Consultants & Contractors

Design Phase:

AtkinsRéalis - Design

Construction Phase:

Suffolk Construction, Inc. - Construction Manager/General Contractor

Support Services:

Jacobs Project Management Co. - Extension of Staff

EG Solutions - Construction Engineering Inspection Services

Terminal Expansion Phase 2

Conceptual



Terminal Expansion Phase 2

Concourse Headhouse & Concessions Hall



Terminal Expansion Phase 2

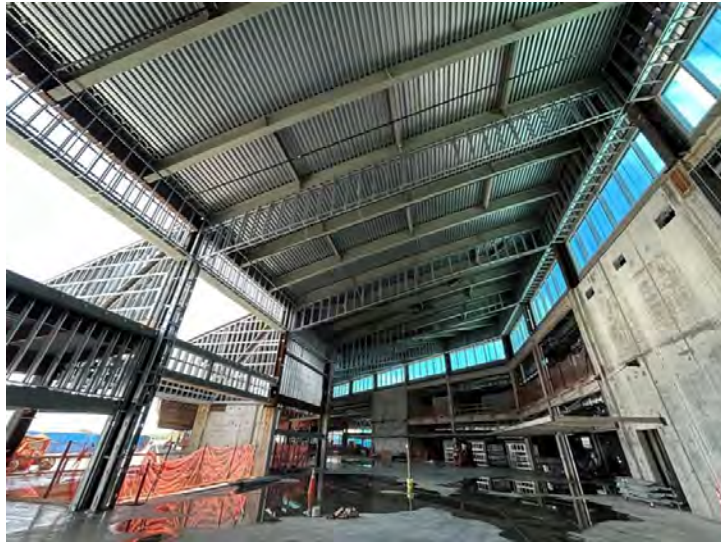
Construction Progress

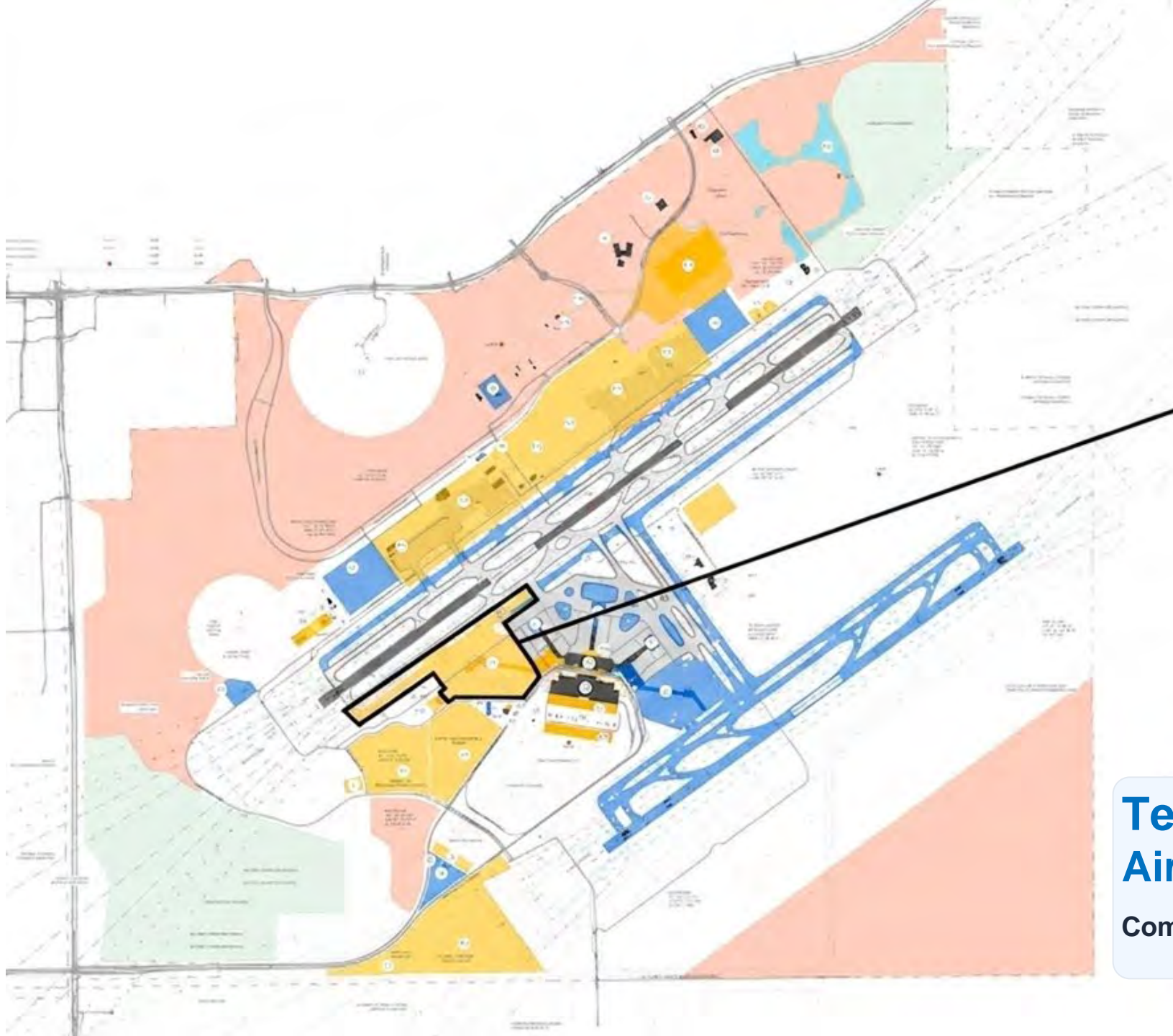
35



Terminal Expansion Phase 2

Construction Progress





**Terminal Expansion Phase 2
Airside Expansion**
Competitive Hard Bid

Terminal Expansion Phase 2

Airside: Expanded Apron and Taxiways

Start Date:
October 2024

Completion Date:
End of year 2027

Project Budget:
\$82,716,017

Funding Source(s):
FAA, FDOT, PFC & LCPA Funds



Airside Improvements

Construction of a new taxiway and multiple connectors to facilitate aircraft movement around Concourse E.

Critical Phasing Approach

Airside reconfiguration involves a multi-phase approach of critical taxiway infrastructure to ensure operational continuity.

Significant Upgrades

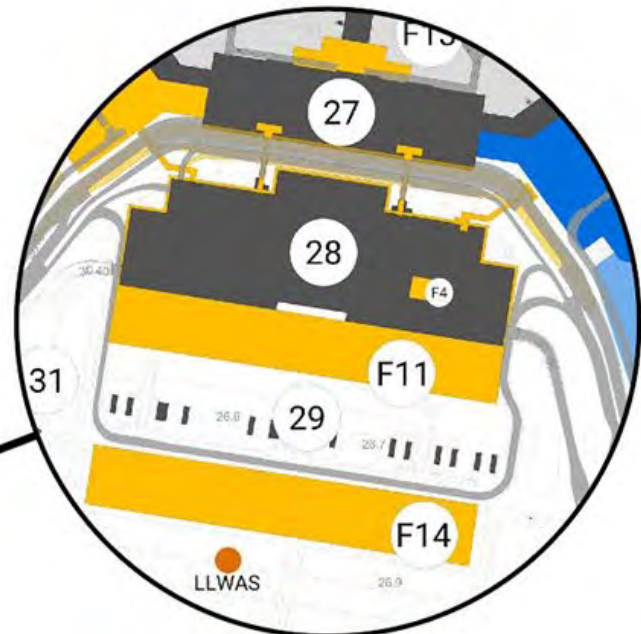
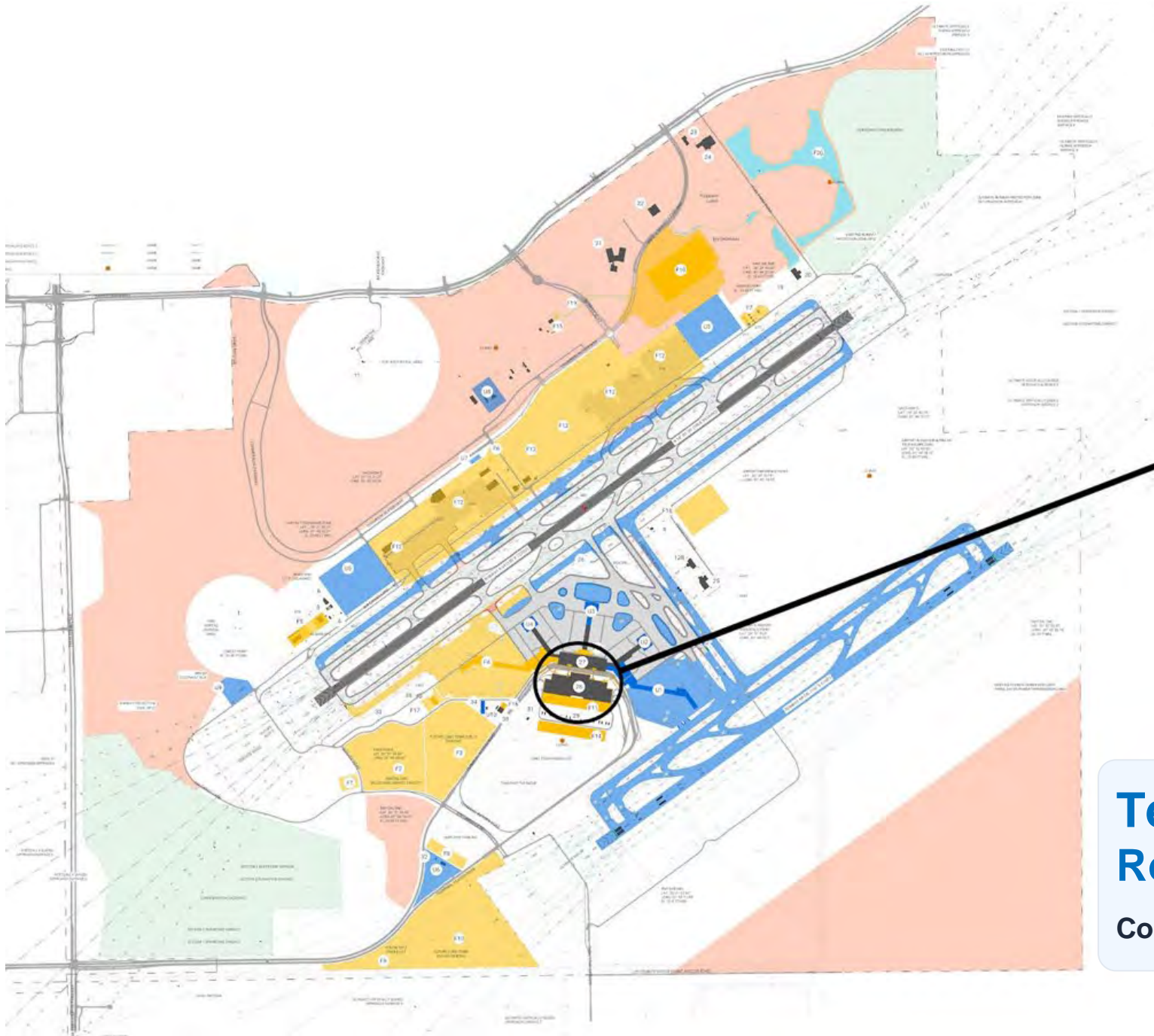
Fuel pits for aircraft fueling system and implementing extensive utility improvements such as chilled water, fire and storm drainage lines.

Terminal Expansion Phase 2

Airside

38





Terminal Expansion Phase 2 Roadway Modifications

Competitive Hard Bid

Terminal Expansion Phase 2

Landside: Roadway Modifications

Start Date:
October 2024

Completion Date:
End of year 2027

Project Budget:
\$60,535,204

Funding Source(s):
FAA, FDOT, PFC & LCPA Funds



Pedestrian Bridges

Construction of three new pedestrian bridges from parking garage to departure level Doors 2, 5 and 8.

Roadway Expansion

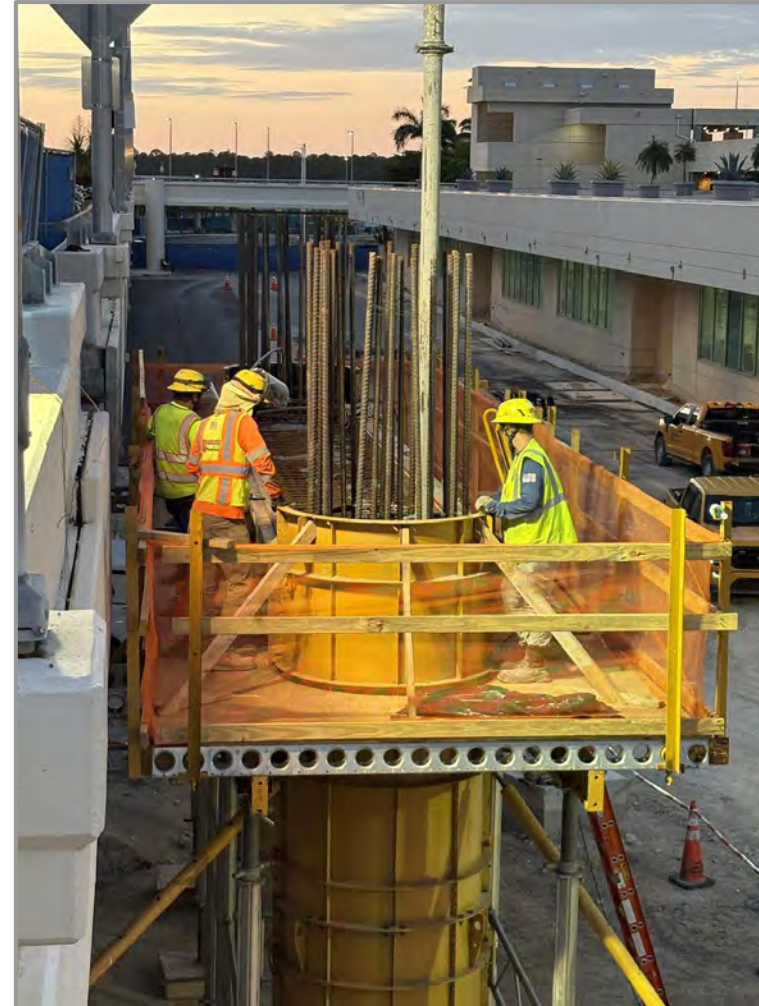
Widening of existing arrival and departure level roads.

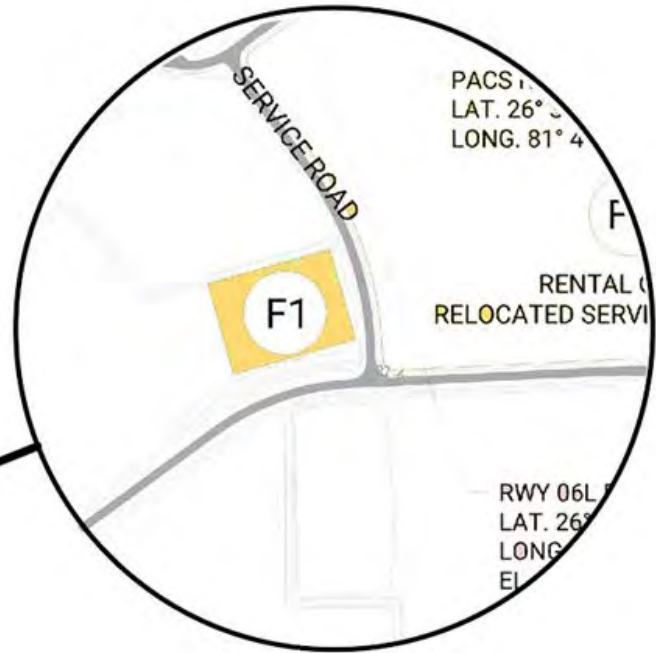
Utilities

Critical utility work is required to avoid conflicts with all the new structures.

Terminal Expansion Phase 2

Landside Roadway





Public Safety Building
Competitive Hard Bid

Public Safety Building

Project Overview

Start Date:
August 2025

Completion Date:
Fall 2026

Total Project Budget:
\$18,053,436

Funding Source(s):
LCPA Funds



Police Operations

Engineered with specialized areas to support the unique needs of airport security and law enforcement.

Strategic Location

For immediate access to critical areas of the airport

Significant Expansion

15,000-square-foot, single-story building designed to house multiple critical airport safety functions.

Public Safety Building

Project Highlights

- 15,000-square-foot building
- New LCPA Police Department (APD) headquarters
- New LCPA Airport Emergency Operations Center (AEOC)
- Backup for the existing Airport Operations Control Center (AOCC)

Project Consultants & Contractors

Design Phase:

Schenkel Shultz

Construction Phase:

Manhattan Construction

Support Services:

HalfAcre - CM Agent

Michael Baker International, Inc. - Construction
Engineering Inspection Services

Public Safety Building

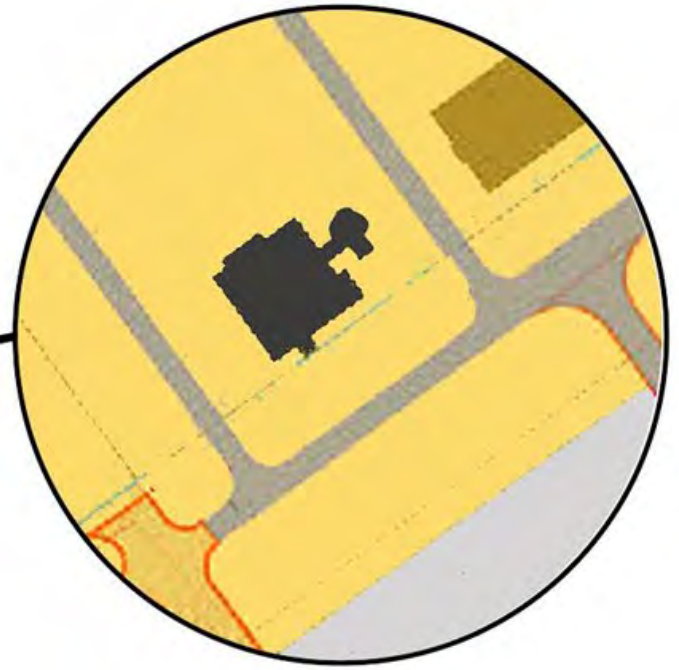
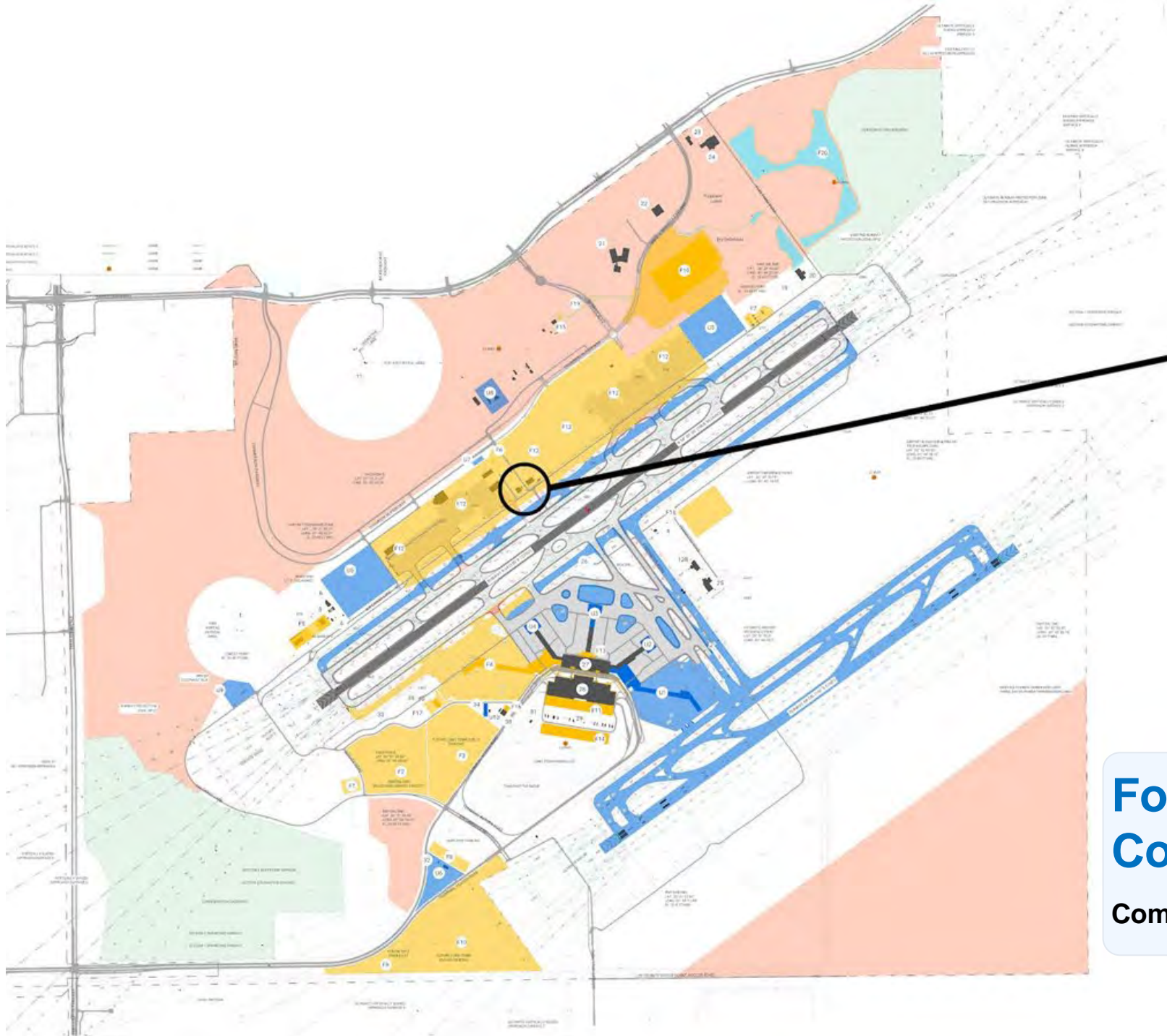
Conceptual Rendering



Public Safety Building

Construction Progress





Former Airport Traffic Control Tower Deconstruction
Competitive Hard Bid

Former Airport Traffic Control Tower

48

Demolition

Start Date:
June 2026

Completion Date:
Fall 2026

Project Budget:
\$540,739

Funding Source(s):
PFC



ATCT Deconstruction

New state-of-the-art ATCT was constructed and legacy ATCT is to be demolished.

Environmental Compliance

Coordination with the Florida Department of Environmental Protection (DEP)

History

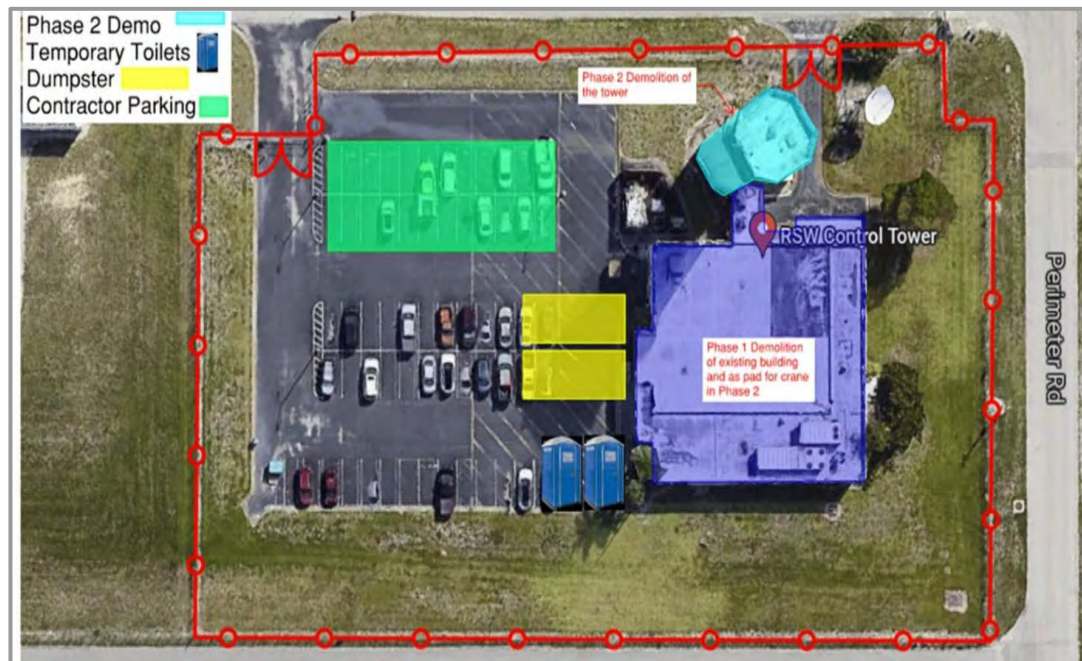
Originally constructed in 1982. More than 40 years of service.

Former Airport Traffic Control Tower

49

Project Highlights

- Deconstruction of the approximately 97-foot-tall, 450-square-foot legacy Airport Traffic Control Tower



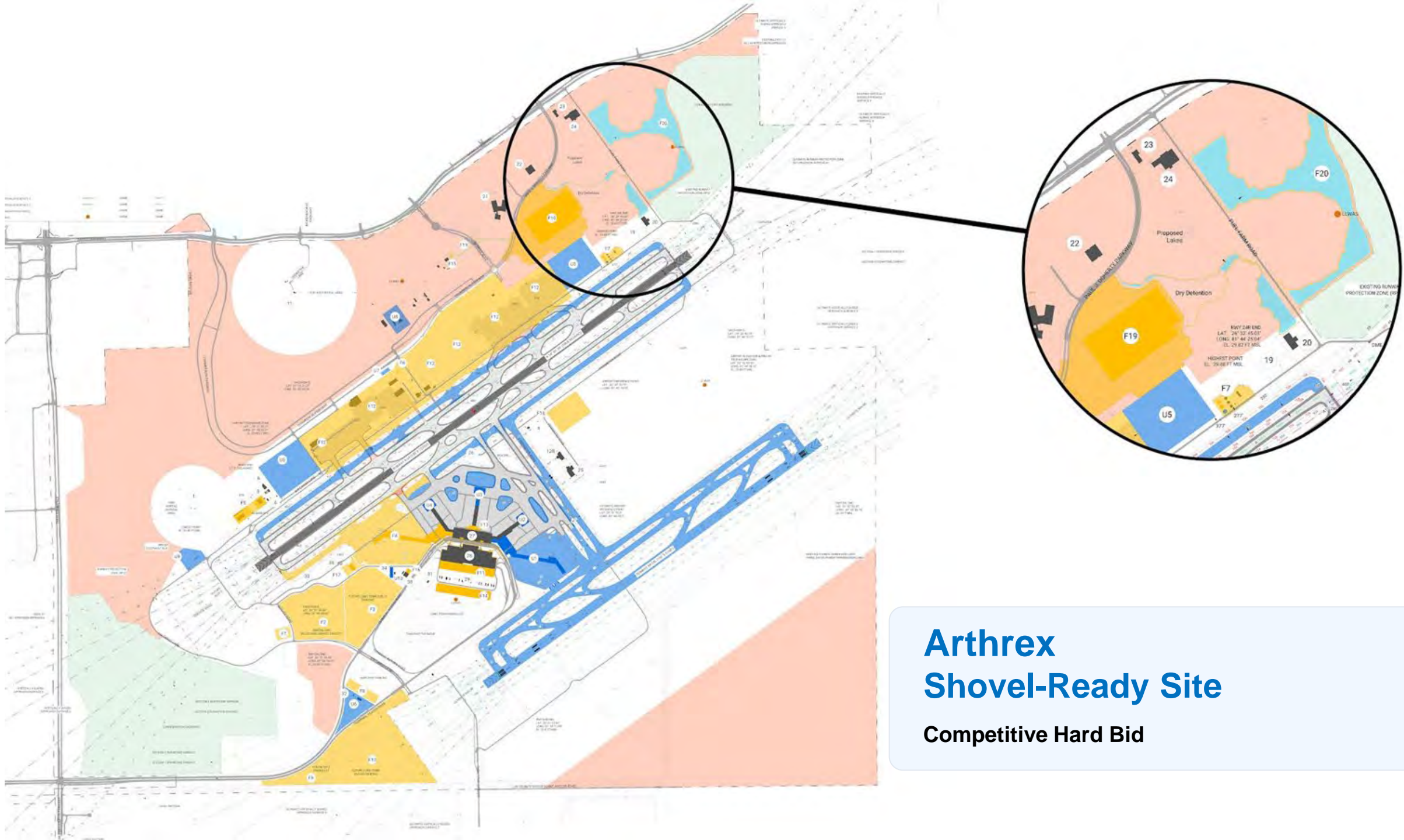
Project Consultants & Contractors

Design Phase:

AECOM

Construction Phase:

Honc Industries, Inc.



Arthrex Shovel-Ready Site

Competitive Hard Bid

Arthrex

Shovel-Ready Site

Start Date:
June 2026

Completion Date:
September 2027

Total Project Budget:
\$17,043,940

Funding Source(s):
LCPA Funds



Background

Arthrex has leased 45 acres on the south side of Paul J. Doherty Parkway, northeast of the runway

LCPA Development Update

LCPA completed permitting and commencing construction to get the site “shovel ready” by fall 2027

Arthrex Plans

Arthrex will then construct a new 1-million-square-foot Arthrex Logistics Center, which will consolidate all logistics into one building.

Arthrex

Project Highlights

- The LCPA project includes filling an existing lake, constructing new lakes to the east of the site and a new access road to the south.
- LCPA is coordinating FPL easements and future utility connections.
- Upon completion of LCPA project, Arthrex will build their Logistics Center that will support Arthrex's anticipated growth for decades to come.

Project Consultants & Contractors:

Design Phase:

Bowman Gulf Coast LLC

Construction Phase:

Cougar Contracting, LLC

Support Services:

Owen-Ames-Kimball - CM Agent

Arthrex

Conceptual



Mitigation Park

Management of Exotic and Nuisance Vegetation

Start Date:
Nov/Dec - Annually

Completion Date:
June/July - Annually

Project Estimate:
\$3M - Annually

Funding Source(s):
LCPA Funds



Vegetation Control/Trail Maintenance

Management of exotic and nuisance vegetation species within the Southwest Florida International Airport Mitigation Park.

Contracts

Land management contracts for exotic treatment and fence/trail work are bid annually.

Award-Winning Land Management

Received environmental awards from Airports Council International and Florida Airports Council for adaptive management approach.

Mitigation Park

7,000 Acres

Total Airport Mitigation Park Land Area

Used as mitigation to offset impacts to wetlands and listed species habitat when the RSW Midfield Terminal Complex was constructed in the early 2000s



Perpetual Land Management

South Florida Water Management District and Army Corp.of Engineers permits require land management in perpetuity.

Mitigation Assessment

Exotic Vegetation & Maintenance

Each year, Mitigation Park is assessed and mapped for locations and abundance of exotics, as well as areas of trails/fence that need to be repaired/maintained.

Mitigation Park

Project Highlights

56

- Annual work divided into multiple projects (3 to 5 bids each year) based on treatment areas/types
- Goal is to spread work between exotic contracts due to substantial amount of work and limited treatment window
- Mitigation Park site is usually inundated with water and inaccessible from July to September.

Project Consultants & Contractors

Design Phase:

Currently - Passarella & Associates, Inc. & Apex/Johnson Engineering

Future - On-call P&E consultant

Construction Phase:

Currently - Owen-Ames-Kimball

Future - LCPA Hard Bid

Contractors:

Currently - EarthTech Environmental and Earth Balance



Page Field Current Projects

Page Field A3 & D2 Taxiway Rehab

58

Start Date:
Spring 2026

Completion Date:
Summer 2026

Total Project Budget:
\$2,597,807

Funding Source(s):
FAA, FDOT and LCPA Funds



Safety

Rehabilitation was needed due to poor pavement conditions

Lighting Upgrades

Comprehensive overhaul of the taxiway edge lighting to enhance visibility and operational safety

Complex Phasing

Includes extensive maintenance of traffic (MOT) and numerous escorts and flaggers to coordinate with active airport operations

Page Field A3 & D2 Taxiway Rehab

59

Project Highlights

- High-priority rehabilitation of Taxiway A3 and Taxiway D2, which connect the south ramp to Runways 13-31 and 5-23. These pavements were previously evaluated as being in "poor" and "very poor" condition, respectively.
- The work includes asphalt milling, new asphalt pavement sections, pavement markings, sodding and taxiway edge light adjustments.
- Requires a "complex approach to phasing" that includes extensive maintenance of traffic (MOT) and the use of numerous contractor escorts and flaggers to coordinate with active airport operations.

Project Consultants & Contractors

Design Phase:

Michael Baker International

Construction Phase:

Ajax Paving Industries of Florida, LLC

Construction Contractors:

Owen-Ames-Kimball - CM

Page Field West Ramp Expansion

60

Project Highlights

Start Date:
Fall 2026

Completion Date:
Winter 2026

Total Project Budget:
\$2,247,375

Funding Source(s):
FAA, FDOT and LCPA Funds



Design

Designed to maximize parking for various aircraft types, including large ADG III aircraft like the Gulfstream G650

Expanded Capacity

Expands the west apron pavement limits by approximately 6,000 square yards

Aircraft Tie-downs

Installation of 42 new aircraft tie-down anchors

Page Field West Ramp Expansion

Project Highlights

61

- The project involves expanding existing pavement with asphalt paving, grading and installing 42 new aircraft tie-down anchors.
- The expansion was designed to maximize parking for various aircraft types, including large ADG III aircraft like the Gulfstream G650.
- Provides a net increase of 17 to 22 aircraft parking positions depending on the fleet mix.

Project Consultants & Contractors

Design Phase:

Michael Baker International

Construction Phase:

Pending

Support Services:

Owen-Ames-Kimball - CM Agent

Page Field West Ramp Expansion





Preparing for the Future Project Opportunities

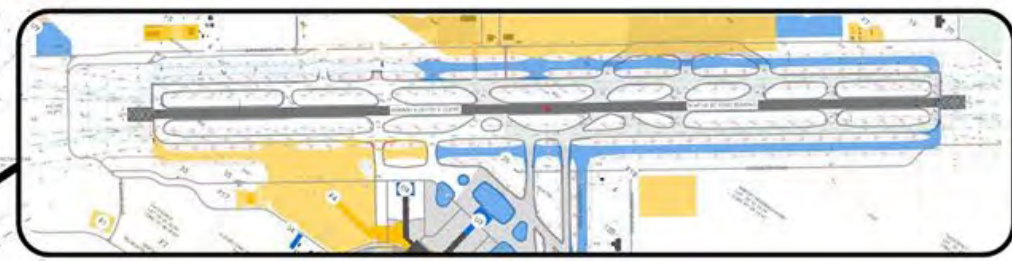
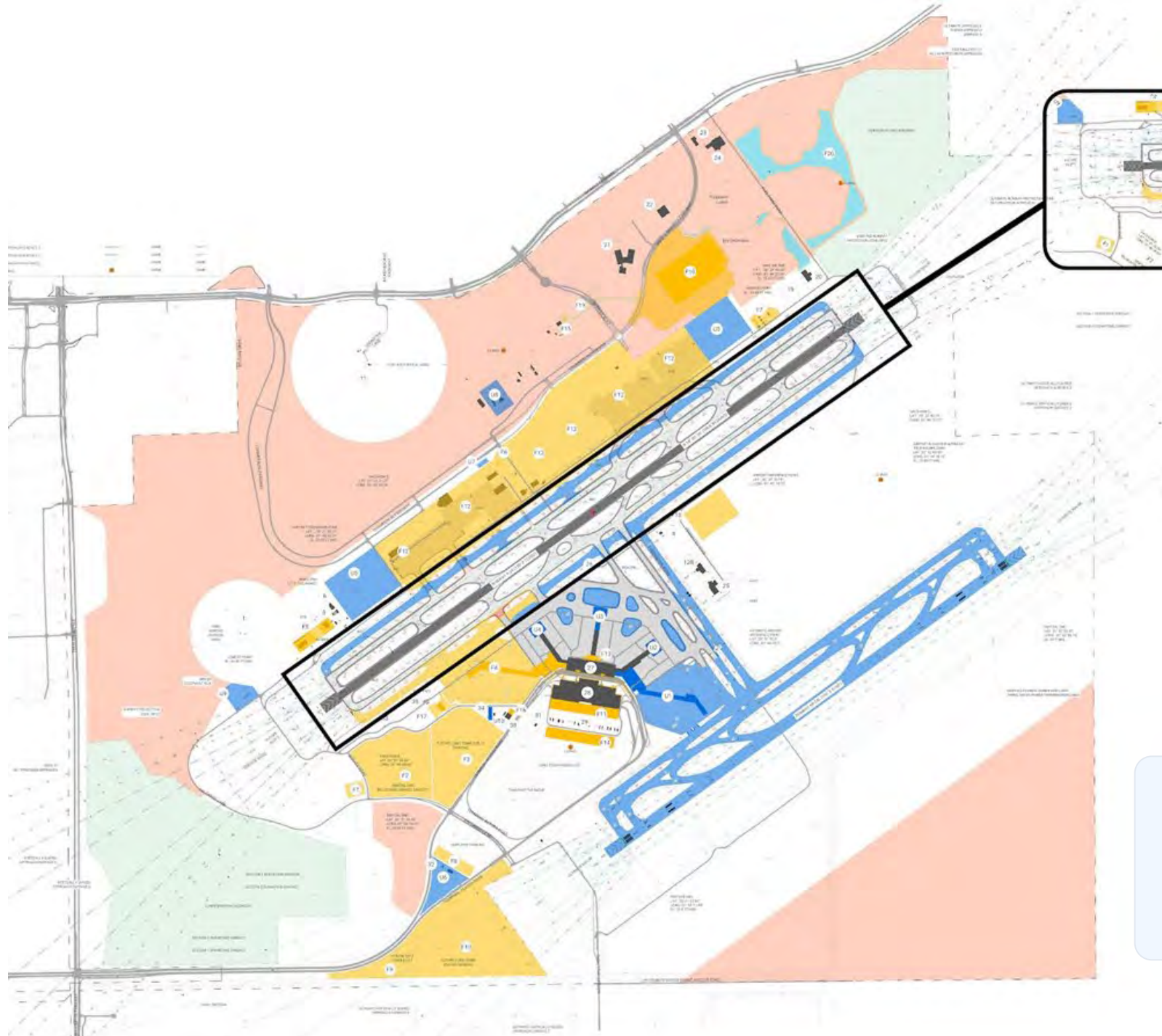
Near-term Projects

RSW

64

- RSW Runway 6-24 Rehabilitation
- RSW New Long-Term Parking
- RSW Employee Parking Lot Expansion
- RSW Parking Garage, Rent-A-Car (RAC) and QTA Improvements





**Runway 6/24
Rehabilitation**
Competitive Hard Bid

Rehabilitation of Runway 6-24

66

Single-Runway Airport

Start Date:
Summer 2028

Completion Date:
Fall 2029

Construction Estimate:
\$70,000,000

Funding Source(s):
FAA, FDOT, PFC & LCPA Funds



Convert Taxiway A into RW 5-23

Rehab of some portions of Taxiway A.
Add temporary NAVAIDS, airfield lighting,
signage and remove glideslope

Rehabilitation RW 6-24

Mill and overlay, groove and mark
runway, new runway centerline and
TDZ lighting, restore permanent
NAVAIDS

Convert RW 5-23 into Taxiway A

Relocate and reinstall glideslope,
remove temporary runway marking, re-
stripe Taxiway A, install permanent
lighting and signs

Rehabilitation of Runway 6-24

Project Highlights

67

- Rehabilitation of Runway 6-24 pavements
- Replace Runway 6-24 centerline, touchdown zone (TDZ) and edge lighting
- Evaluate taxiway connectors to updated FAA design standards
- Convert Taxiway A to temporary runway
- Install temporary Precision Approach Path Indicators (PAPI) and Runway End Identifier Lights (REIL)
- Removal and restoration of existing NAVAIDs

Project Consultants & Contractors

Design Phase:

Kimley-Horn

Construction Phase:

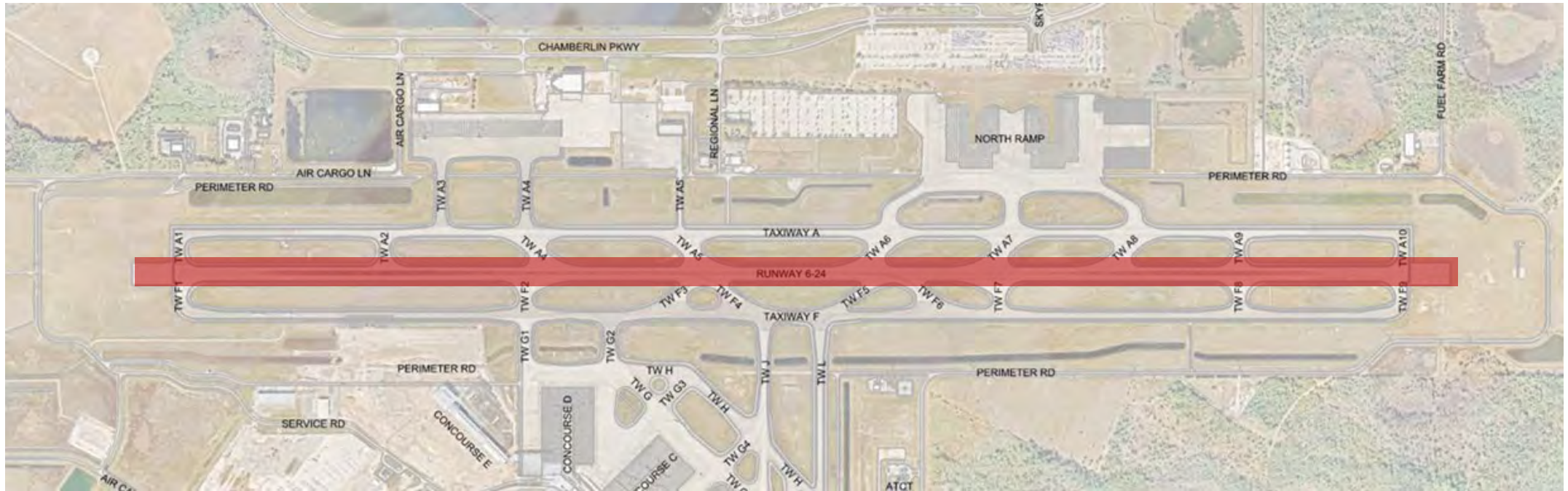
Pending

Support Services:

Owen-Ames-Kimball - CM Agent

Rehabilitation of Runway 6-24

Project Overview



Rehabilitation of Runway 6-24

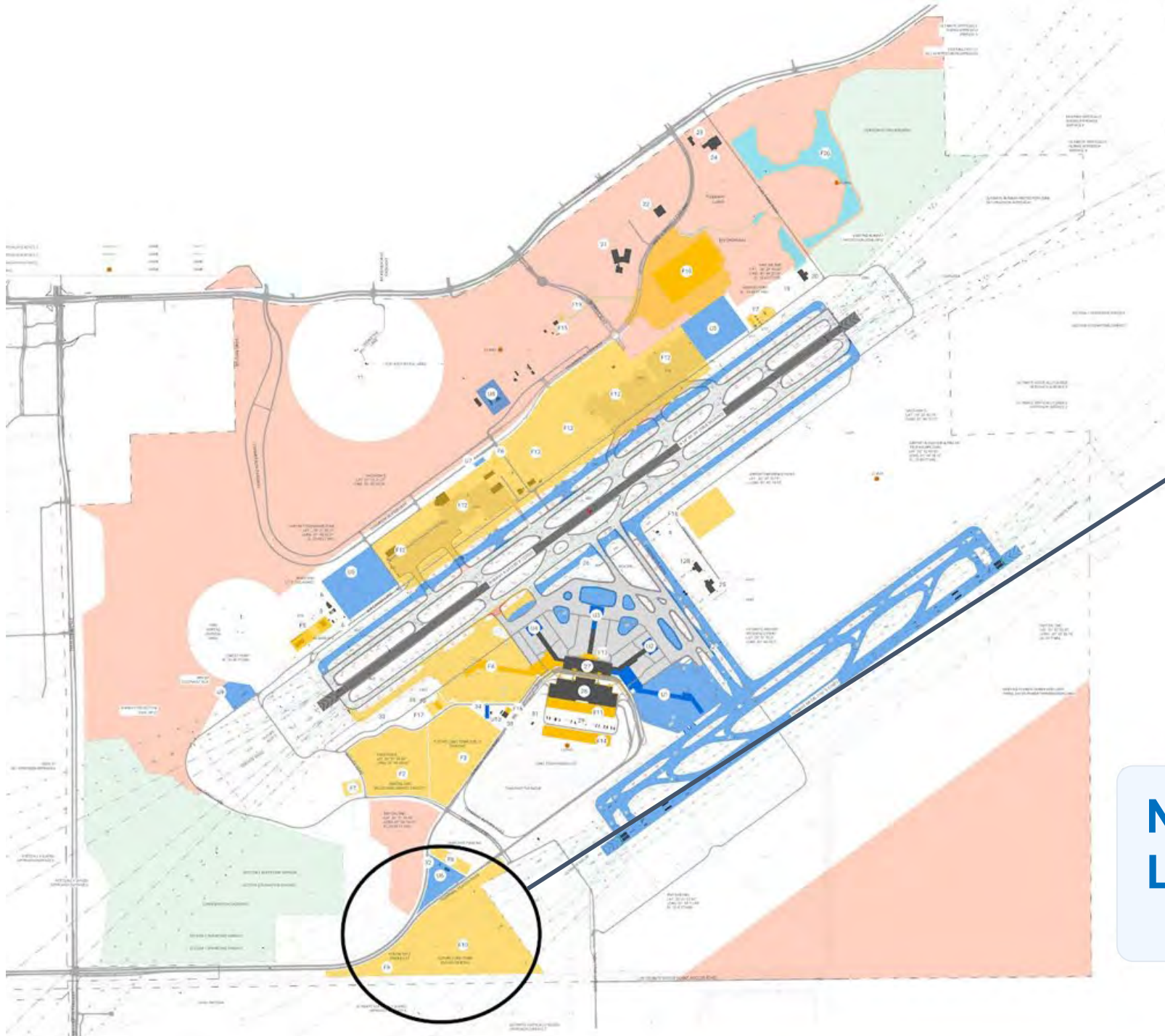
Temporary Runway 5-23



Rehabilitation of Runway 6-24

Temporary Runway 5-23





New Long-Term Parking Lot

New Long-Term Parking Lot

Overview

72

Start Date:
Summer 2028

Completion Date:
Winter 2029

Project Estimate:
\$27,000,000

Funding Source(s):
LCPA Funds



Capacity

The new parking will provide 3,000 additional parking spaces for travelers.

Direct Access

Construction and widening of an approximately 800-foot-long access road from Air Cargo Lane to the new lot.

Passenger Growth

Additional parking directly related to consistent increase in passenger numbers.

New Long-Term Parking Lot

Project Highlights

73

- This project includes performing design, bid assistance, construction administration services and may include construction engineering inspection services.
- The parking lot is expected to have at least 3,000 parking spaces. It is anticipated the site would be designed and prepared for future expansion. The anticipated total project budget is \$27M.
- The goal is to deliver a project that meets the needs of stakeholders while providing the shortest schedule and lowest cost.

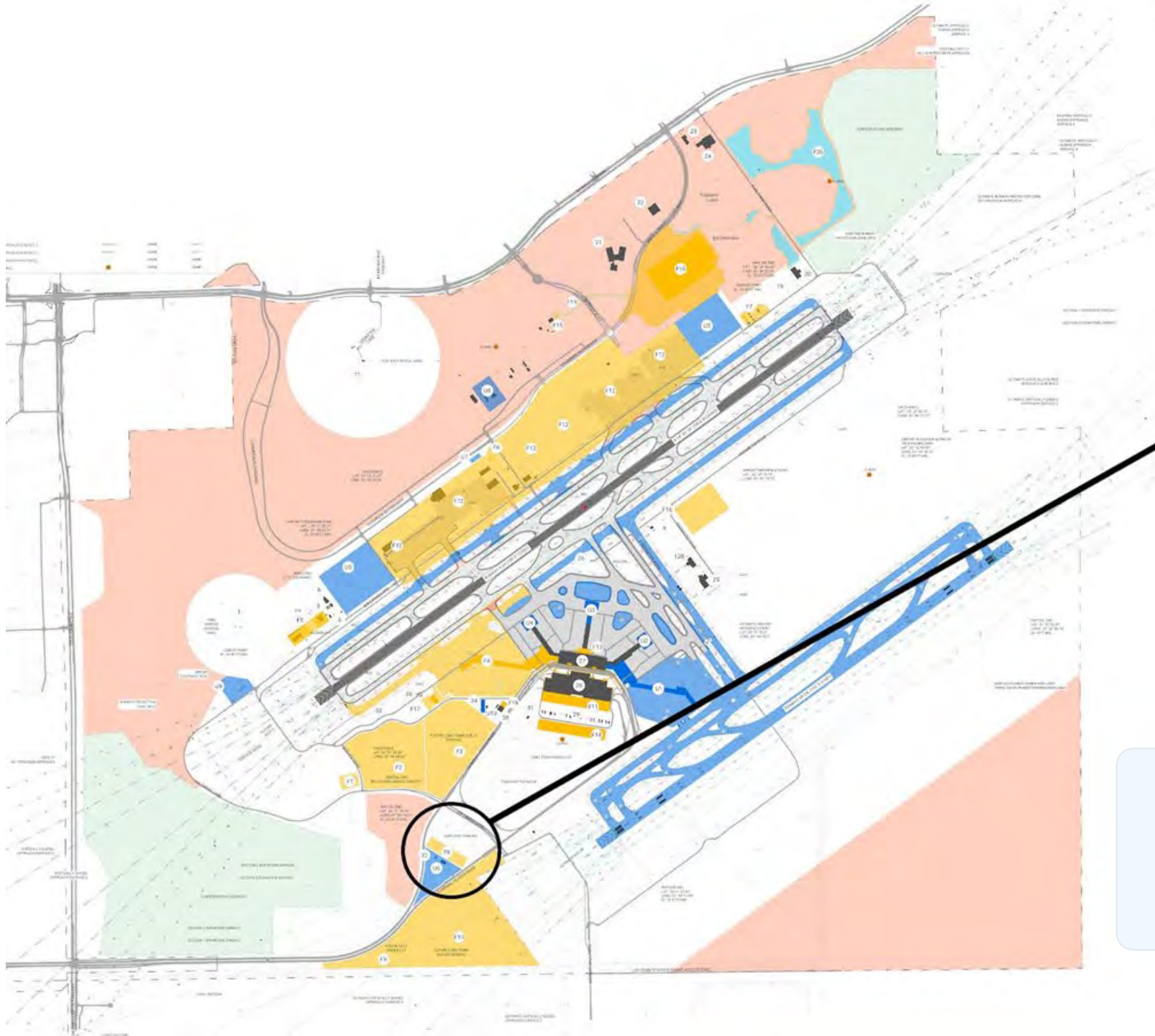
Project Consultants & Contractors

Design Phase:

RFQ Summer 2026

Construction Phase:

Pending



Employee Parking Lot Expansion

Employee Parking Lot Expansion

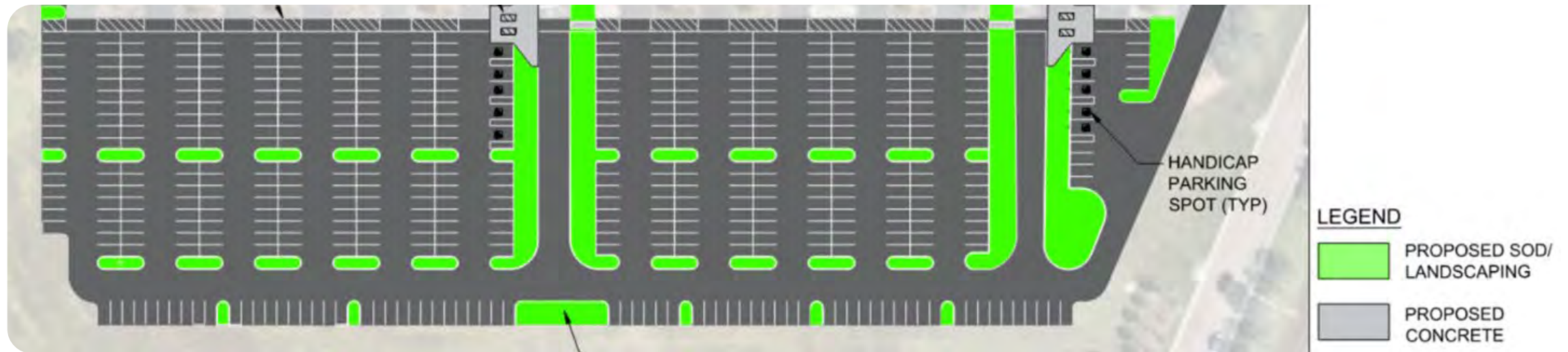
Project Overview

Start Date:
Fall 2026

Completion Date:
Summer 2027

Project Estimate:
\$5,000,000

Funding Source(s):
LCPA Funds



Increased Capacity

The expansion will provide for an additional 483 parking spaces for a total of 1,780 vehicle spaces.

Environmental Compliance

The proposed stormwater system is designed to provide both attenuation and treatment for site runoff.

Comprehensive Research

Involved a multi-faceted approach to evaluate feasibility, compliance and future needs

Employee Parking Lot Expansion

Improvements & Expansion Highlights

- Provide parking capacity to meet peak workforce occupancy demand
- Inclusion of access lanes to provide flexible flow of traffic by preventing one-way access or dead ends.
- Design modeled using AutoTurn 11 software specifically to ensure the lot geometry can seamlessly accommodate the movements of both 27-foot and 32-foot shuttle buses.
- Includes two new pick-up stations, which will reduce the maximum walking distance from a parking space to station by 20 feet.

Project Consultants & Contractors

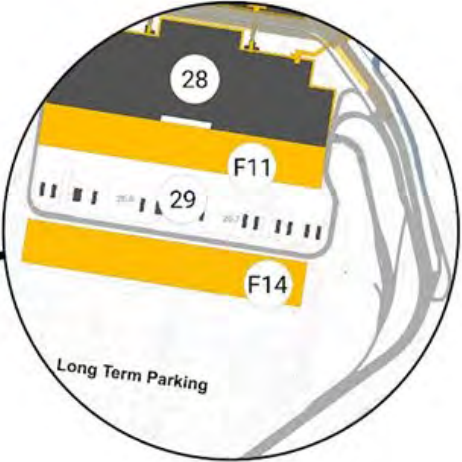
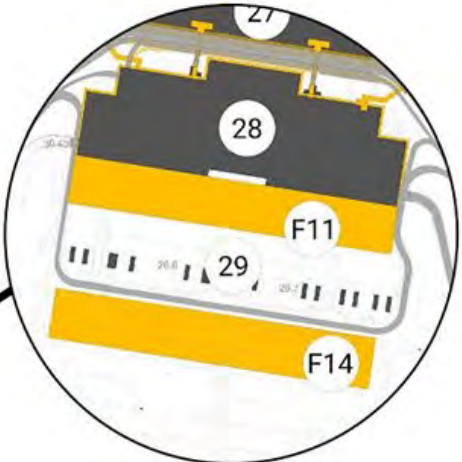
Conceptual:

Michael Baker International

Construction Phase:

CM/GC Continuing Contract Selection -
Summer 2026

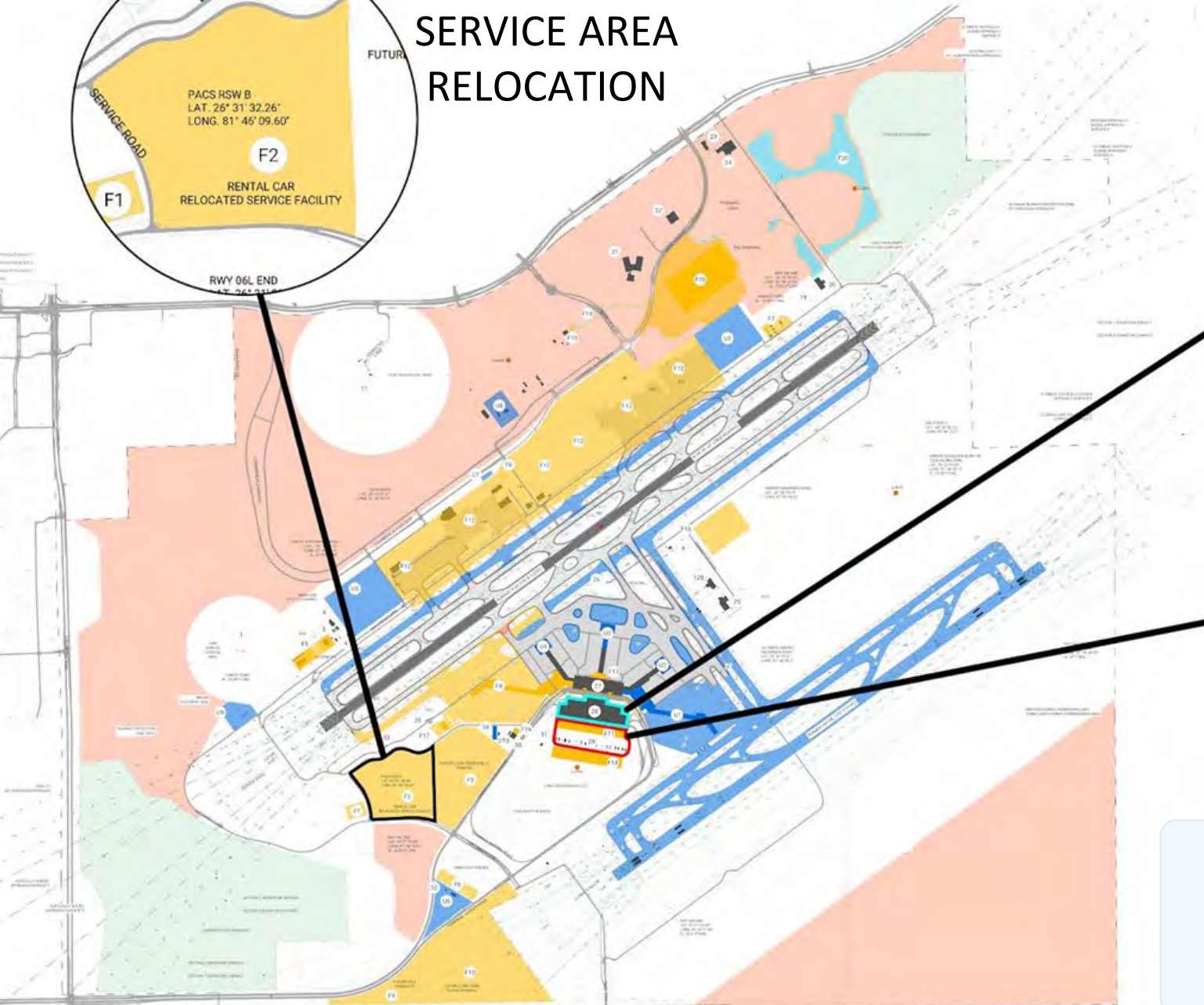
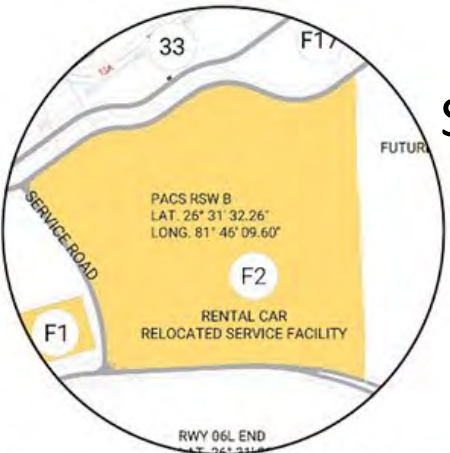
GARAGE EXPANSION



QTA IMPROVEMENTS

**Rent-a-Car (RAC)
Improvements & Short-Term
Parking Garage Expansion**

SERVICE AREA RELOCATION



RSW Rent-a-Car (RAC) Improvements 78

QTA Improvements, Vehicle Service Area Relocation & Parking Garage Expansion

**Target Start
Date: Jan 2027**

**Garage Target
Completion Date: 2028**

**Budget Estimate:
\$340,000,000**

**Funding Source:
CFC**



Rental Car Service Area Relocation

The project is organized into a strategic sequence of phases to maintain 24/7 airport and rental car operations.

Quick-turnaround Improvements

The QTA phase focuses on replacing aging infrastructure with modernized, efficient facilities to support rental car operations

direct Parking Expansion

Adding two garage floors and three elevated pedestrian bridges to connect directly to the terminal building.

Rental Car Program

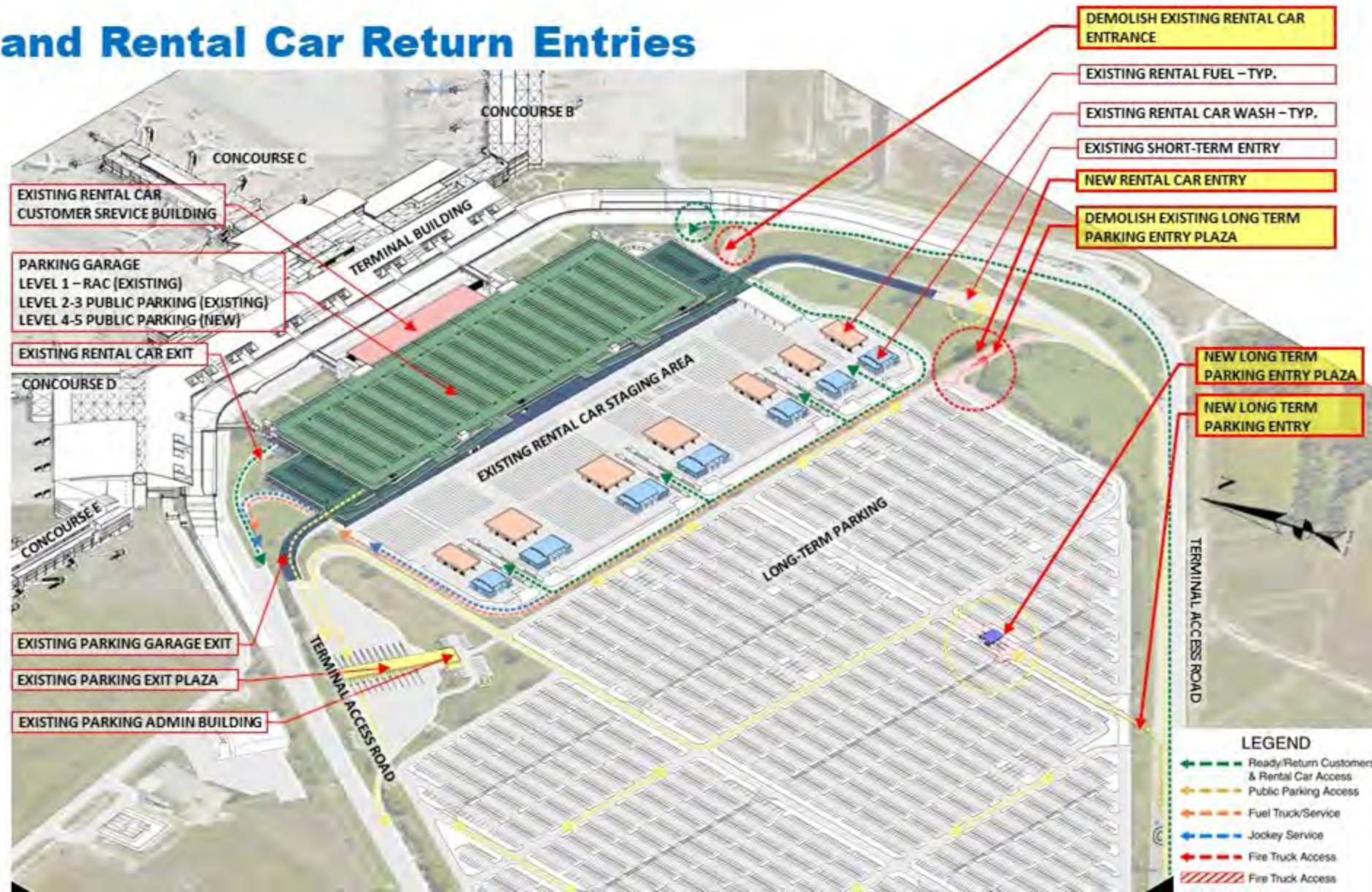
Areas of Impact



Phase 1A – Arrivals Roadway Modifications

New Long-Term and Rental Car Return Entries

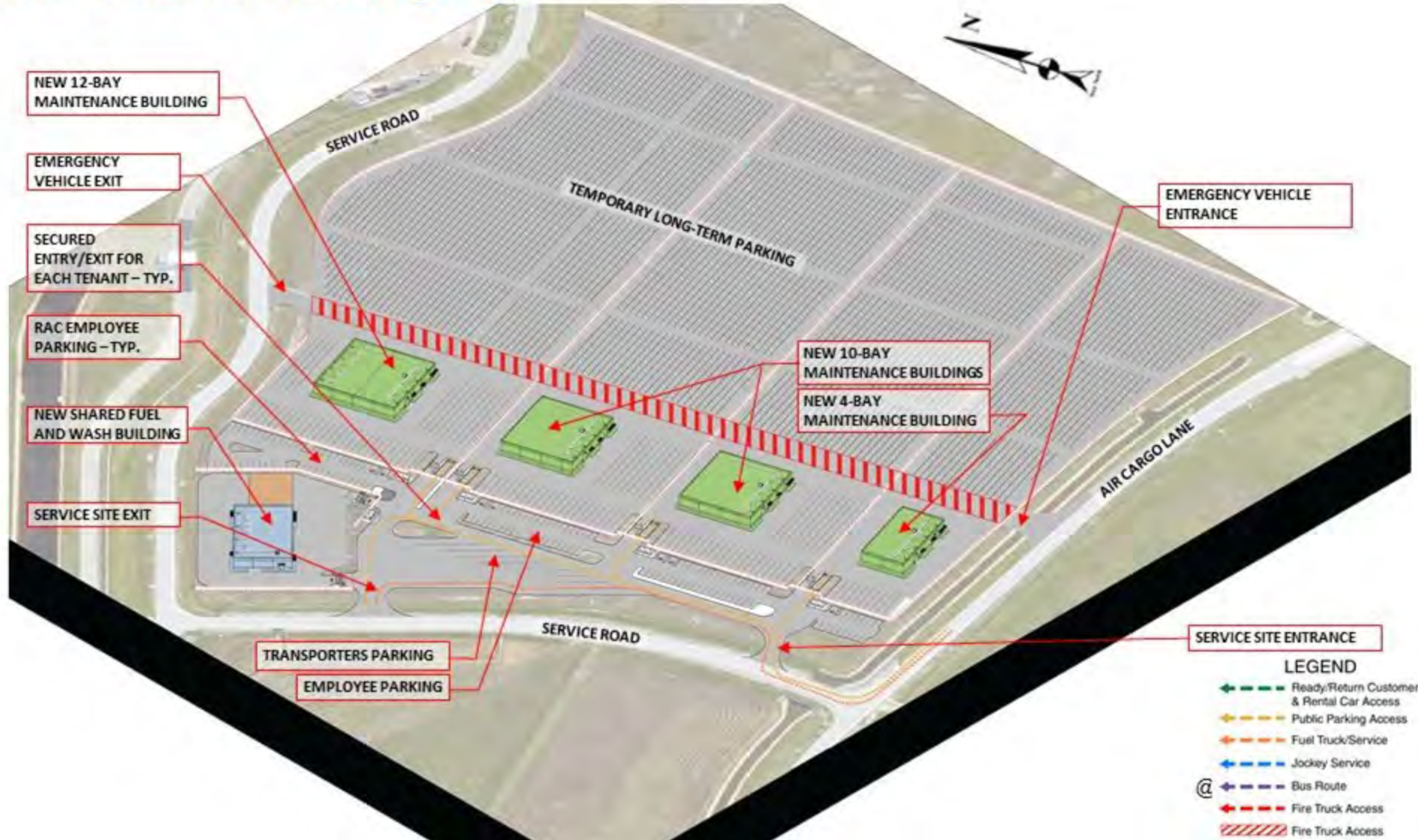
- The addition of the turn lanes will result in several benefits:
 - Early permanent relocation of parking entrances
 - Reduce congestion during terminal expansion construction



Phase 1B – Rental Car Services Sites (RCSS)

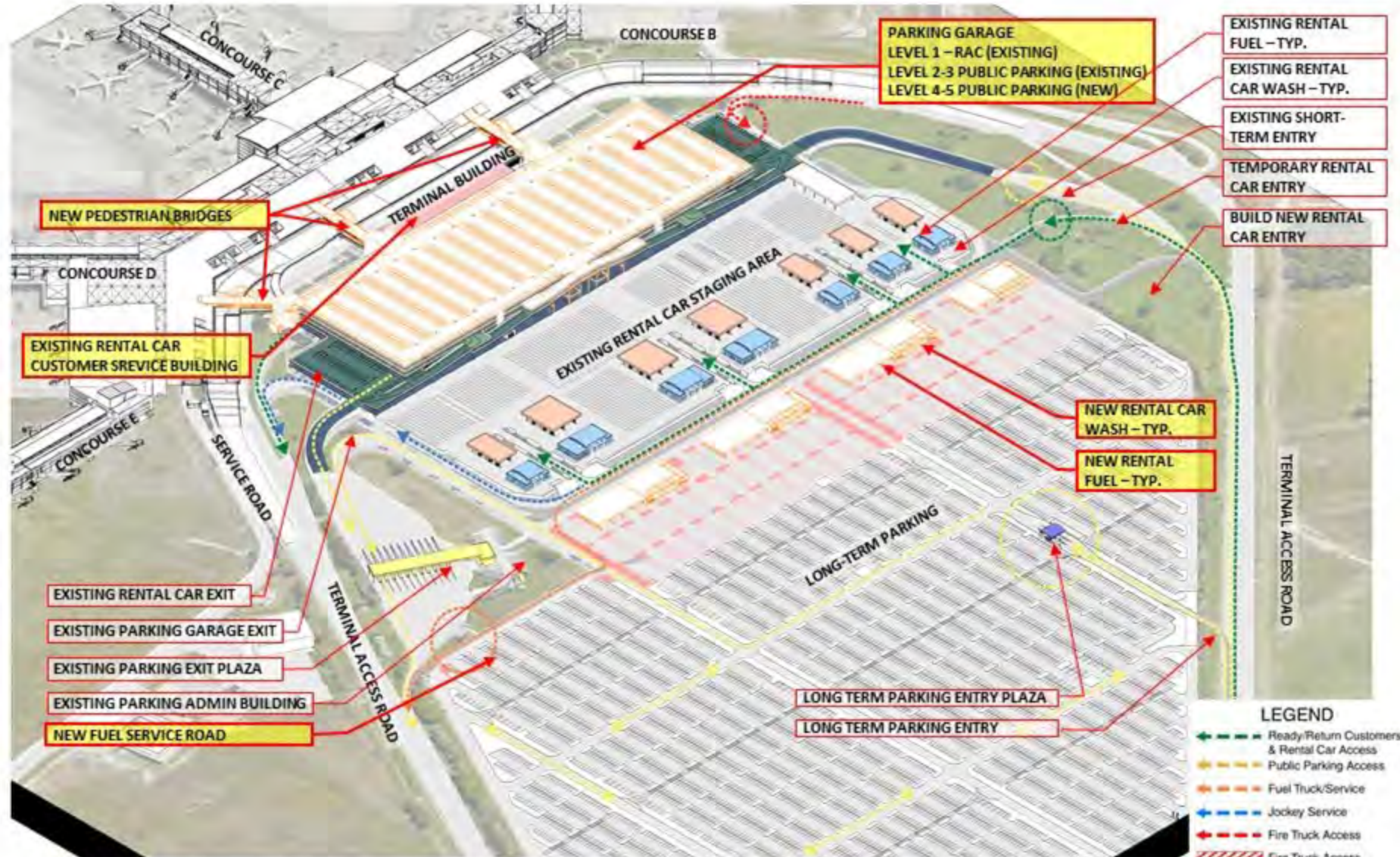
Temporary Remote Public Parking Lot

- Develop Rental Car Service Sites (RCSS) for temporary replacement of public parking:
 - The addition of ~2,600 long-term spaces replaces lost long-term spaces (1,450) and parking garage spaces (1,200) during construction
 - Busing operation required



Phase 2 – New Quick Turnaround Facilities, Parking Garage Expansion, and Connecting Bridges

- Expand parking garage
- Expand vertical circulation cores
- Construct three(3) connecting pedestrian bridges connecting the Terminal to Level 3 of the garage
- Develop new QTA area for family branded quick turnaround areas:
 - Existing level 1 RAC operations to remain throughout Phase 2 construction activities (minimally impacted)
- New common fuel system

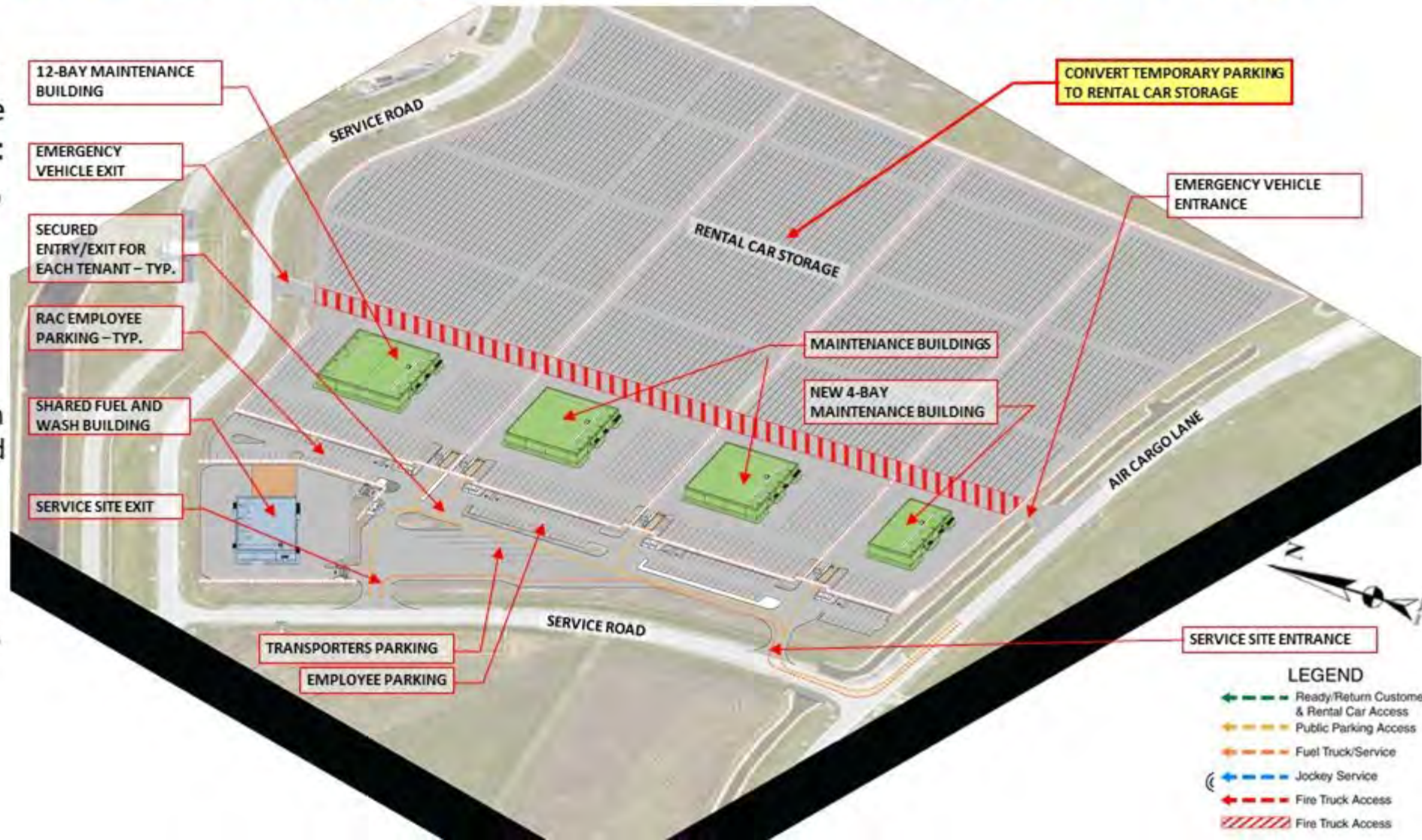


Phase 2D – Rental Car Service Sites (RCSS)

Convert Remote Public Parking Lot and Rental Car Service Sites

- Construct Rental Car Service Sites (RCSS) for RAC fleet maintenance and storage of vehicles:

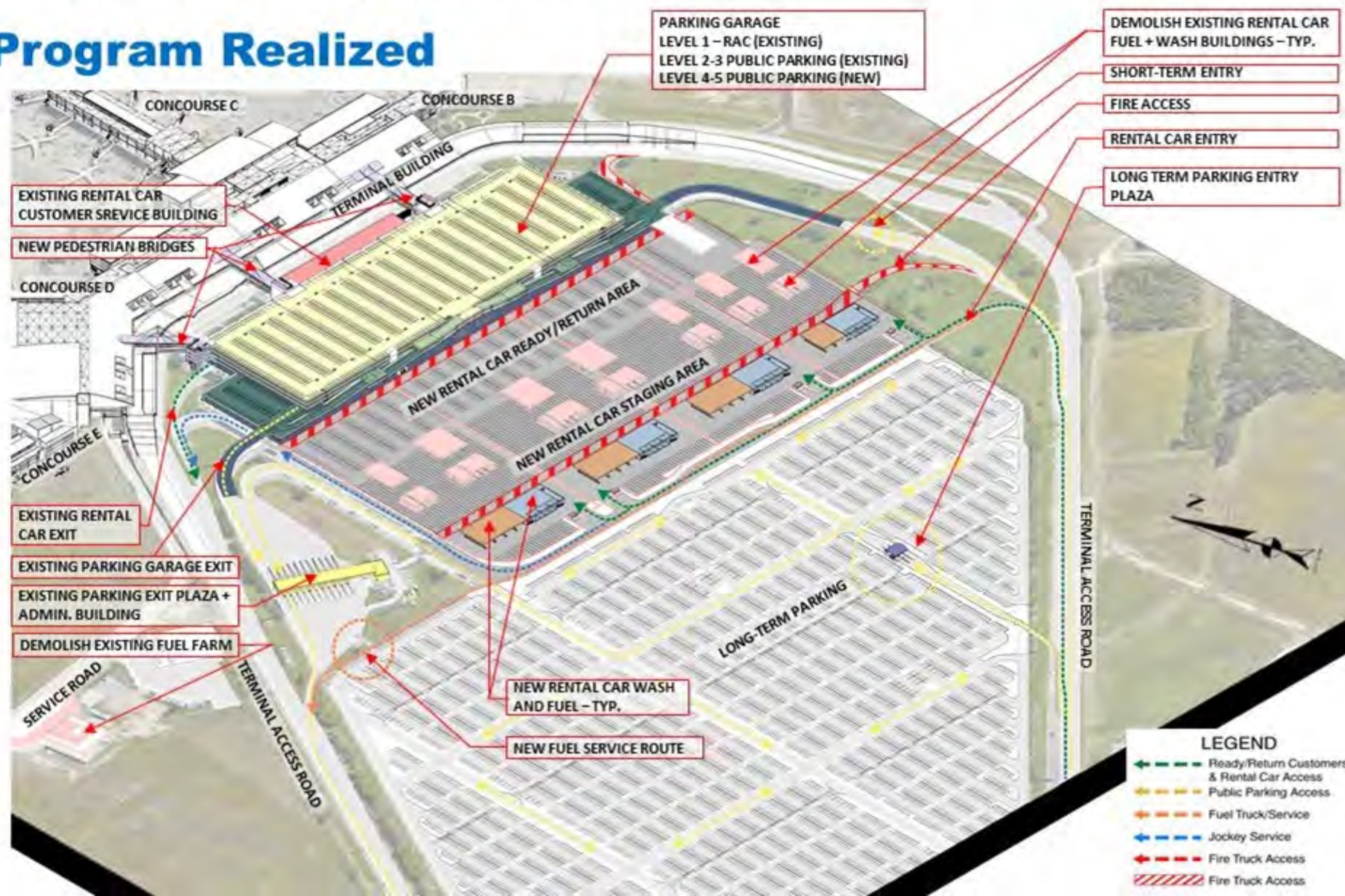
- Facilities designed to meet long-term requirements
- Convert public parking areas to vehicle storage lot and secure operation for each family brand (4 total)
- Commence with construction of remote service sites buildings (as needed, or as required)
- Demolish and decommission existing fuel farm



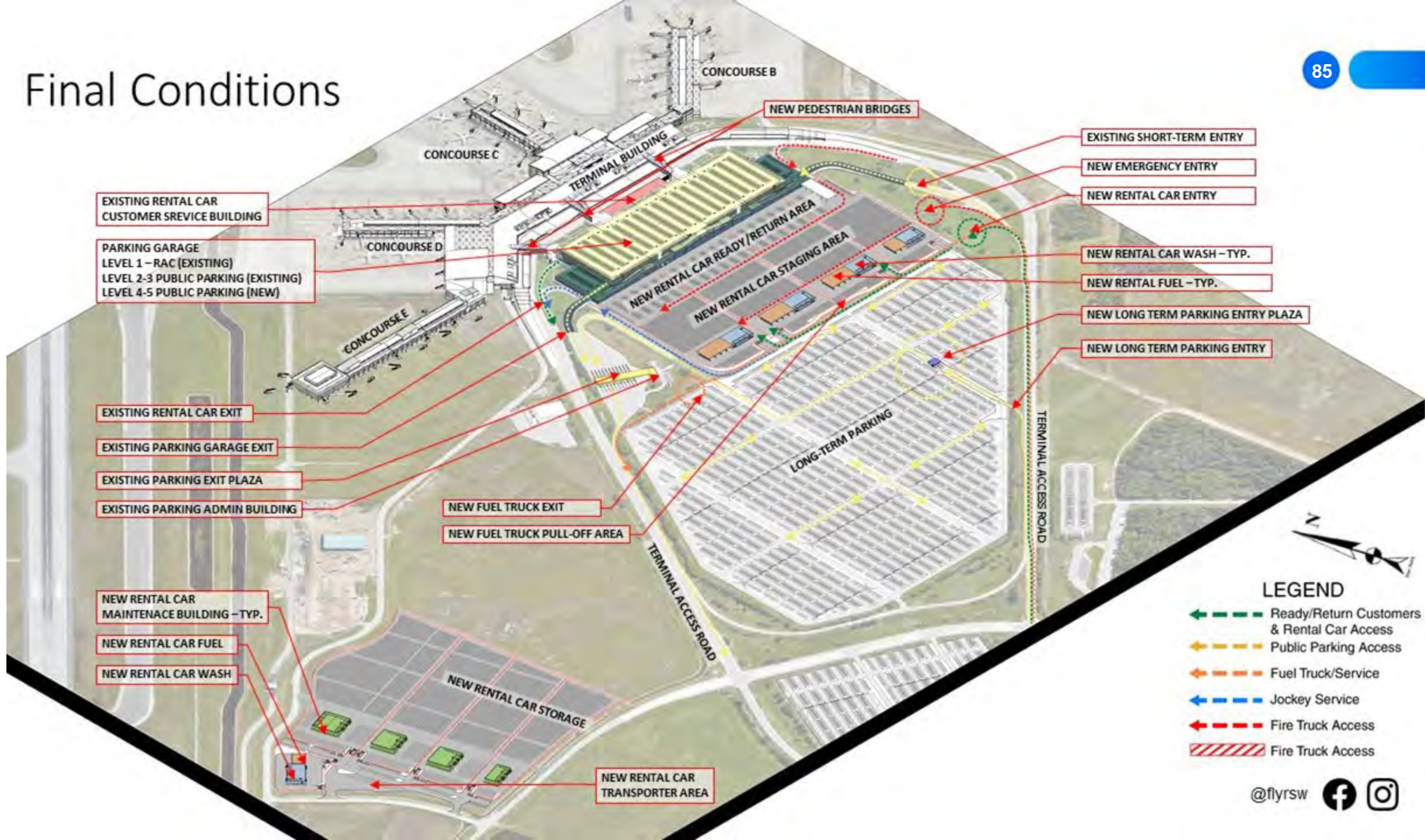
Phase 3 – Expand Rental Car Operations

Full Rental Car Program Realized

- Demolish existing QTA facilities and redevelop rental car operations:
 - Expand ready/return areas outside of garage footprint to meet program requirements
 - Consider alternate for canopy coverage of added stalls
 - Expand staging areas in front of new QTA facilities
- Rental Car Industry to complete the expansion of customer focused areas through the TI process



Final Conditions



EXISTING RENTAL CAR CUSTOMER SERVICE BUILDING

PARKING GARAGE
LEVEL 1 - RAC (EXISTING)
LEVEL 2-3 PUBLIC PARKING (EXISTING)
LEVEL 4-5 PUBLIC PARKING (NEW)

EXISTING RENTAL CAR EXIT

EXISTING PARKING GARAGE EXIT

EXISTING PARKING EXIT PLAZA

EXISTING PARKING ADMIN BUILDING

NEW RENTAL CAR MAINTENANCE BUILDING - TYP.

NEW RENTAL CAR FUEL

NEW RENTAL CAR WASH

NEW FUEL TRUCK EXIT

NEW FUEL TRUCK PULL-OFF AREA

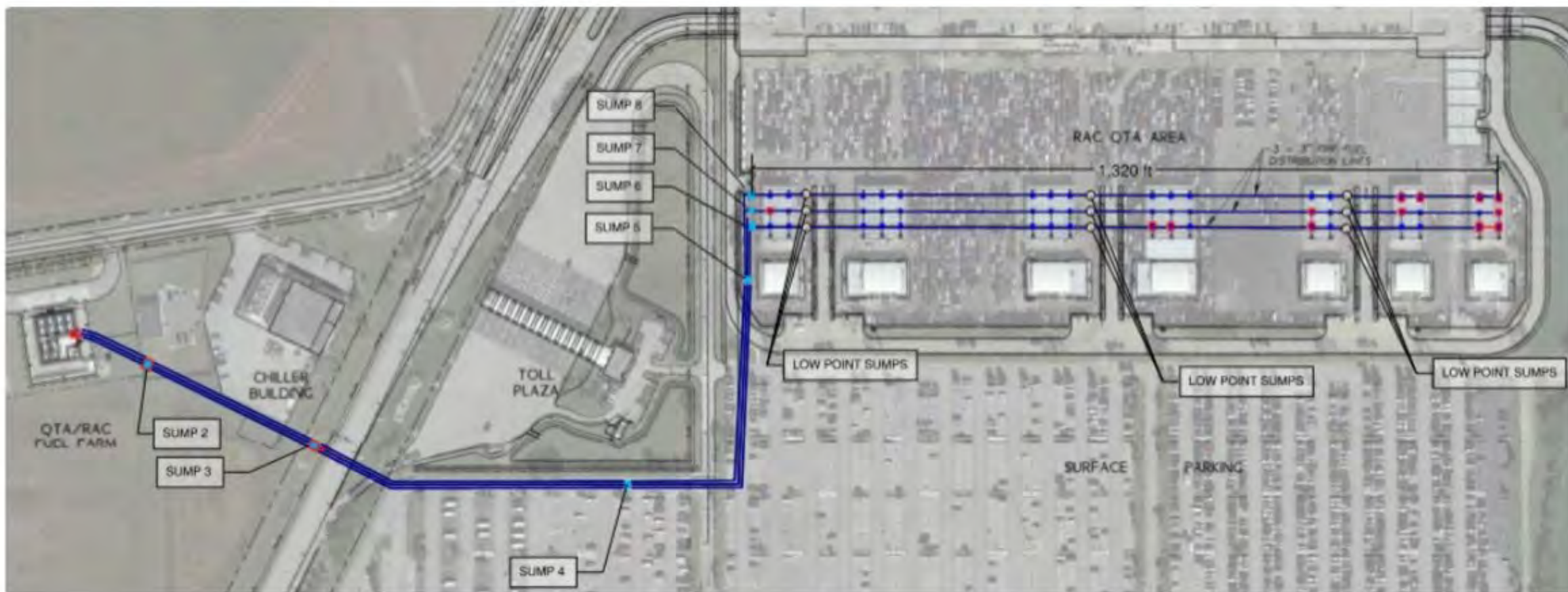
NEW RENTAL CAR TRANSPORTER AREA

LEGEND

- Ready/Return Customers & Rental Car Access
- Public Parking Access
- Fuel Truck/Service
- Jockey Service
- Fire Truck Access
- Fire Truck Access

Phase 3 – Decommissioning of Fuel Farm

All Fuel Tanks and Underground Piping to be Removed



- Existing Remote Fuel Farm Schematic – Tanks, Piping and Sumps

Phase 4 – Demolition of Service Sites

Return Skyplex Area (30-acres +) to LCPA for Future Development

- Return Chamberlin Parkway / Skyplex area currently used for rental car remote sites and overflow parking to RSW for development:
 - Decommission, hazardous clean-up and demolition of existing RAC service sites
 - Prep area for proposed future developments
- This phase can happen at anytime, once the RCSS has been returned to the RACs





Project Delivery Methods

LCPA Project Delivery Methods

- Competitive Hard Bid (Design-Bid-Build)
- Competitive CM/GC
- Competitive Design-Build (Fixed Price or Progressive)
- Continuing Services Contracts (A/E, CM/GC and P&E)



LCPA Continuing Services Contracts

90

Construction Manager/ General Contractor (CM/GC)

New pool of 11 CM/GCs

3-year contracts to expire in March 2029

Architectural/Engineering (A/E)

New pool of 10 CM/GCs

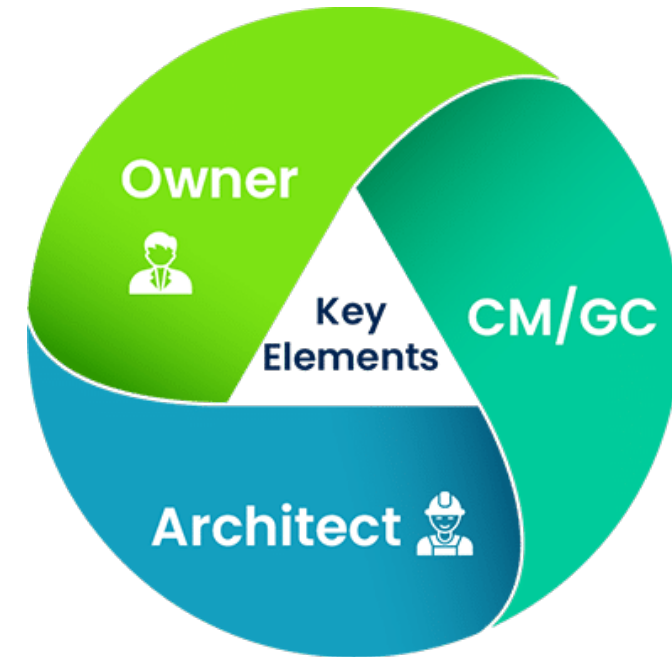
Contracts expected to be approved in September 2026

Planning & Environmental

RFQ submittals due June 25, 2026

Existing contracts expire in January 2027

New RFQ contracts will be January 2027 - January 2030





Preparing for
the Future
Concessions

RSW Concessions

Phase 1 & 2



RSW Concessions

Current Map

Current Program:

22 Units - 28,102 square feet

Concourse B:

8 Units - 10,686 square feet

Concourse C:

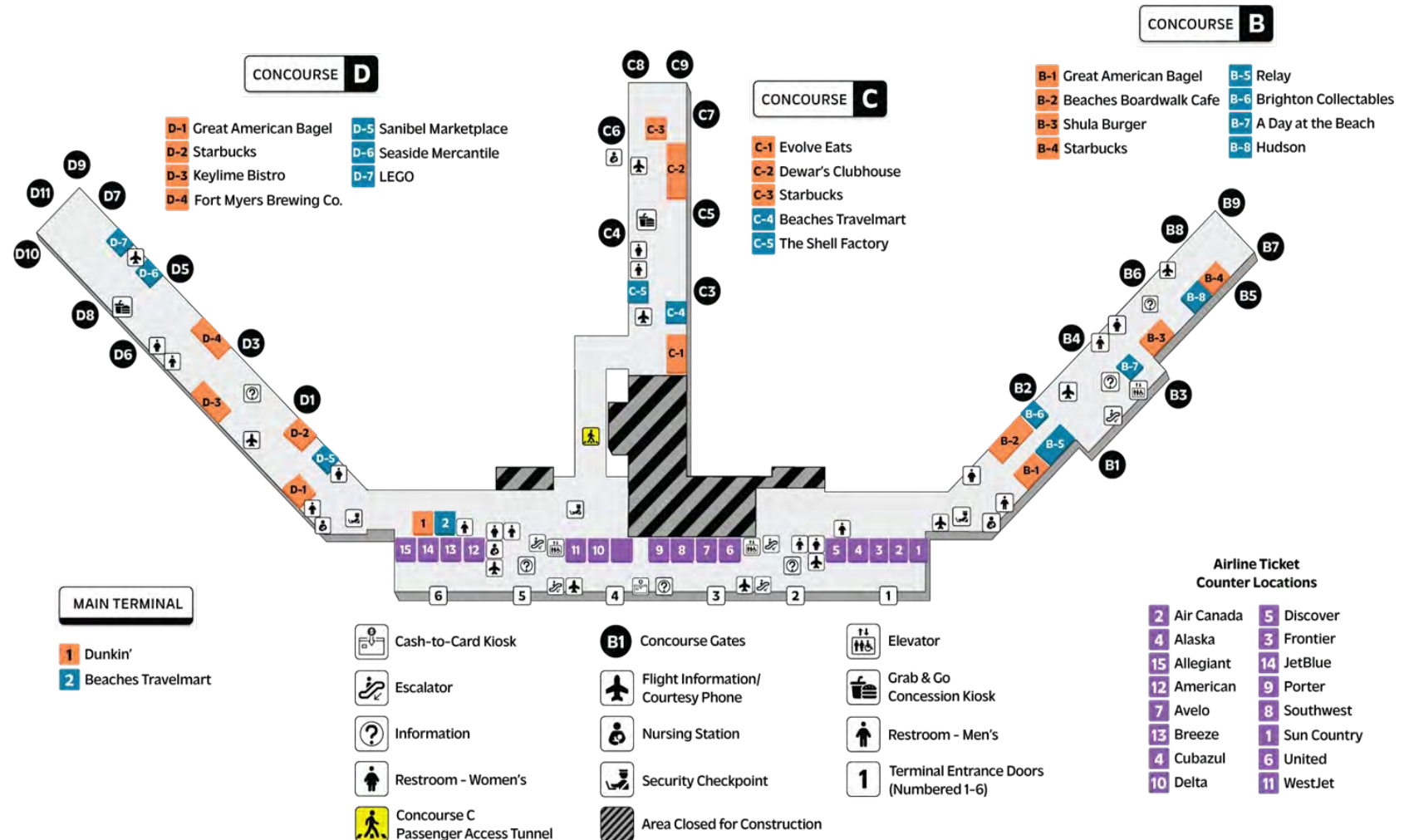
6 Units - 6,999 square feet

Concourse D:

7 Units - 8,243 square feet

Main Terminal:

1 Unit - 2,174 square feet

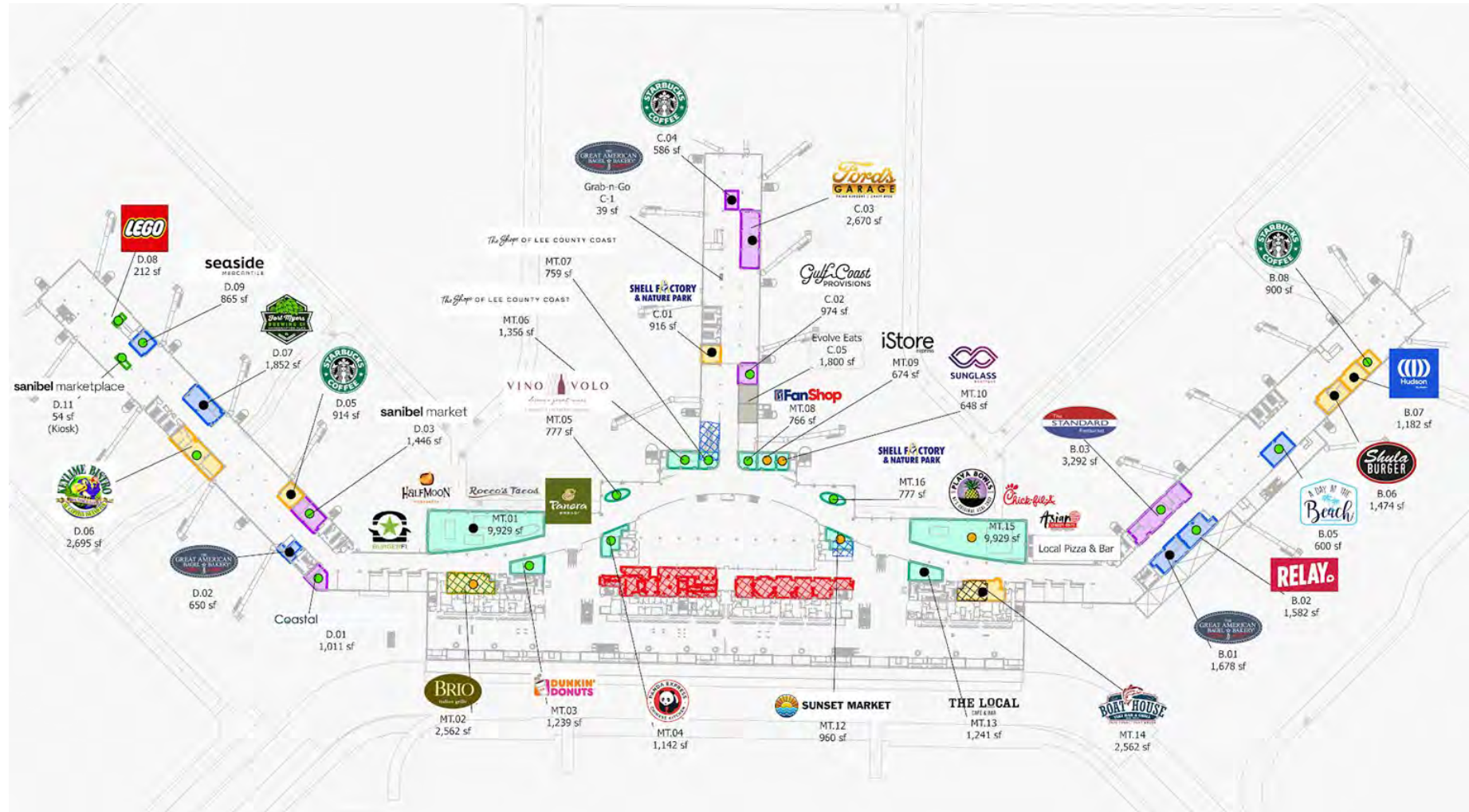


LEE COUNTY VISITOR INFORMATION BOOTHS ARE LOCATED NEAR THE ENTRANCE TO CONCOURSES B & D

RSW Concessions

Phase 1

- Future Program Phase 1:**
34 Units - 60,288 square feet
- Concourse B:**
7 Units - 10,708 square feet
- Concourse C:**
3 Units - 4,560 square feet
- Concourse D:**
9 Units - 9,699 square feet
- Main Terminal:**
15 Units - 35,321 square feet



RSW Concessions

Phase 2

Current Program Phase 2:

11 Units - 19,674 square feet

Food and Beverage:

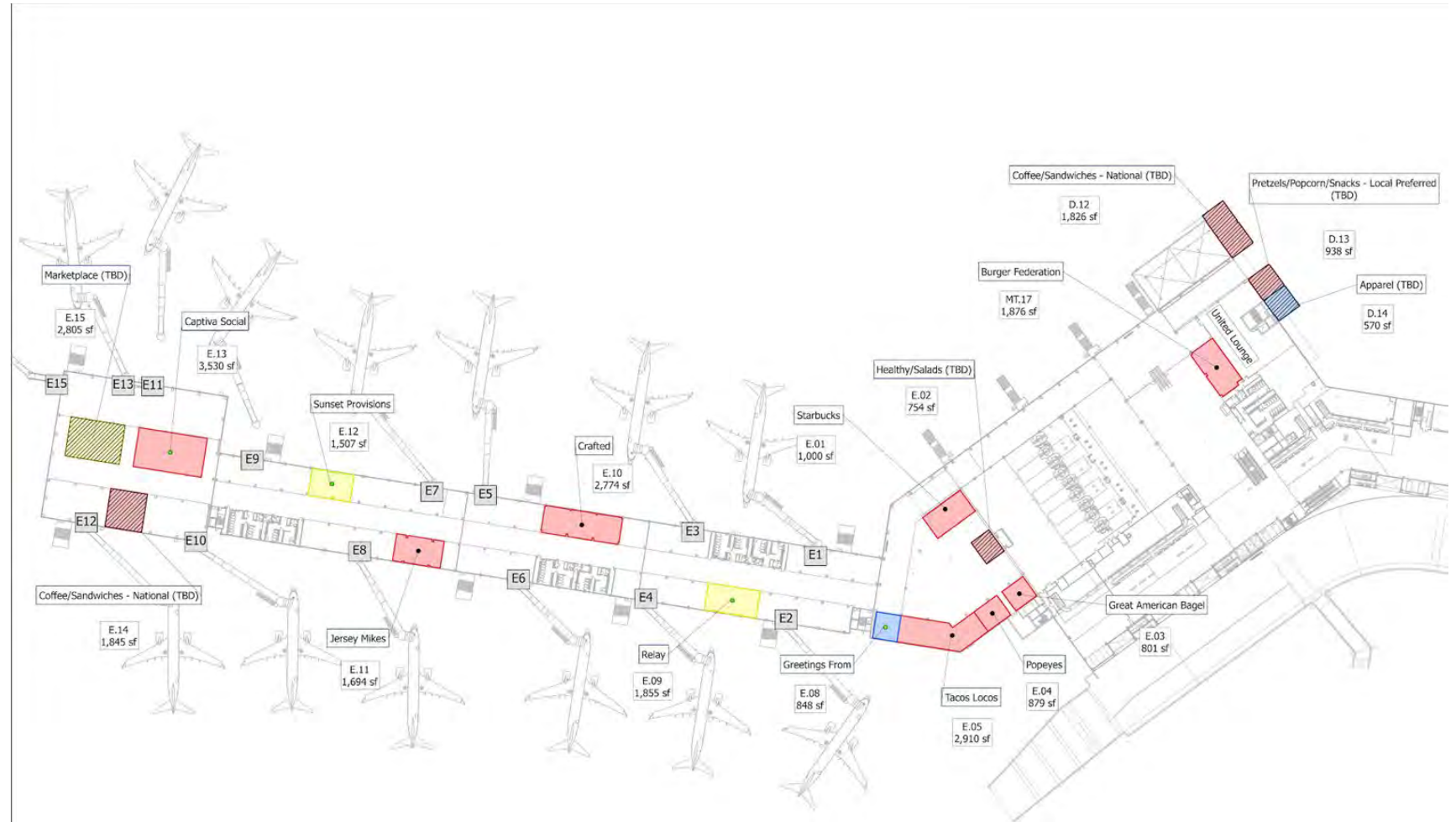
8 Units - 15,464 square feet

Retail:

3 Units - 4,210 square feet

Capacity for Future Units:

6 Units - 8,738 square feet



RSW Concessions

Growth

- **Final Concessions Program:**
 - Growing from 22 units to 45 units
 - 28,102 square feet to 79,962 square feet
 - Additional capacity to add 6 more units – 8,738 square feet
 - All new units will be delivered in a shell space condition requiring concessionaires to undertake the buildout, fit and finish.
 - Additionally, all existing concessions units are being remodeled, updated and refreshed.



Procurement Doing Business with LCPA

Procurement

Doing Business with LCPA



Procurement Mission

Implement the procurement process in an open, competitive and fair manner without conflict of interest or impropriety.

Welcome Vendors

The Procurement team regularly seeks qualified vendors to provide a wide range of goods and services essential for operating RSW and FMY.

OpenGov

LCPA partners with OpenGov and uses an e-Procurement Portal to publish competitive opportunities and receive all vendor responses to active solicitations.

Procurement

Doing Business with LCPA


Procurement and Vendors

Business > Procurement And Vendors

Overview Vendor Onboarding Current and Upcoming Projects Contact Documents and Resources

Doing Business with LCPA

The Lee County Port Authority (LCPA) partners with OpenGov and uses an e-Procurement Portal to publish and receive all vendor responses to active solicitations. All vendors that would like to do business with LCPA shall register with OpenGov, at no cost to the vendor. Follow the instructions below.



- 1 Register with OpenGov**

Visit the OpenGov e-Procurement Portal to sign up as a vendor at no charge. Upon registration, the vendor will receive an email from OpenGov with instructions to activate the account. →

[OpenGov e-Procurement Portal](#) →
- 2 Subscribe to receive LCPA solicitation opportunities**

Once the vendor's account is activated, visit the LCPA e-Procurement Portal for specific information and to subscribe to the authority's solicitation opportunities. →

[LCPA e-Procurement Portal](#) →
- 3 Manage notification preferences**

After subscribing, vendors may manage their desired category code(s) and notification preferences by accessing their company profile in OpenGov. →



<https://www.flylcpa.com/business/procurement-and-vendors/>

Permitting and FAA Approvals

100

Purpose

To ensure that all construction, expansion, and modifications are safe, environmentally responsible, and compliant with local, state, and federal regulations.

Permitting and Approval Agencies

- Federal Aviation Administration
- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service
- South Florida Water Management District
- Florida Department of Environmental Protection
- Florida Department of Transportation
- Florida Fish and Wildlife Conservation Commission
- Lee County

Types of Permits/Approvals

- National Environmental Policy Act (NEPA)
- Airport Layout Plan Updates
- FAA Land Use Releases
- Airspace Determinations
- Wetland Impacts
- Listed Species Issues
- Stormwater Pollution Prevention
- Storage Tank Registrations
- Irrigation Wells
- Dewatering
- Zoning
- Development Order
- Building Permits



Role of Florida Building Codes

101



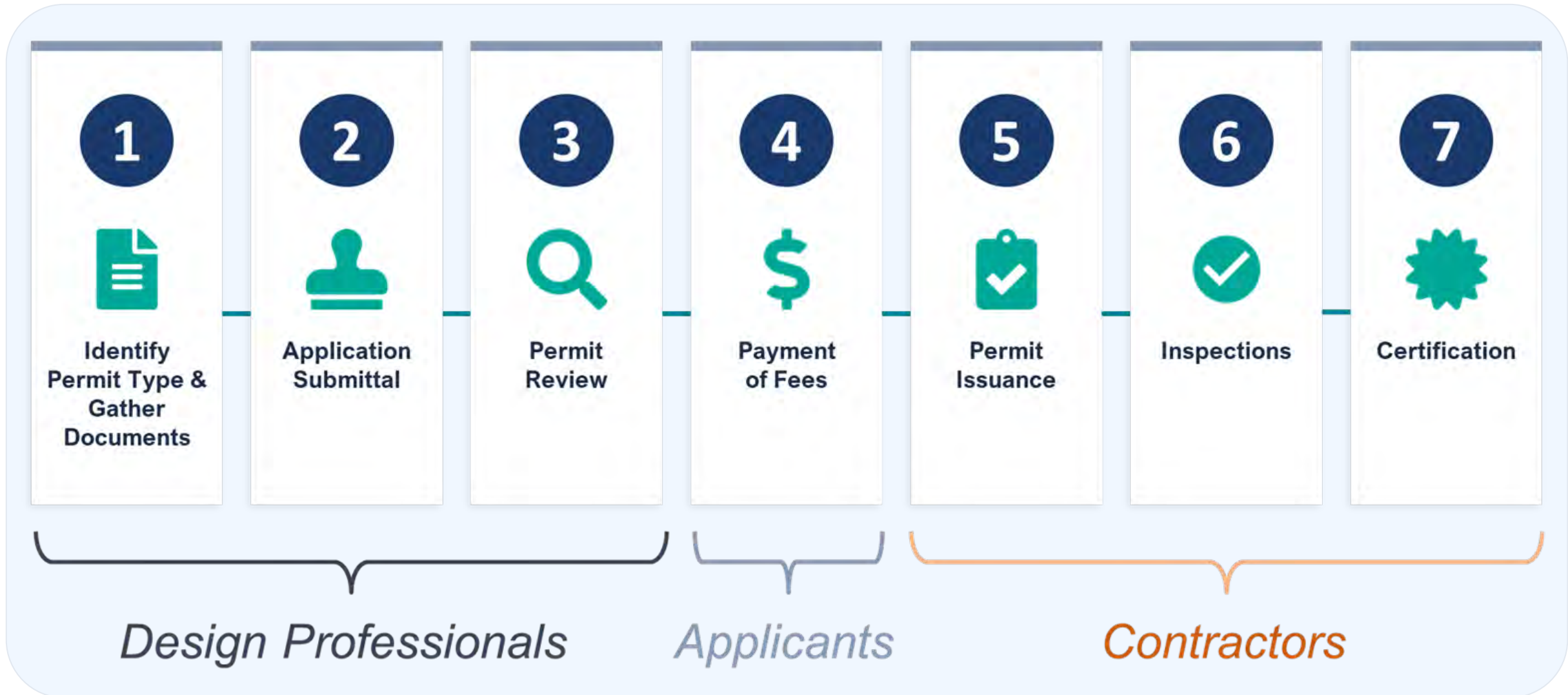
History and Purpose

- Introduced in 1997 by International Code Council
- Comprehensive and coordinated; provide standardized requirements for all construction trades
- Florida Building Code built on ICC I-Codes and updated every 3 years
- Ensure protection of public safety, health, and welfare
- Critical for structural performance during hurricanes, floods, and extreme heat

Building Resilience Through Modern Code

- Buildings must withstand stronger storms and extreme conditions.
- Modern building codes improve community resilience and safety.

Overview of the Permitting Process



Working with Lee County


103

Lee County partners closely with the Lee County Port Authority to ensure every planned project aligns with applicable building requirements and permitting standards from the outset.

Coordinated Planning and Collaboration

- Quarterly meetings to review active and upcoming projects
- Structured opportunities to confirm alignment and address needs early
- Early coordination verifies that design, zoning and code compliance are addressed before construction begins.
- Helps projects stay on schedule, within scope and run smoothly from planning through completion.

Building Department Contact Information

 (239) 533-8329

Available:
Monday–Friday, 9 AM–4 PM





Q&A



Meet and Greet Contractors / Consultants

105



Roundtable Breakouts