

Monthly Construction, Concessions & Communications Report

As of June 30, 2026

A vertical image on the left side of the slide showing a portion of an air traffic control tower. The tower is white with blue-tinted windows and is set against a clear blue sky. The image is cropped to show the upper part of the tower.

Monthly Status Report **Terminal Expansion** **Phase 1**

Prepared by Parsons

Project Description

The Terminal Expansion Project Phase 1 consists of extending the north side of the terminal to create a connector between the three existing concourses, consolidating the Transportation Security Administration (TSA) security checkpoints, and providing additional public seating and hold room areas. The project includes rehabilitation of TSA equipment (by TSA), TSA-leased administration space, concession areas, advertising displays, renovation of the existing loading dock area, non-public airport administration spaces, business lounges and new AIRCOM Build-Out and RLD. The work includes installation of a Temporary Passenger Access Bridge and Temporary TSA Checkpoint to allow reconfiguration of Concourse C and construction of the new Delta Sky Lounge.

Key Work Performed Last Month

Capital Improvement Projects – TEP Phase 1



Concourse C Partial Demolition in Progress



East and West Low Arch Roof Trusses and Epic Deck Installed



East and West Mechanical Penthouse Installations Continue



East Side Consolidated Checkpoint – Structural and MEP Underway

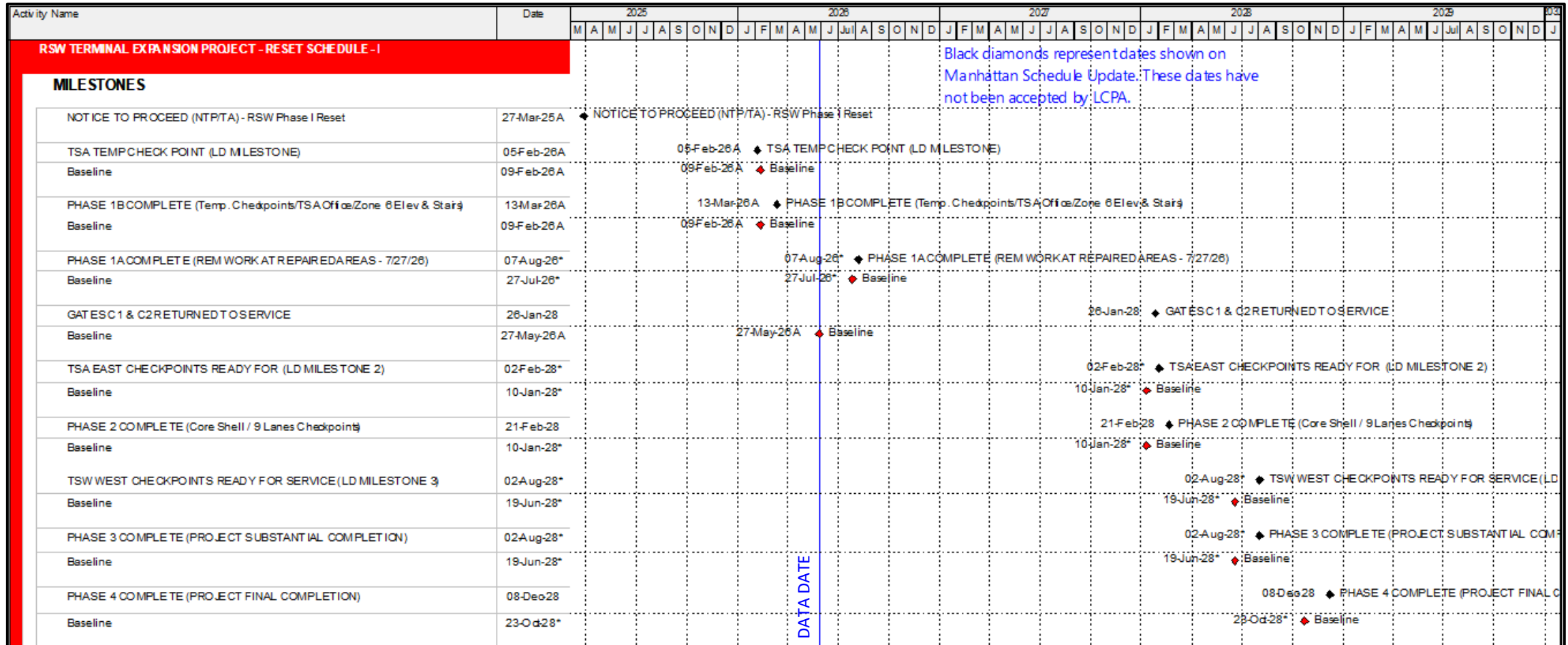
Key Work To Be Performed Next Month

Capital Improvement Projects – TEP Phase 1



Item	Status
Airline Office Spaces	Scheduled for completion
Parking Canopy	Minor repairs complete, closeout documentation to be issued
Structural Steel Work – High Trusses	High roof truss installation to begin
Structural Steel Work – Low Trusses	East and West side trusses and decking to continue
West side exterior of Terminal Building	Framing for Composite Metal Panels ongoing
Concourse B & D Atriums	Column encasement underway Overhead utility rough-in to start
Final Consolidated Checkpoint	Demolition will continue

Schedule Progress



Legend	
◆	Current
◆	Baseline

*Last schedule update from GC received May. 30, 2026

**Pending updated schedules with finalized pay applications from GC

***Bar Schedule is displayed in months

Project Snapshot



Project	Total Project Budget	Billings to Date	% of Project Billed	% of Schedule Complete
Total Project	\$ 588,856,113.62	\$ 417,895,751.81	76.27 %	70.71 %

NOTES:

- Billings and Schedule percentages shown through May 2026. Billings always lag one month from date of this report.
- Data represents Construction Costs Only
- % of Project Billed is based on Authorized Amount
- Reconciliation was completed

Project Financials*



Project	Total Project Budget**	Authorized to Date	Billed to Date	% of Project Billed	% of Schedule Complete
Project	\$594,252,311.66	\$548,614,285.01	\$417,895,751.82	76%	64%

*Billings and Schedule percentages shown through May 2026. Billings always lag one month from date of this report.

** Construction Costs including approved contract amendments

Contingency Spending

Project	Budget	Authorized to Date*	Remaining
Original Construction Contingency	\$28,610,700.00	\$22,686,073.56	\$5,924,626.44
Original CM/GC Contract Contingency	\$28,000,000.00	\$3,142,032.02	\$24,857,967.98
A&E/CEI/PSS Contingency	\$10,000,000.00	\$487,823.00	\$9,512,177.00

* Includes construction, design, inspection and IT costs. Reconciliation is complete.

** Includes following items over \$100k (*previous in italics*):

Shoring of soffit and beams = \$432,404.00

Demo and relocate HVAC and plumbing = \$105,894.00

Floor topping at TSA Temporary Checkpoint = \$194,078.00

Structural support steel for roof gutters = \$141,105.00

Terrazzo Sealer change = \$150,318.00

TSA Checkpoint C equipment move = \$395,681.00

Convert FD-13 ('24 Hurricane prep) to CA = \$271,250.00

Zone D1 Arrivals modifications = \$121,174.00

Relocation of Duct and Storm = \$ 188,089.00

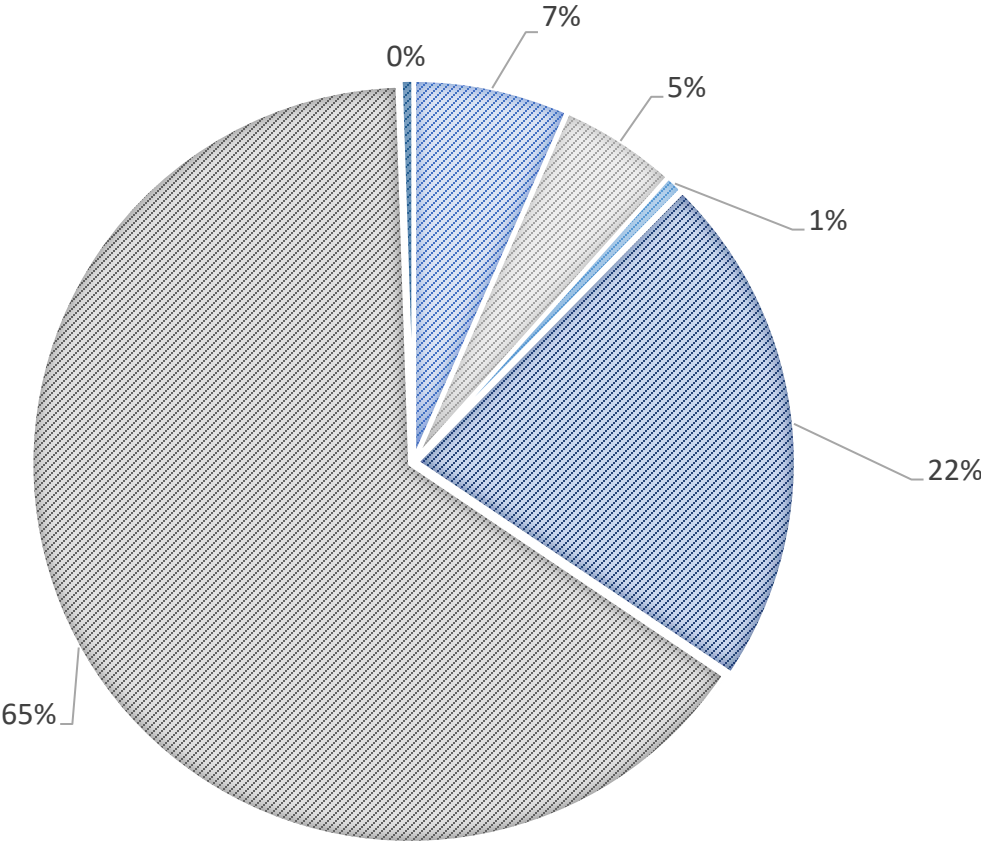
Arch and Strut Updates= \$262,140.00

All Contingency costs (both over and under \$100K) are included in the "Authorized to Date" amount.

Funding Source



- FDOT SIS
- FDOT Aviation
- PFC Pay - Go
- PFC Bond
- GARB
- LCPA Share



Project Funding

FDOT SIS	\$44,831,890
FDOT Aviation	\$34,000,000
PFC Pay - Go	\$5,016,097
PFC Bond	\$149,759,790
GARB	\$441,161,812
LCPA Share	\$3,608,895
Total	\$678,378,484

A vertical blue-tinted photograph of an air traffic control tower, showing its upper levels with windows and antennas against a clear sky.

Monthly Status Report **Terminal Expansion** **Phase 2**

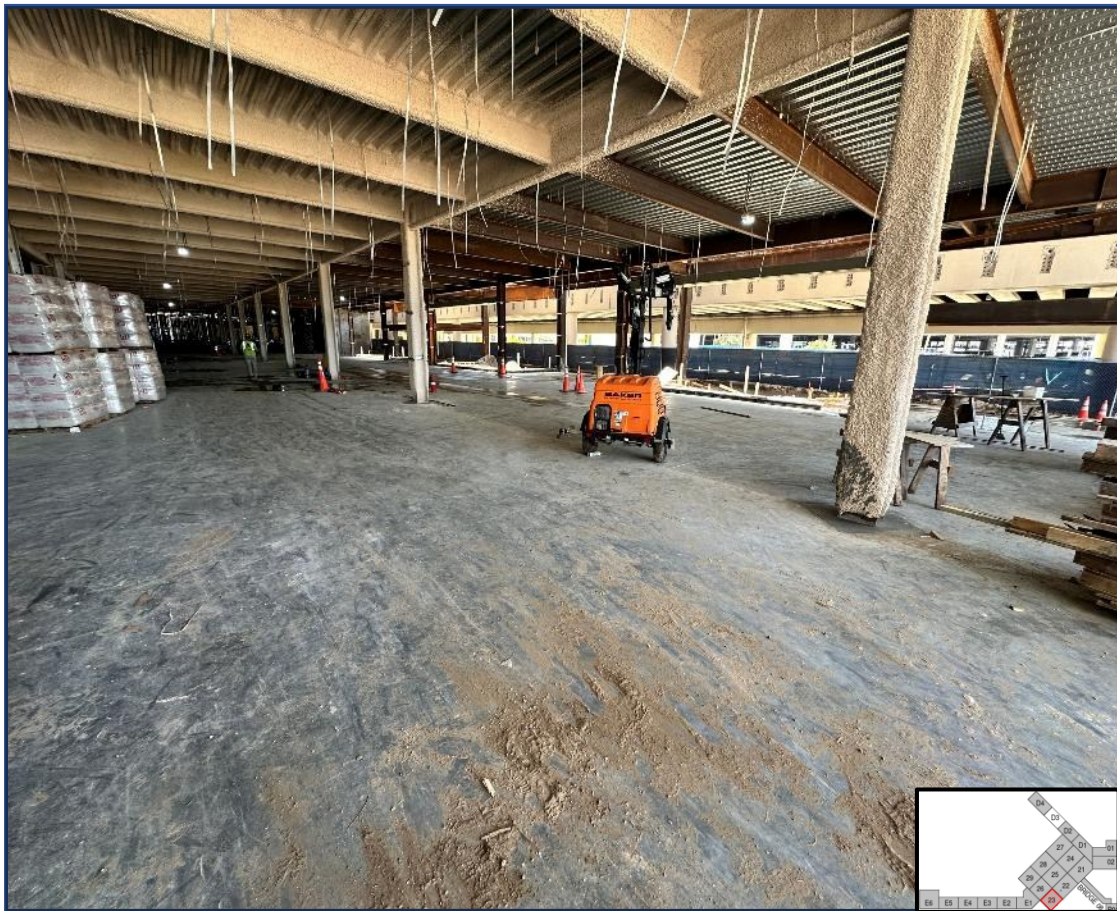
Prepared by Jacobs

JacobsSM

Project Description

- 1. Terminal-Concourse E/CUP:** The project consists of the expansion of the Main Terminal, construction of a new Concourse E, expansion of the Chiller Plant and addition of Elevator Tower #8 at the existing parking garage. The new approximately 500,000-square-foot facility will include additional holdroom space, gate areas, a new Baggage Handling System, TSA Checkpoint, expanded ticketing lobby space, concessions, LCPA and tenant office space, apron site preparation, storm drainage, underground utilities and hydrant fuel system, which are required to support future growth at RSW.
- 2. Roadway Modifications:** The project consists of the reconfiguration, enhancement and expansion of Terminal Access Road, including arrivals and departures level roadways. The project also includes the replacement of Pedestrian Bridge 2 and 5, and the construction of a new Pedestrian Bridge 8.
- 3. Airside/Apron:** The project consists of the construction of more than 800,000 square feet of concrete apron to support the Terminal-Concourse E project. The project also consists of the construction of Taxiways W, and connector Taxiways W3, W4 and W5.
- 4. Boarding Bridges:** The project consists of the fabrication, delivery and installation of 14 new passenger boarding bridges for the Terminal-Concourse E project.

Key Work Performed Last Month



Slab on grade placement in Zone 23 of the Main Terminal

*as of
06.26.26



Continuation of stucco finishes and glazing on the south side of Zone E3

as of
06.26.26

Key Work Performed Last Month

Capital Improvement Projects – TEP Phase 2



Installation of above ground chilled water and condenser piping for the Chiller Plant

*as of
06.26.26



Continuation of concrete apron on the north side of Concourse E

as of
07.01.26

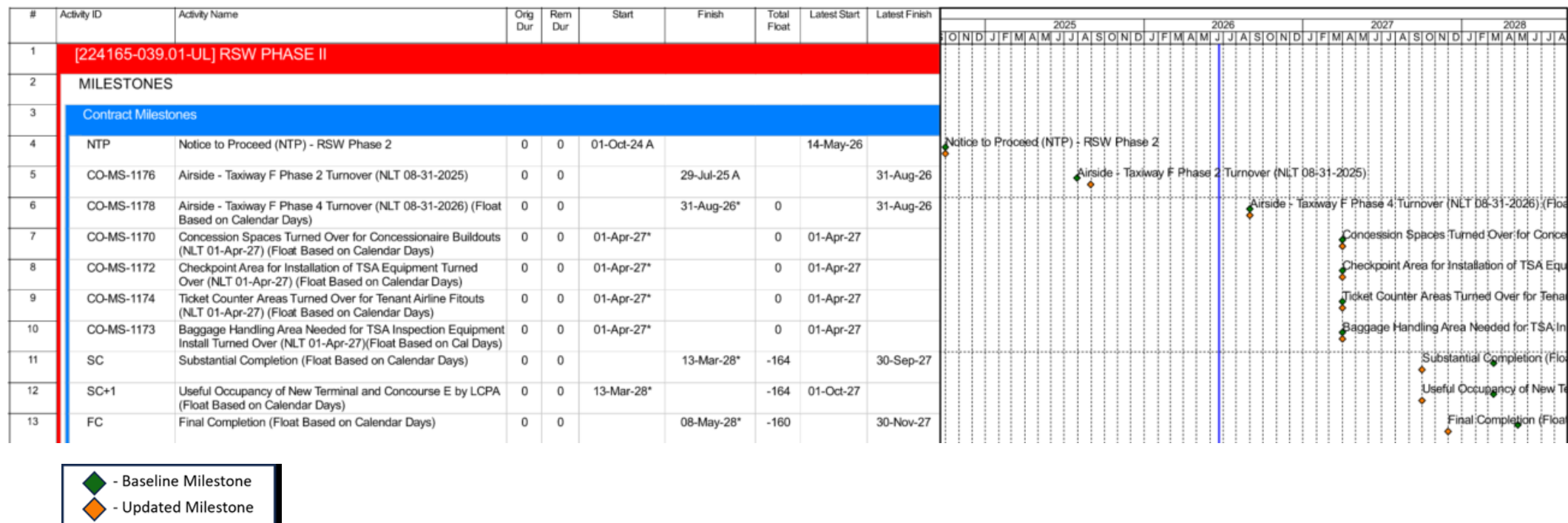
Key Work To Be Performed Next Month

Capital Improvement Projects – TEP Phase 2



Work Items	Description
Roofing Installation	Installation of the standing seam upper roof system in Zone B
Drywall	Drywall work in Zone B
Fireproofing	Fireproofing in the Zone C penthouse and second level
Exterior Framing	Exterior framing in Zone D at the first level
Interior Finishes	Ceiling framing for the Zone 24 restrooms
Concrete Slabs North of Concourse E	The last row of concrete slabs for the apron north of the concourse

Milestone Schedule

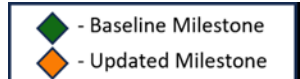


Milestone Schedule, cont.

Capital Improvement Projects – TEP Phase 2



#	Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	Baseline Project Start	Baseline Finish	2025					2026					2027					2028					
101	CMA Third-Party Contractor Scopes Interfacing with CMGC Scope																												
102	Middlesex - Terminal Roadway Modifications - (Suffolk as CMA)																												
103	TRM1235	Construction of Triangular Elevated Slab for Terminal Roadway Modifications (Middlesex)	36	0	22-Sep-25 A	08-Jan-26 A		10-Feb-27	10-Feb-27	Construction of Triangular Elevated Slab for Terminal Roadway Modifications (Middlesex)																			
104	TRM1230	Construction of Pedestrian Bridge No. 8 from Garage Elevator Tower to Terminal E (By Middlesex)	85	77	11-Feb-26 A	08-Oct-26	161	10-Feb-27	27-May-27	Construction of Pedestrian Bridge No. 8 from Garage Elevator Tower to Terminal E (By M																			
105	Ajax - Airside Concrete (by others) (Suffolk as CMA)																												
106	Area 1-A																												
107	AP-107	Work Area 1A Apron Concrete - North - BP2 (Ajax)	212	43	01-Oct-25 A	20-Aug-26	51	02-Sep-26	02-Nov-26	Work Area 1A Apron Concrete - North - BP2 (Ajax)																			
108	AP-111	Work Area 1A Apron Concrete - South - BP2 (Ajax)	148	94	05-Jan-26 A	02-Nov-26	0	22-Jun-26	02-Nov-26	Work Area 1A Apron Concrete - South - BP2 (Ajax)																			
109	Area 1-B																												
110	AP-112	Work Area 1B Airside - BP2 (Ajax)	191	191	04-Jan-27*	30-Sep-27	0	04-Jan-27	30-Sep-27	Work Area 1B Airside - BP2 (Ajax)																			
111	Area 2																												
112	AP-206	Work Area 2 - BP2 (Ajax)	44	0	02-Sep-25 A	31-Oct-25 A		31-Aug-26	31-Aug-26	Work Area 2 - BP2 (Ajax)																			
113	Area 3																												
114	AP-309	Work Area 3 - BP2 (Ajax)	63	63	03-May-27*	30-Jul-27	43	02-Jul-27	30-Sep-27	Work Area 3 - BP2 (Ajax)																			
115	Area 4																												
116	AP-408	Work Area 4 - BP2 (Ajax)	43	43	01-Sep-26*	30-Oct-26	63	02-Dec-26	02-Feb-27	Work Area 4 - BP2 (Ajax)																			
117	Area 5																												
118	AP-508	Work Area 5 - BP2 (Ajax)	65	65	01-Feb-27*	30-Apr-27	20	01-Mar-27	28-May-27	Work Area 5 - BP2 (Ajax)																			
119	Area 6a (Contingency Time)																												
120	AP-607	Work Area 6a - BP2 (Ajax)	43	43	01-Jun-27*	30-Jul-27	0	01-Jun-27	30-Jul-27	Work Area 6a - BP2 (Ajax)																			
121	Area 6b (Contingency Time)																												
122	AP-609	Work Area 6b - BP2 (Ajax)	21	21	01-Sep-27*	30-Sep-27	0	01-Sep-27	30-Sep-27	Work Area 6b - BP2 (Ajax)																			
123	Oshkosh - Passenger Boarding Bridges																												
124	PBB113	Installation of Passenger Boarding Bridges at Concourse E (by others)	189	189	03-Nov-26	02-Aug-27	0	03-Nov-26	02-Aug-27	Installation of Passenger Boarding Bridges at Concourse E (by																			
125	SUF-MS-1099	Start Passenger Boarding Bridge Fit-Checks (by others) - Concourse E	0	0	15-Sep-27		12	30-Sep-27		Start Passenger Boarding Br																			



Project Financials*

Capital Improvement Projects – TEP Phase 2



Project	Total Project Budget**	Authorized to Date	Billed to Date	% of Project Billed	% of Schedule Complete
Terminal-Concourse E/CUP	\$614,529,922.06	\$613,689,236.67	\$415,258,460.27	68%	56%
Roadway Modifications	\$64,531,684.84	\$64,071,130.37	\$34,140,269.75	53%	52%
Airside/Apron	\$82,769,546.89	\$82,748,309.05	\$19,060,942.43	23%	52%
Boarding Bridges	\$20,397,258.68	\$20,397,258.68	\$6,827,503.95	33%	42%

*Billings and Schedule percentages shown through May 2026. Billings always lag one month from date of this report.

** Construction Costs including approved contract amendments

Contingency Spending

Project	Budget	Authorized to Date*	Remaining
Concourse E, Chiller Plant (In-Contract Contingency)	\$81,398,509.00	\$9,635,902.01	\$71,762,606.99
All Project Elements (Owner Controlled Contingency)	\$25,181,605.00	\$3,395,834.35	\$21,785,770.65

* Includes construction, design and inspection costs. Does not include IT, Atkins or Procore costs. Reconciliation is in progress.

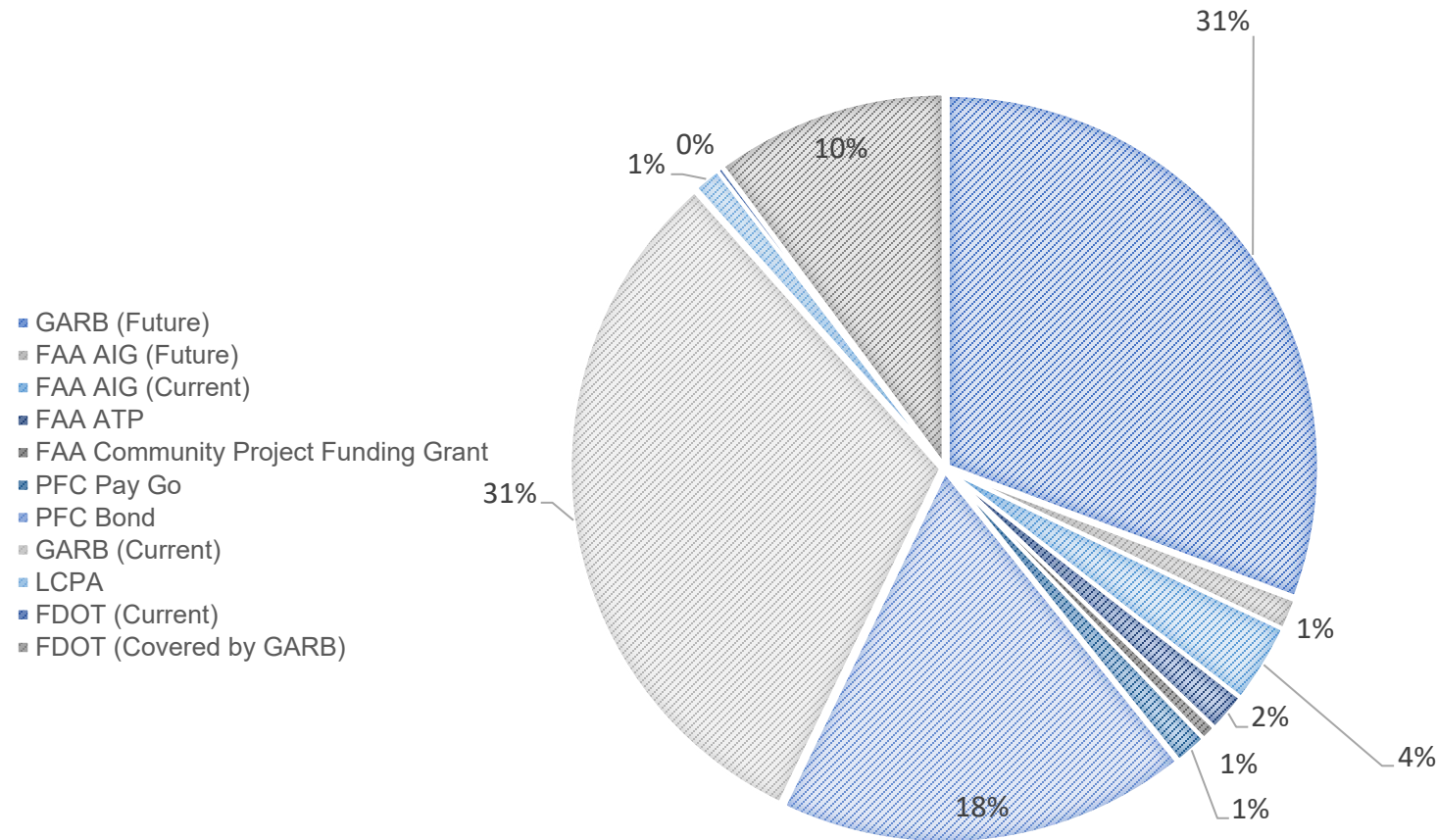
Authorizations over \$100K, since April 2025, for the Terminal Concourse E/CUP project total \$2,333,060.00 and includes:

Suffolk – Reroute sanitary to avoid pile caps = \$193,972.00
Suffolk – Steel change due to sanitary piping = \$419,167.00
Suffolk – Misc. structural and door changes = \$398,565.00
Suffolk – Structural steel at Bridge #8 = \$227,019.00
Suffolk – Canopy soffit framing = \$145,609.00
Suffolk – Reroute chilled water to RAC = \$159,965.00
Suffolk – Protective coating to AHU coils = \$198,294.00
Suffolk – Curtainwall steel supports = \$441,897.00
Suffolk – Relocate access road and fence = \$148,572.00
Suffolk – Zone B Mezzanine Façade Framing = \$103,057.70
Suffolk – Chiller Plant Exterior Pipe Stand Footings = \$172,522.23
Suffolk – Louver Support Steel = \$143,444.29
Suffolk – Final Conversion of FD 10 – Unforeseen Cap Rock = \$1,577,693.93
Suffolk – Final Conversion of FD 9 – Goettle Grout = \$734,932.00
Suffolk – BHS Portering Existing System Modifications = \$172,144.00
Suffolk – DE4 & DE5 Fire Extinguishers = \$116,934.38

Middlesex – Relocation of Taxi Booth = \$122,004.90
Middlesex/FPL - Relocate west ductbank = \$460,314.00.00
Middlesex/FPL – Investigate/relocate conflict with drilled shaft = \$825,000.00
Middlesex – Relocate drilled shaft in conflict with IT/Communication = \$385,750.65
Suffolk – Willscott 60' x 12' trailer for field office = \$102,097.03
Middlesex – Additional length of pilot holes and drilled shafts for Ped Bridge #5 = \$902,787.50

All costs are included in the “Authorized to Date” amount, including a credit back of <\$2,244,000.00> for auger cast piles removed from the project.

Funding Source



Project Funding

GARB (Future)	\$326,978,821
FAA AIG (Future)	\$14,012,459
FAA AIG (Current)	\$36,828,767
FAA ATP	\$18,000,000
FAA Community Project Funding Grant	\$7,000,000
PFC Pay Go	\$15,000,000
PFC Bond	\$191,000,000
GARB (Current)	\$334,000,000
LCPA	\$17,746,020
FDOT (Current)	\$2,518,313
FDOT (Covered by GARB)	\$104,464,997
Total	\$1,067,549,377



Monthly Status Report **Public Safety Building**

Prepared by Halfacre Construction

HALFACRE

CONSTRUCTION COMPANY

Project Description

The project consists of the construction of a new 15,000-square-foot Public Safety Building at Southwest Florida International Airport (RSW). The facility will house the LCPA Police Department offices, interview rooms, an Emergency Operations Center (EOC), classrooms, locker and breakrooms, an armory, and K-9 kennels, providing a modern, centralized headquarters to support the airport's public safety operations.

Key Work Performed Last Month

Capital Improvement Projects – Public Safety Building



Installation of the soffit and fascia has been completed

*as of
06.25.26



Installation of exterior storefront openings completed

*as of
06.25.26

Key Work Performed Last Month



Stucco mockup was completed and passed the supplier's pull testing requirements

*as of
06.25.26



Stucco of the new dumpster enclosure was completed

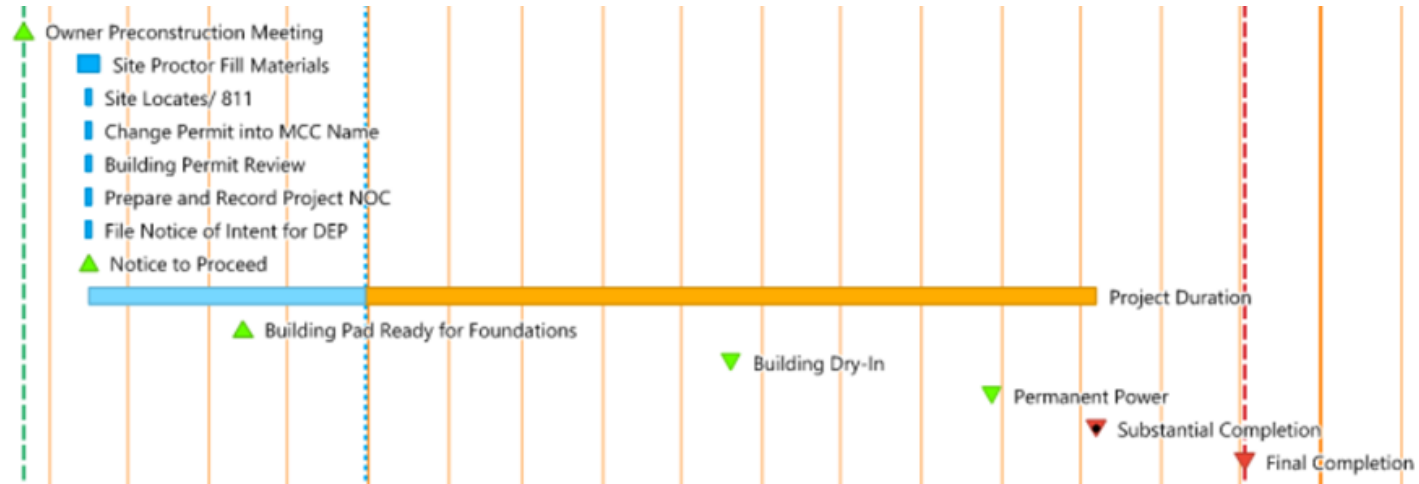
*as of
06.25.26

Key Work To Be Performed Next Month

Work Items	Description
Roofing Installation	Installation of the standing seam metal roof is schedule to begin next month.
Drywall	Completion of drywall work is expected next month.
Mechanical Yard	Construction of the mechanical yard is scheduled to be completed next month.
Stucco	Stucco work on the building is expected to begin next month.

Milestone Schedule

MS-15	Owner Preconstruction Meeting	0	0	08/22/25A	
MS-12	Site Proctor Fill Materials	2	0	09/12/25A	09/19/25A
MS-11	Site Locates/ 811	2	0	09/15/25A	09/16/25A
MS-16	Change Permit into MCC Name	2	0	09/15/25A	09/16/25A
MS-17	Building Permit Review	2	0	09/15/25A	09/16/25A
MS-18	Prepare and Record Project NOC	2	0	09/15/25A	09/16/25A
MS-19	File Notice of Intent for DEP	2	0	09/15/25A	09/16/25A
MS-10	Notice to Proceed	0	0	09/16/25A	
MS-20	Project Duration	386	280	09/16/25A	10/06/26
MS-25	Building Pad Ready for Foundations	0	0	11/14/25A	
MS-30	Building Dry-In	0	0		05/19/26
MS-40	Permanent Power	0	0		08/27/26
MS-50	Substantial Completion	0	0		10/06/26
MS-60	Final Completion	0	0		11/05/26



Project Financials*



Project	Total Project Budget**	Authorized to Date	Billed to Date	% of Project Billed	% of Schedule Complete
Project	\$13,530,775.38	\$13,570,775.38	\$ 7,454,501.97	55%	66%

*Billings and Schedule percentages shown through May 2026. Billings always lag one month from date of this report.

** Construction Costs including approved contract amendments

Contingency Spending



Project	Budget	Authorized to Date*	Remaining
Original Contract Contingency	\$1,531,011.00	\$345,904.87	\$1,185,106.13

* Includes construction, design, inspection and IT costs. Reconciliation is complete

Authorizations over \$100k, since October 2025 includes:

Manhattan- Permit driven site elevation changes (\$225,642.01)

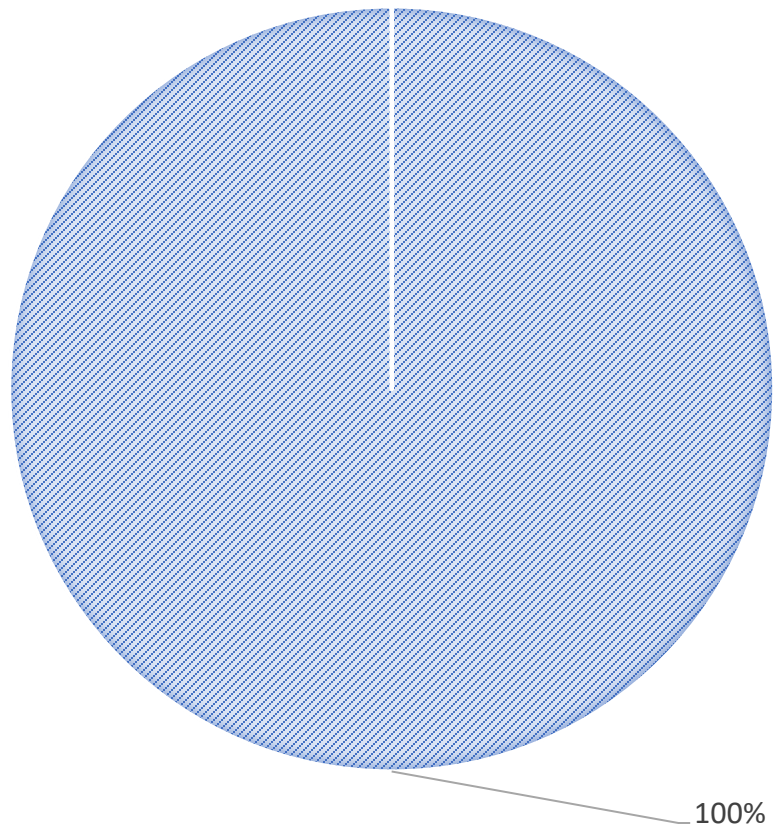
Manhattan – Permit driven utility changes (\$120,262.86)

All costs are included in the “Authorized to Date” amount.

Funding Source



■ LCPA



100%

Project Funding

LCPA: \$13,116,275
Total \$13,116,275

A vertical blue-tinted image of an air traffic control tower on the left side of the slide.

Monthly Status Report **Concessions**

Prepared by LCPA



New French Mini Cakes and Macaroons have arrived at Evolve Eats in Concourse C



Shell Factory on Concourse C introduced commemorative America 250th souvenirs



Boathouse Tiki Bar & Grill

- This will be a new pre-security full bar and restaurant
- Construction started May 1, 2026
- Completion planned for September 2026



Concession Program Update

Capital Improvement Projects – Concessions



Current Projects

Concept Name	Location	New/Remodel	Estimated Start	Anticipated Opening	Status
Beaches to Go	B	Repurpose/Remodel of Starbucks	April 2026	July 2026	Construction in progress
Boathouse Tiki Bar & Grill	Main	New	Summer 2026	September 2026	Under construction as of May 1, 2026

Closures

Concept Name	Location	Action	Closure Date	Status
Sanibel Marketplace	Concourse D	Repurpose/Remodel-Will reopen as Sanibel Market	July 2026	Remodel/Expansion

A vertical image on the left side of the slide showing a portion of an air traffic control tower. The tower is white with blue accents and has a glass-enclosed observation deck at the top. The background is a clear blue sky.

Monthly Status Report **Communications**

Prepared by LCPA



Communications Report

External Communications	Delivery Method	Date
Weekly Meeting with Stakeholders		Ongoing
Attended LCPA Industry Day; Assisted with review of follow up; Posted final presentation on LCPA's Business Opportunities website page	In-person/Letters Website	6/15/2026
Posted May Report on Projects & Development website page – flylcpa.com/projects-and-development/	Website	6/3/2026
Internal Communications	Delivery Method	Date
<i>What's Up!</i> Employee Newsletter		Bi-monthly
<i>What's Up!</i> Express (employee brief)		Bi-weekly
Discuss upcoming water shutdown/boil water notice for concourses (TEP1 & TEP2)		June 2026
COINS 26-10 (Water Shutdown) and 26-11 (Boil Water Notice) Sent	Email	6/10/2026
Drafting TEP Advisory for Water Shutdown and Boil Water Notice	Media Advisory	June 2026
Signage	Delivery Method	Date
Discuss Roadway/Curbside/Terminal Signage Plan		Ongoing
Discuss Signage Plan for Pedestrian Bridge 5 Reopening		6/8/2026
Social Media	Delivery Method	Date
Posted invite/flyer for LCPA Industry Day	Meta & LinkedIn	5/18/2026