

Monthly Construction, Concessions & Communications Report

As of July 31, 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 partially cut off on the left and bottom edges.

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



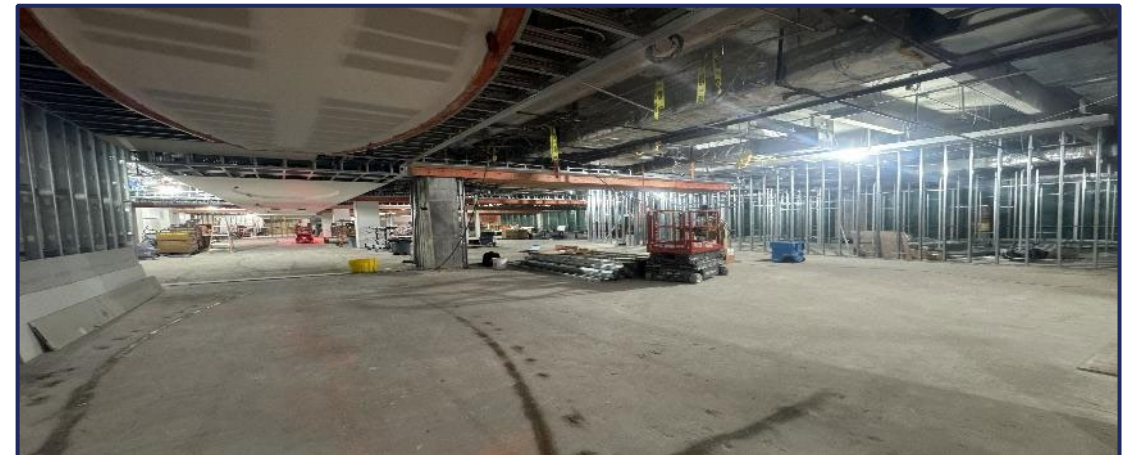
Concourse C Partial Demolition in Progress



East and West High Arch Roof Trusses - Erection Started



Elevator 8 & 9 Lobby (2nd Floor) to LCPA Admin Offices in Progress



East Side Consolidated Check – Structural and MEP in Progress

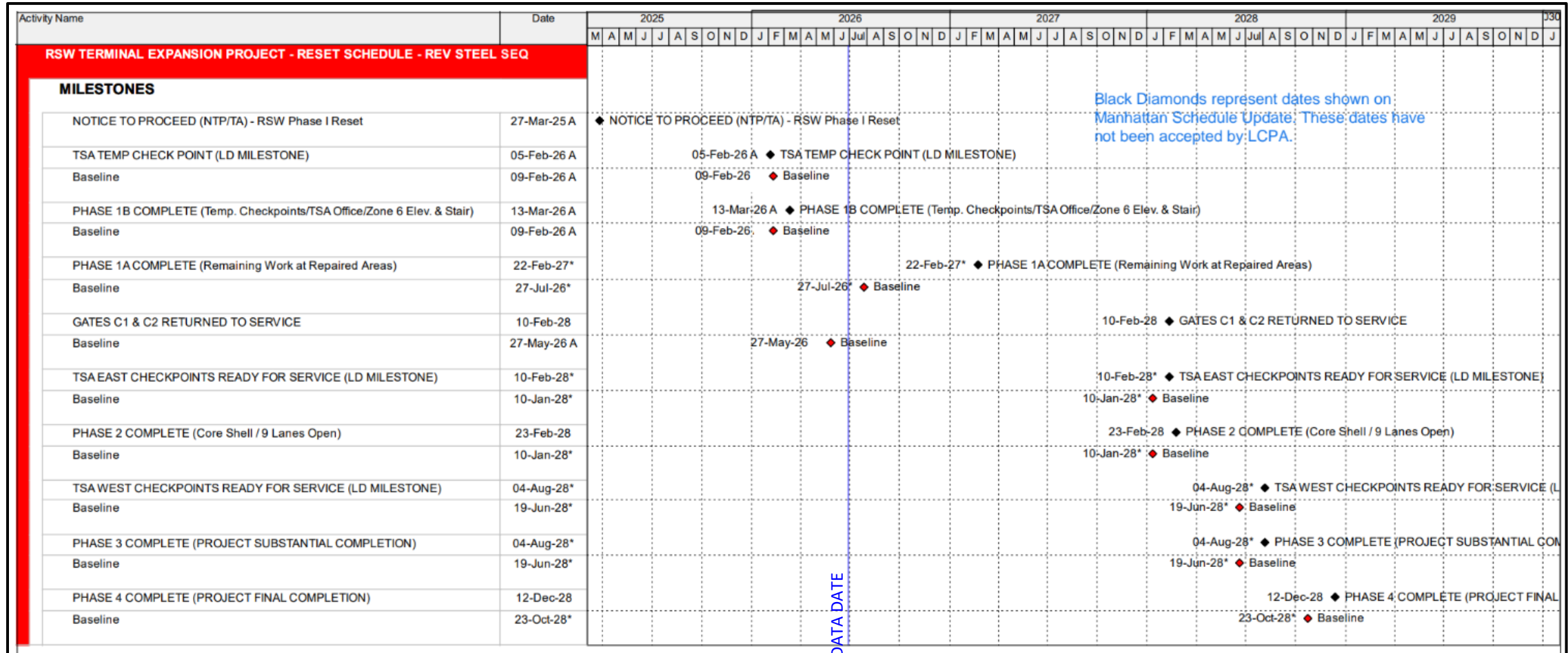
Key Work To Be Performed Next Month

Capital Improvement Projects – TEP Phase 1



Item	Status
Airline Office Spaces	Provide pending Final Punch lists and closeout documentation
Elevator 8 & 9 Lobby (2 nd Floor) to LCPA Admin Offices	Partial opening for LCPA use
Parking Canopy	Issue closeout documentation
Structural Steel Work – High Trusses	High roof truss installation
Structural Steel Work – Low Trusses	East and West side trusses and decking
West side exterior of Terminal Building	Preparing to install metal wall and soffit panels
Concourse B & D Atriums	-Column encasement -Overhead Utility rough-in
Final Consolidated Checkpoint	Structural and MEP rough-in

Schedule Progress



Legend	
◆	Current
◆	Baseline

*Last schedule update from GC received July 15, 2026

**Pending updated schedules with finalized pay applications from GC

***Bar Schedule is displayed in months

Project Financials*

Capital Improvement Projects – TEP Phase 1



Project	Total Project Budget**	Authorized to Date	Billings to Date	% of Project Billed	% of Schedule Complete
Total Project	\$ 588,857,287	\$ 549,323,271	\$ 424,796,626.95	77%	72%

*Billings and Schedule percentages shown through June 2026. Billings are always in the arrears 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	\$17,832,247	\$10,778,453
Original CM/GC Contract Contingency	\$28,000,000.00	\$3,961,128	\$24,038,872
A&E/CEI/PSS Contingency	\$10,000,000.00	\$4,250,990	\$5,749,010

* Includes construction, design, inspection and IT costs.

** 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

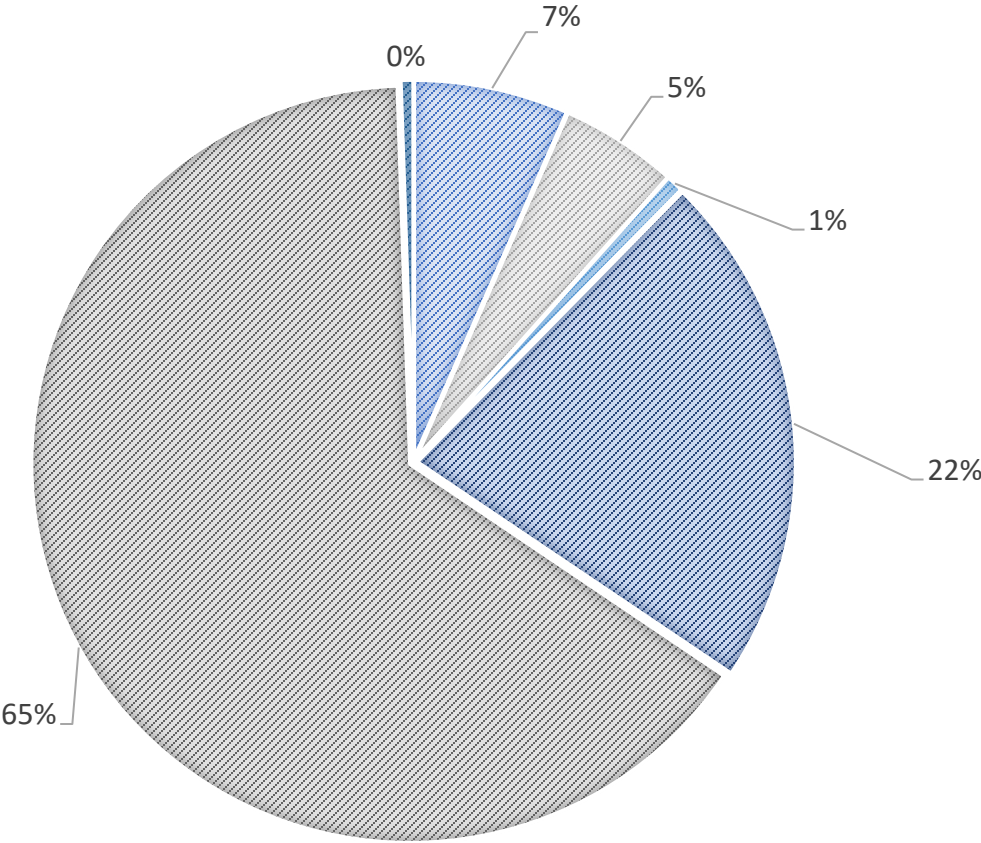
Metal Panel Replacement= \$530,454.56

(Credit) FIDS Modification= -\$116,274.17

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 image of an air traffic control tower, showing the 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 500,700-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 Items Completed Last Month



Curtainwall Installation in Zone E6 of Concourse E

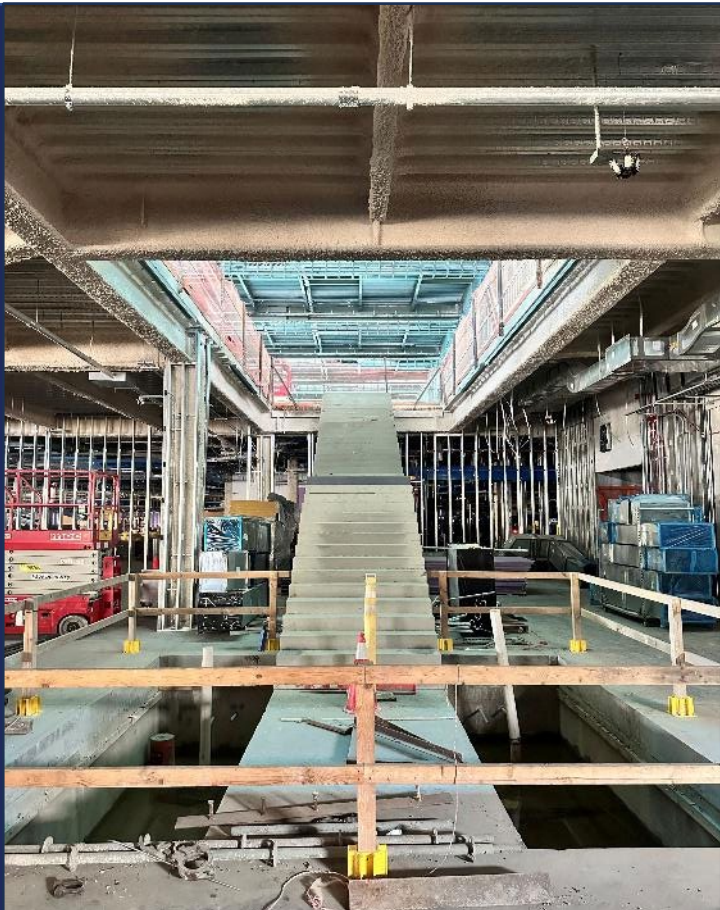
*as of
07.28.26



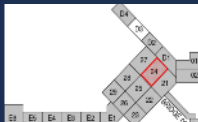
Installation of Outbound BHS Carousel in Zone 28 of the Main Terminal

*as of
07.28.26

Key Work Items Completed Last Month



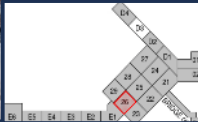
Installation of stairs in Zone 24
of the Main Terminal



*as of
07.28.26



Fire Spray for the mechanical
penthouse in Zone 26 of the Main Terminal



as of
07.28.26

Key Work Items For Next Month

Work Items	Description
Roofing Installation	Installation of the standing seam upper roof system on third-level mechanical spaces in Concourse E.
Drywall	Complete drywall work in Zone E1 of Concourse E.
Elevator Installation	Install Elevator 109 cab, doors and controls in Zone E1 of Concourse E.
Exterior Framing	Exterior framing and exterior metal panels for the mechanical penthouse in Zone 26.
Equipment Pads	Form and pour equipment pads in the level 3 mezzanine electrical and equipment rooms.
Gutter Installation	Installation of rain gutters at the clerestory roof for Concourse E.

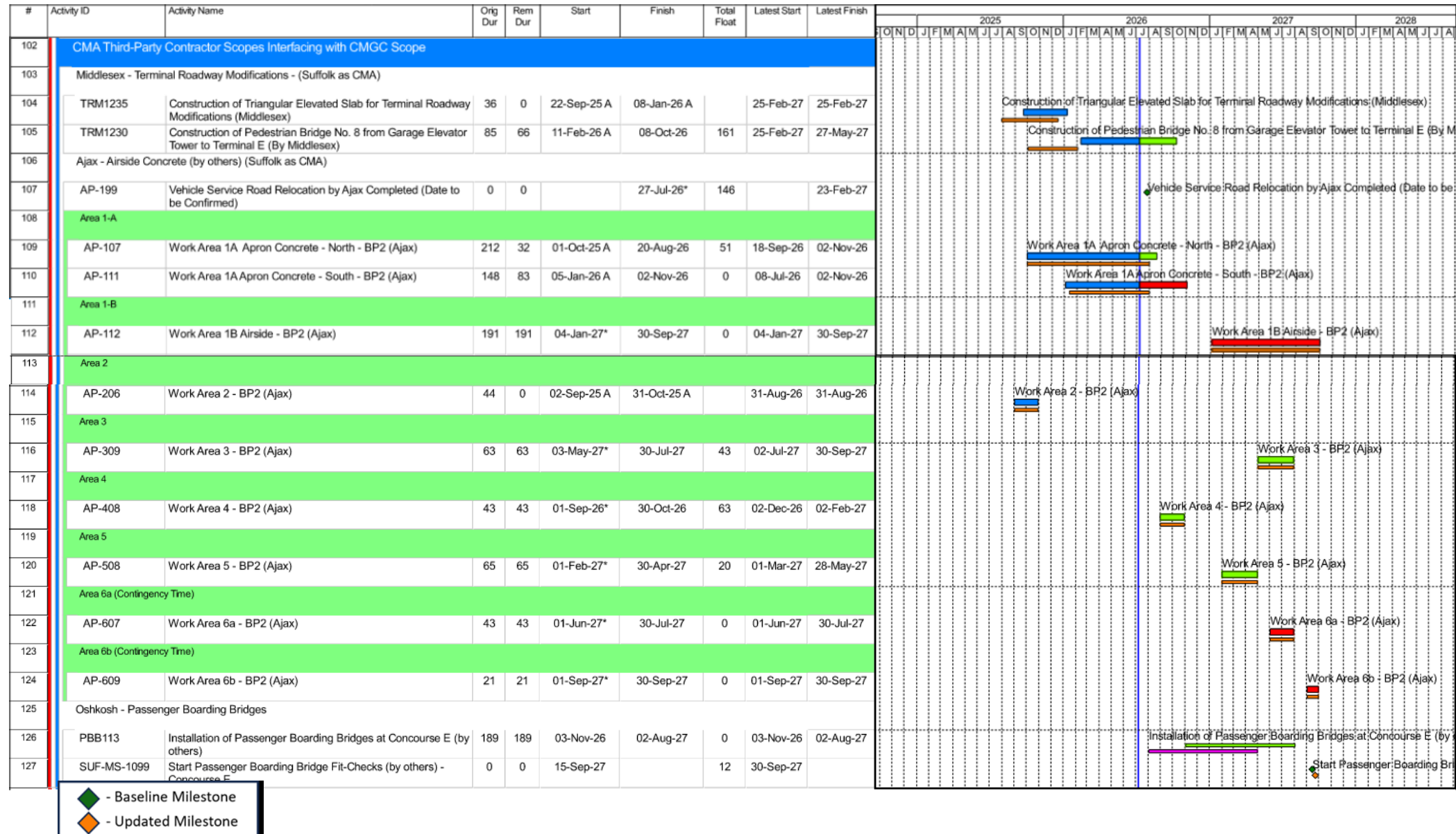
Milestone Schedule

#	Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	Total Float	Latest Start	Latest Finish	2025												2026												2027												2028												
										S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	
1	[224165-040.00-UL] RSW PHASE II																																																									
2	MILESTONES																																																									
3	Contract Milestones																																																									
4	NTP	Notice to Proceed (NTP) - RSW Phase 2	0	0	01-Oct-24 A			20-May-26		Notice to Proceed (NTP) - RSW Phase 2																																																
5	CO-MS-1176	Airside - Taxiway F Phase 2 Turnover (NLT 08-31-2025)	0	0		29-Jul-25 A			31-Aug-26	Airside - Taxiway F Phase 2 Turnover (NLT 08-31-2025)																																																
6	CO-MS-1178	Airside - Taxiway F Phase 4 Turnover (NLT 08-31-2026) (Float Based on Calendar Days)	0	0		31-Aug-26*	0		31-Aug-26	Airside - Taxiway F Phase 4 Turnover (NLT 08-31-2026) (Float Based on Calendar Days)																																																
7	CO-MS-1170	Concession Spaces Turned Over for Concessionaire Buildouts (NLT 01-Apr-27) (Float Based on Calendar Days)	0	0	01-Apr-27*		0	01-Apr-27		Concession Spaces Turned Over for Concessionaire Buildouts (NLT 01-Apr-27) (Float Based on Calendar Days)																																																
8	CO-MS-1172	Checkpoint Area for Installation of TSA Equipment Turned Over (NLT 01-Apr-27) (Float Based on Calendar Days)	0	0	01-Apr-27*		0	01-Apr-27		Checkpoint Area for Installation of TSA Equipment Turned Over (NLT 01-Apr-27) (Float Based on Calendar Days)																																																
9	CO-MS-1173	Baggage Handling Area Needed for TSA Inspection Equipment Install Turned Over (NLT 01-Apr-27) (Float Based on Calendar Days)	0	0	01-Apr-27*		0	01-Apr-27		Baggage Handling Area Needed for TSA Inspection Equipment Install Turned Over (NLT 01-Apr-27) (Float Based on Calendar Days)																																																
10	CO-MS-1174	Ticket Counter Areas Turned Over for Tenant Airline Fitouts (NLT 01-Apr-27) (Float Based on Calendar Days)	0	0	21-Apr-27*		-20	01-Apr-27		Ticket Counter Areas Turned Over for Tenant Airline Fitouts (NLT 01-Apr-27) (Float Based on Calendar Days)																																																
11	SC	Substantial Completion (Float Based on Calendar Days)	0	0		20-Mar-28*	-171		30-Sep-27	Substantial Completion (Float Based on Calendar Days)																																																
12	SC+1	Useful Occupancy of New Terminal and Concourse E by LCPA (Float Based on Calendar Days)	0	0	20-Mar-28*		-171	01-Oct-27		Useful Occupancy of New Terminal and Concourse E by LCPA (Float Based on Calendar Days)																																																
13	FC	Final Completion (Float Based on Calendar Days)	0	0		15-May-28*	-167		30-Nov-27	Final Completion (Float Based on Calendar Days)																																																

-  - Baseline Milestone
-  - Updated Milestone

Milestone Schedule, cont.

Capital Improvement Projects – TEP Phase 2



Project Financials*

Project	Total Project Budget**	Authorized to Date	Billings to Date**	% of Project Billed	% of Schedule Complete
Airside Improvements	\$82,769,546.89	\$82,748,309.05	\$19,060,942.43	23%	44%
Roadway Modifications	\$64,531,684.84	\$64,071,130.37	\$34,140,269.75	53%	60%
Passenger Boarding Bridges	\$20,397,258.68	\$20,397,258.68	\$6,827,503.95	34%	60%
Terminal-Concourse E/CUP	\$614,529,922.06	\$613,689,236.67	\$415,258,460.27	68%	57%

*Billings and Schedule percentages shown through June 2026. Billings are always in the arrears 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	\$5,492,273	\$75,906,236
All Project Elements (Owner Controlled Contingency)	\$25,181,605	\$10,344,689	\$15,336,916

* Includes construction, design, inspection costs and Procure costs.

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

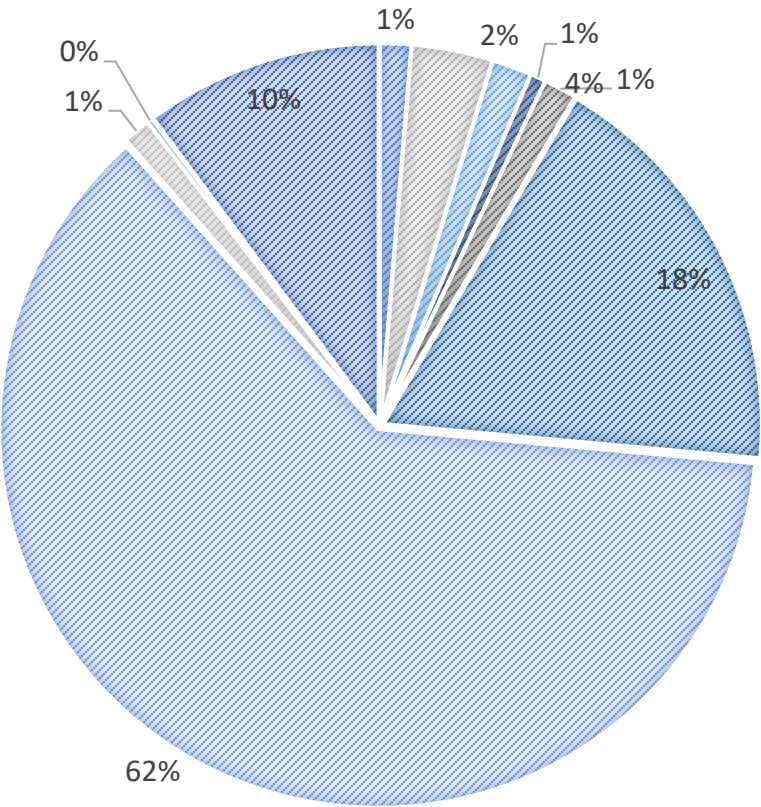
Suffolk – Reroute sanitary to avoid pile caps = \$193,972.00
 Suffolk – Steel change due to sanitary piping = \$419,167.00
 Suffolk – Misc. structural and door changes = \$398,565.00
 Suffolk – Structural steel at Bridge #8 = \$227,019.00
 Suffolk – Canopy soffit framing = \$145,609.00
 Suffolk – Reroute 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 FD 21= \$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
 Suffolk – Willscott 60' x 12' trailer office for Jacobs = \$102,097.03
 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
Suffolk – Downspouts Design Material Revision = \$146,836.46
Suffolk – Electrical Vault Room Design Revisions = \$206,160.02
Suffolk – Concourse D, Zone D4, Host/Vacant Areas = \$113,466.13
 Middlesex – Additional length of pilot holes and drilled shafts for Ped Bridge #2 = \$664,192.50
 Oshkosh – Addition of Glazing for Fourteen (14) Passenger Boarding Bridges = \$206,043.00

Funding Source



- FAA AIG (Future)
- FAA AIG (Current)
- FAA ATP
- FAA Community Project Funding Grant
- PFC Pay Go
- PFC Bond
- GARB (Current)
- LCPA
- FDOT (Current)
- FDOT (Covered by future LC)



Project Funding

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)	\$660,978,821
LCPA	\$17,746,020
FDOT (Current)	\$2,518,313
FDOT (Covered by future LC)	\$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 Items Completed Last Month

Capital Improvement Projects – Public Safety Building



Electrical panels and switchgear were mounted.

*as of
07.27.26



Stucco work on the west side of the building is in progress.

as of
07.27.26

Key Work Items Completed Last Month

Capital Improvement Projects – Public Safety Building



Masonry blockwork at the mechanical yard in progress.

*as of
07.27.26



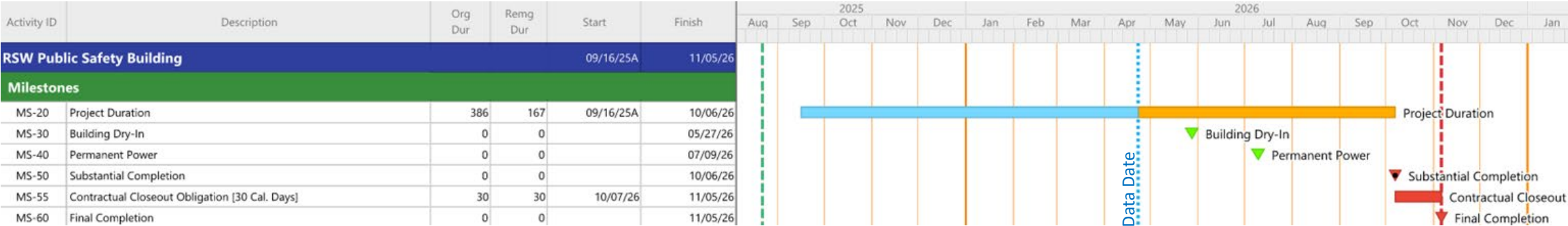
Hanging of drywall was completed for interior walls.

* as of
07.27.26

Key Work Items For Next Month

Work Items	Description
Roofing Installation	Installation of the standing seam metal roof has begun and is set to be completed.
Drywall/Wall Finishes	Drywall is hung and is actively being finished. Prime and first coat of paint will continue.
Mechanical Yard	Masonry blockwork is complete. Remaining structural work and stucco are scheduled to be completed.
Stucco	Stucco work on the PSB building has begun and is expected to be completed.
Asphalt	The first lift of asphalt for the parking lot is scheduled to begin.

Milestone Schedule



*Last update Schedule from GC received April 20, 2026

Project Financials*



Project	Total Project Budget**	Authorized to Date	Billed to Date	% of Project Billed	% of Schedule Complete
Project	\$ 13,490,775.38**	\$ 13,490,775.38	\$ 6,115,075.65**	45%	70%

*Billings and Schedule percentages shown through April 2026. Billings are in the arrears by several months due to returned pay applications.

** Construction Costs Only

Contingency Spending



Project	Budget	Authorized to Date*	Remaining
Original Contract Contingency	\$1,531,011.00	\$374,500.32	\$1,156,510.68

* 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)

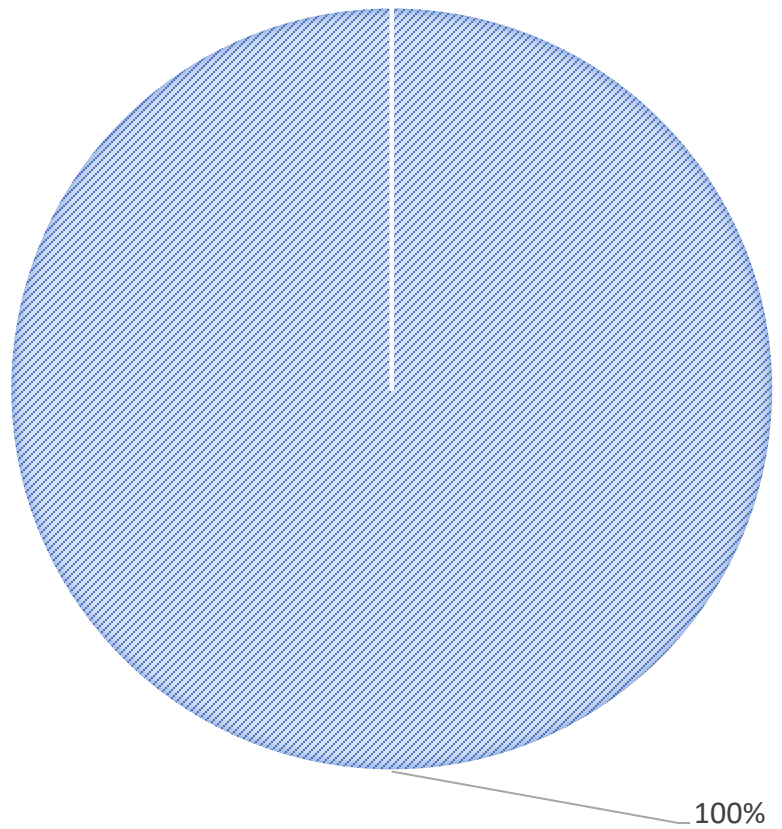
Manhattan – Permit driven utility changes (\$120,262.86)

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

Funding Source



■ GARB



100%

Project Funding

GARB \$13,490,775.38
Total \$13,490,775.38

A blue-tinted photograph of an air traffic control tower, showing its upper levels with windows and antennas, positioned on the left side of the slide.

Monthly Status Report **Concessions**

Prepared by LCPA



Sanibel Market on Concourse D

- Construction began July 2026
- Will be enlarged from 1,064 to 1,466 square feet



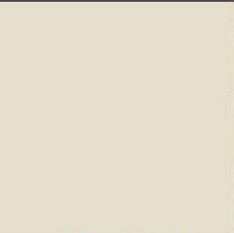
Sanibel Market Architectural Renderings

Capital Improvement Projects – Concessions








RENDERING		N.T.S.		2		
						
PL-1 STOREFRONT/ FIXTURES	WT-1 STOREFRONT	PL-2 STOREFRONT	LVT-1 LUXURY VINYL TILE FLOOR	WP-1 SHIPLAP	WC-1 WALLCOVERING	LIGHTING

Boathouse Tiki Bar & Grill

Capital Improvement Projects – Concessions



- This will be a pre-security full bar and restaurant
- Bar and ceiling tile installation this month
- Completion planned for September 2026



Concession Program Update

Current Projects

Concept Name	Location	New/Remodel	Estimated Start	Anticipated Opening	Status
Starbucks to Beaches to Go	B	Repurpose/Remodel	April 2026	August 2026	Construction in progress
Boathouse Tiki Bar & Grill	Main	New	Summer 2026	September 2026	Construction in progress
Sanibel Market	D	Remodel	Summer 2026	December 2026	Construction in progress

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

Monthly Status Report **Communications**

Prepared by LCPA



Communications Report

External Communications	Delivery Method	Date
Weekly Meeting with Stakeholders		Ongoing
Posted June Report on Projects & Development website page – flylcpa.com/projects-and-development/	Website	7/9/2026
TEP Advisory #16 for Water Shutdown and Boil Water Notice Sent	Media Advisory	7/9/2026
Internal Communications	Delivery Method	Date
<i>What's Up!</i> Employee Newsletter		Bi-monthly
<i>What's Up!</i> Express (employee brief)		Bi-weekly
COINS 26-10 (Water Shutdown) and 26-11 (Boil Water Notice) Re-Sent to LCPA & tenants	Email	7/1/2026
TEP Advisory #16 for Water Shutdown and Boil Water Notice Sent	Email	7/9/2026
Email tenants and LCPA Boil Water Lift B & D and C	Email	7/14 & 7/15/2026
Signage	Delivery Method	Date
Discuss Roadway/Curbside/Terminal Signage Plan		Ongoing
Discuss Signage Plan for Pedestrian Bridge 5 Reopening with LCPA Maintenance (Sign Shop)		7/2/26
Social Media	Delivery Method	Date
Posted about 7/12 Concourse Water Shutdown & Boil Water Notice	Meta & LinkedIn	7/11/2026
Posted Boil Water Lift for B&D and then C	Facebook	7/14 & 7/15/2026