

Monthly Construction, Concessions & Communications Report

As of Aug. 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 obscured by the text on the right.

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 progressing



Curtainwall Erection started on West side of Terminal Building



East Side Consolidated Checkpoint – Framing and Drywall

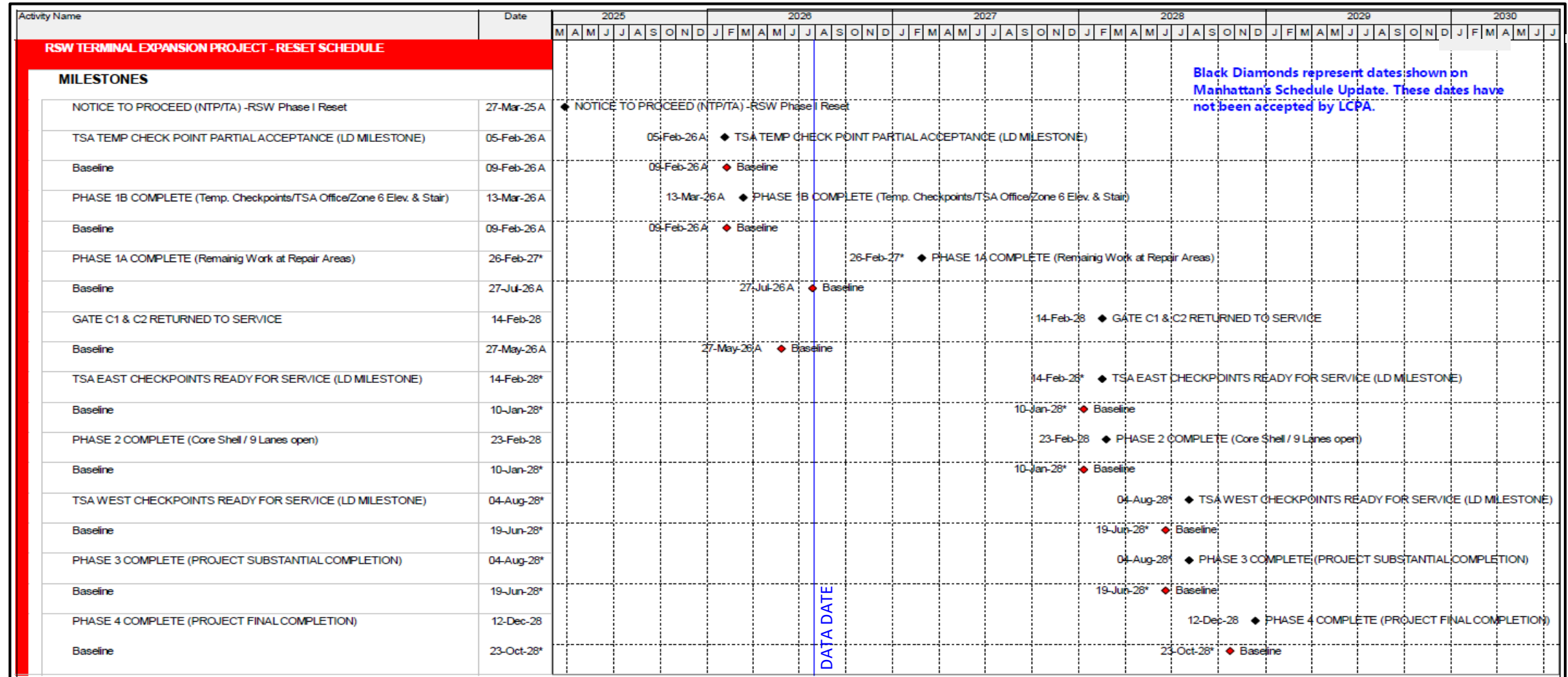
Key Work To Be Performed Next Month

Capital Improvement Projects – TEP Phase 1



Item	Status
Airline Office Spaces	Pending closeout documentation
Elevator 8 & 9 Lobby (2 nd Floor) to LCPA Admin Offices	Utility rough-in complete; framing ongoing
Parking Canopy	Closeout documentation to be issued
Structural Steel Work – High Trusses	High roof truss installation ongoing
Structural Steel Work – Low Trusses	East and West side trusses and decking complete
West side exterior of Terminal Building	Curtainwall installation started
Concourse B & D Atriums	-Column encasement ongoing -Overhead Utility rough-in ongoing
Final Consolidated Checkpoint	Framing and Drywall ongoing

Schedule Progress



Legend	
◆	Current
◆	Baseline

*Last schedule update from GC received Aug. 11, 2026

**Pending updated schedules with finalized pay applications from GC

***Bar Schedule is displayed in months

Project Snapshot*

Capital Improvement Projects – TEP Phase 1



Project	Total Project Budget**	Authorized to Date	Billings to Date	% of Project Billed	% of Schedule Complete
Total Project	\$ 588,857,287.00	\$549,323,271.00	\$ 424,796,626.95	77 %	68%

NOTES:

* Billings and Schedule percentages shown through July 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
Construction Contingency Pre-Reset	\$28,610,700.00	\$17,833,420.00	\$10,777,280.00
CM/GC In-Contract Contingency	\$28,000,000.00	\$3,883,804.00	\$24,116,196.00
Construction Contingency Post Reset	\$10,000,000.00	\$4,277,630.00	\$5,722,370.00

* 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

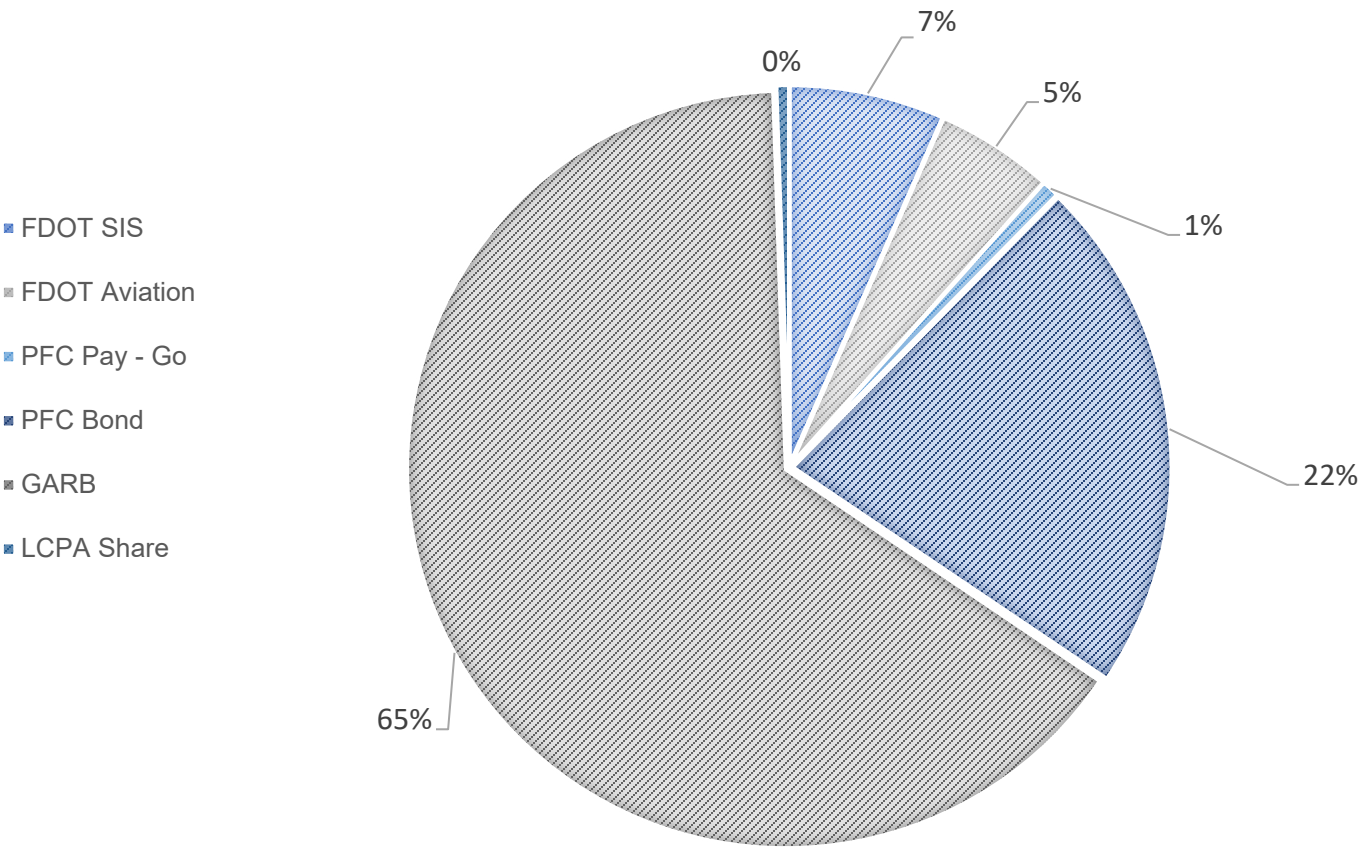
Arch and Strut Updates= \$262,140.00

Metal Panel Replacement = \$530,454.56

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

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

Funding Source



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.

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.

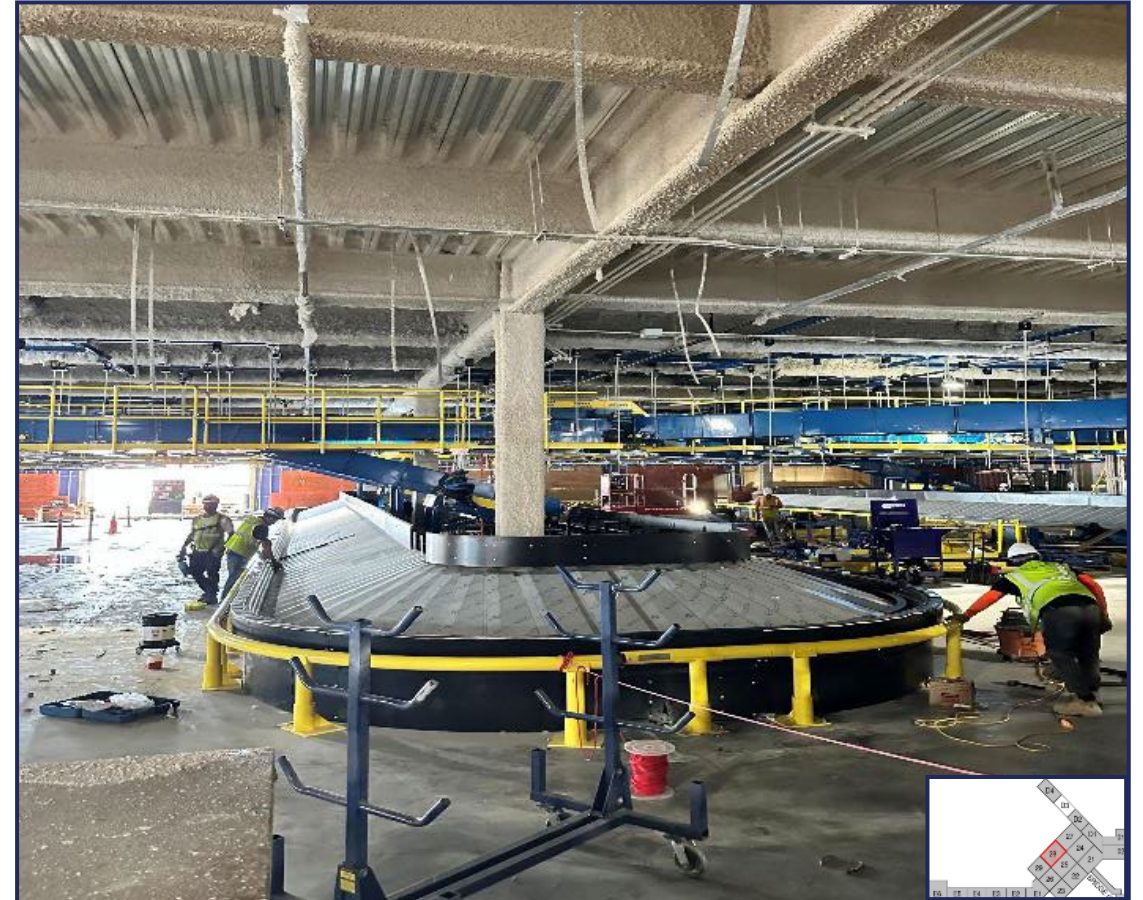
Key Work Items Completed Last Month

Capital Improvement Projects – TEP Phase 2



Drywall Installation in Zone E2 of Concourse E.

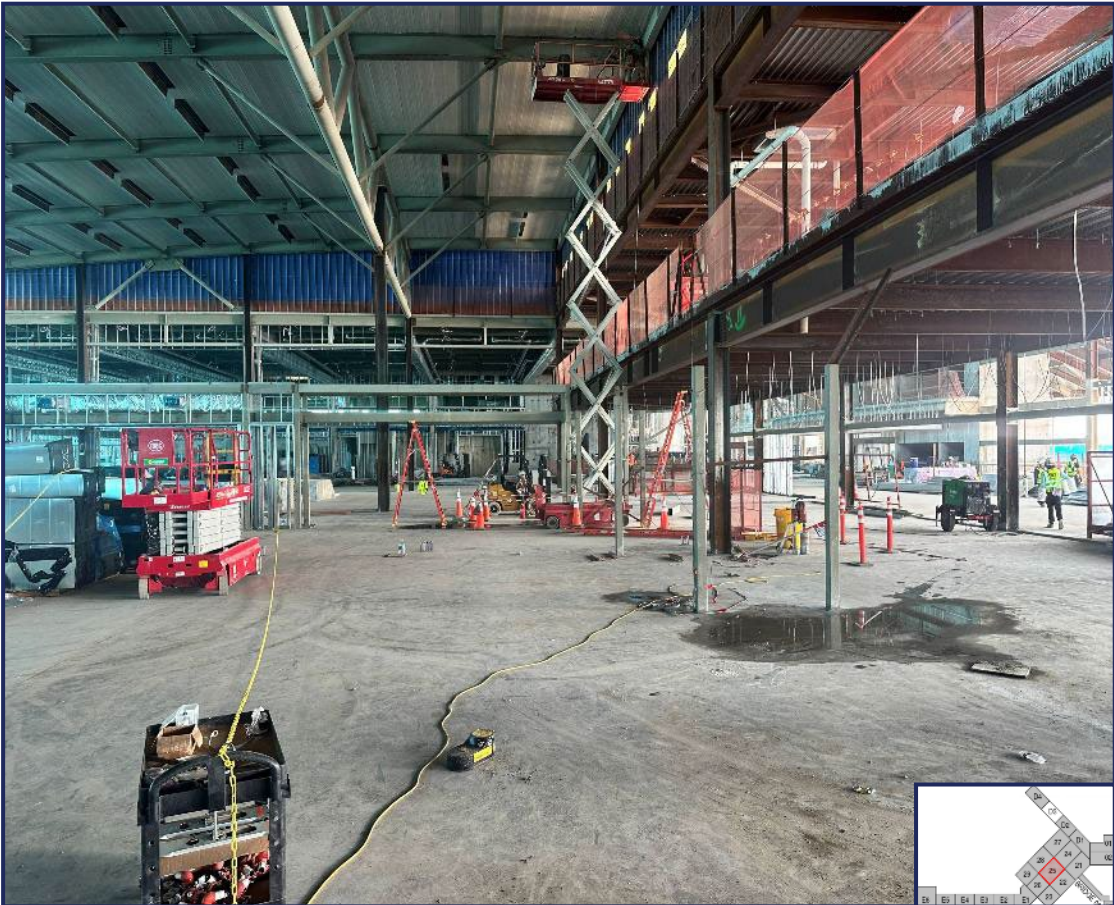
*as of
08.20.26



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

as of
08.31.26

Key Work Items Completed Last Month



Installation of Slab on Metal Deck for TSA Checkpoint
in Zone 25 of the Main Terminal.

*as of
08.20.26



Installation of Concrete Apron south of
Concourse E.

*as of
08.20.26

Key Work Items For Next Month

Work Items	Description
Roofing Installation	Roof dry-in and installation of electrical equipment on the low roof in Zone C of the Main Terminal.
Drywall	Complete drywall work in the TSA Office Areas located in Zone B of the Main Terminal.
Glass Doors at Exterior Exit Stairs	Installation of aluminum-framed glass doors at the exterior exit stairs located throughout Concourse E.
Gutter Installation	Installation of rain gutters at the roof in Zone D of the Main Terminal.
Outbound BHS Carrousel	Installation of the third Outbound BHS Carrousel.
Air Handler Startup in Concourse E	The startup of air handlers and HVAC assemblies in Concourse E
Clerestory Curtain Wall in the Mezzanine	Installation of the clerestory curtain wall located at the third-floor Mezzanine in the Main Terminal.

Milestone Schedule

#	Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	Total Float	Latest Start	Latest Finish	Gantt Chart																																		
										2025				2026				2027				2028																						
										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	[224165-043.MO-UL] RSW PHASE II																																											
2	MILESTONES																																											
3	Contract Milestones																																											
4	NTP	Notice to Proceed (NTP) - RSW Phase 2	0	0	01-Oct-24 A			24-Aug-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-Oct-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		05-Aug-26 A			23-Nov-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-1174	Airline Areas Turned Over for Tenant Airline Fitouts (NLT 01-Apr-27) (Float Based on Calendar Days)	0	0	01-Apr-27*		0	01-Apr-27		Airline Areas Turned Over for Tenant Airline Fitouts (NLT 01-Apr-27) (Float Based on Calendar Days)																																		
10	CO-MS-1173	Baggage Handling Area Needed for TSA Inspection Equipment Install Turned Over (NLT 01-Apr-27)(Float Based on Cal 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)																																		
11	SC	Substantial Completion (Float Based on Calendar Days)	0	0		27-Mar-28*	-179		29-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	28-Mar-28*		-179	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		22-May-28*	-174		30-Nov-27	Final Completion (Float Based on Calendar Days)																																		

-  - Baseline Milestone
-  - Updated Milestone

Milestone Schedule Cont.

#	Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	Total Float	Latest Start	Latest Finish	Gantt Chart																																															
										2025				2026				2027				2028																																			
										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									
102	CMA Third-Party Contractor Scopes Interfacing with CMGC Scope																																																								
103	Middlesex - Terminal Roadway Modifications - (Suffolk as CMA)																																																								
104	TRM1235	Construction of Triangular Elevated Slab for Terminal Roadway Modifications (Middlesex)	36	0	22-Sep-25 A	08-Jan-26 A		11-May-27	11-May-27	Construction of Triangular Elevated Slab for Terminal Roadway Modifications (Middlesex)																																															
105	TRM1230	Construction of Pedestrian Bridge No. 8 from Garage Elevator Tower to Terminal E (By Middlesex)	85	12	11-Feb-26 A	11-Sep-26	179	11-May-27	26-May-27	Construction of Pedestrian Bridge No. 8 from Garage Elevator Tower to Terminal E (By Middlesex)																																															
106	Ajax - Airside Concrete (by others) (Suffolk as CMA)																																																								
107	AP-199	Vehicle Service Road Relocation by Ajax Completed (Date to be Confirmed)	0	0		28-Aug-26*	217		08-Jul-27	Vehicle Service Road Relocation by Ajax Completed (Date to be Confirmed)																																															
108	Area 1-A																																																								
109	AP-107	Work Area 1A Apron Concrete - North - BP2 (Ajax)	212	0	01-Oct-25 A	26-Aug-26	36	15-Oct-26	15-Oct-26	Work Area 1A Apron Concrete - North - BP2 (Ajax)																																															
110	AP-111	Work Area 1A Apron Concrete - South - BP2 (Ajax)	148	48	05-Jan-26 A	02-Nov-26	0	26-Aug-26	02-Nov-26	Work Area 1A Apron Concrete - South - BP2 (Ajax)																																															
111	Area 1-B																																																								
112	AP-112	Work Area 1B Airside - BP2 (Ajax)	191	191	04-Jan-27*	30-Sep-27	-1	31-Dec-26	29-Sep-27	Work Area 1B Airside - BP2 (Ajax)																																															
113	Area 2																																																								
114	AP-206	Work Area 2 - BP2 (Ajax)	44	0	02-Sep-25 A	31-Oct-25 A		31-Oct-26	31-Oct-26	Work Area 2 - BP2 (Ajax)																																															
115	Area 3																																																								
116	AP-309	Work Area 3 - BP2 (Ajax)	63	63	03-May-27*	30-Jul-27	42	01-Jul-27	29-Sep-27	Work Area 3 - BP2 (Ajax)																																															
117	Area 4																																																								
118	AP-408	Work Area 4 - BP2 (Ajax)	43	47	27-Jul-26 A	30-Oct-26	62	23-Nov-26	01-Feb-27	Work Area 4 - BP2 (Ajax)																																															
119	Area 5																																																								
120	AP-508	Work Area 5 - BP2 (Ajax)	65	65	01-Feb-27*	30-Apr-27	269	22-Feb-28	22-May-28	Work Area 5 - BP2 (Ajax)																																															
121	Area 6a (Contingency Time)																																																								
122	AP-607	Work Area 6a - BP2 (Ajax)	43	43	31-Aug-26*	29-Oct-26	189	28-May-27	29-Jul-27	Work Area 6a - BP2 (Ajax)																																															
123	Area 6b (Contingency Time)																																																								
124	AP-609	Work Area 6b - BP2 (Ajax)	21	21	01-Sep-27*	30-Sep-27	-1	31-Aug-27	29-Sep-27	Work Area 6b - BP2 (Ajax)																																															
125	Oshkosh - Passenger Boarding Bridges																																																								
126	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 others)																																															
127	SUF-MS-1099	Start Passenger Boarding Bridge Fit-Checks (by others) - Concourse E	0	0	15-Sep-27		11	29-Sep-27		Start Passenger Boarding Bridge Fit-Checks (by others) - Concourse E																																															

-  - Baseline Milestone
-  - Updated Milestone

Project Financials*

Project	Total Project Budget**	Authorized to Date	Billings to Date**	% of Project Billed	% of Schedule Complete
Airside Improvements	\$82,769,546.89	\$82,769,546.89	\$23,230,218.07	28%	65%
Roadway Modifications	\$64,549,007.75	\$65,549,007.75	\$25,991,355.18	40%	63%
Passenger Boarding Bridges	\$20,397,258.68	\$20,397,258.68	\$6,827,503.95	34%	68%
Terminal-Concourse E/CUP	\$615,668,727.41	\$615,668,727.41	\$449,985,660.80	73%	66%

NOTES:

* Billings and Schedule percentages shown through August 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	\$6,743,723.96	\$74,654,785.05
All Project Elements (Owner Controlled Contingency)	\$25,181,605	\$10,152,275.19	\$15,029,329.81

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

Authorizations over \$100K, since April 2025, for All Project Elements total \$2,333,060.00 and includes:

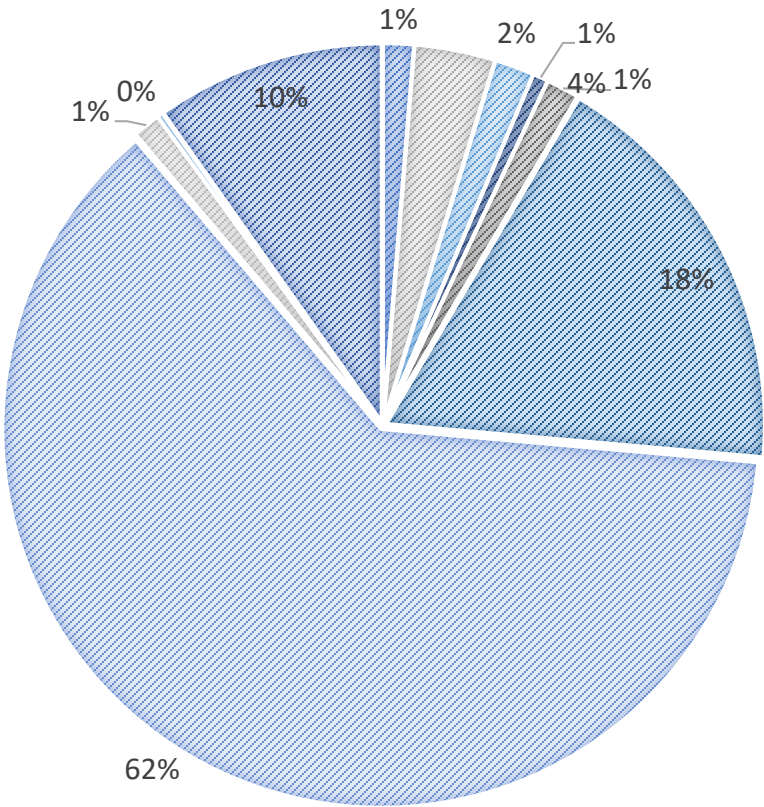
Suffolk – Reroute sanitary to avoid pile caps = \$193,972.00
 Suffolk – Steel change due to sanitary piping = \$419,167.00
 Suffolk – Misc. structural and door changes = \$398,565.00
 Suffolk – Structural steel at Bridge #8 = \$227,019.00
 Suffolk – Canopy soffit framing = \$145,609.00
 Suffolk – Reroute 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 GARB)



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)	\$666,082,881
LCPA	\$12,641,960
FDOT (Current)	\$2,518,313
FDOT (Covered by GARB)	\$104,464,997
Total	\$1,067,549,377



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 Airport Emergency Operations Center (AEOC), 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



The mechanical chiller was set in the mechanical yard.

*as of
08.24.26



The first lift of asphalt paving was completed.

as of
07.27.26

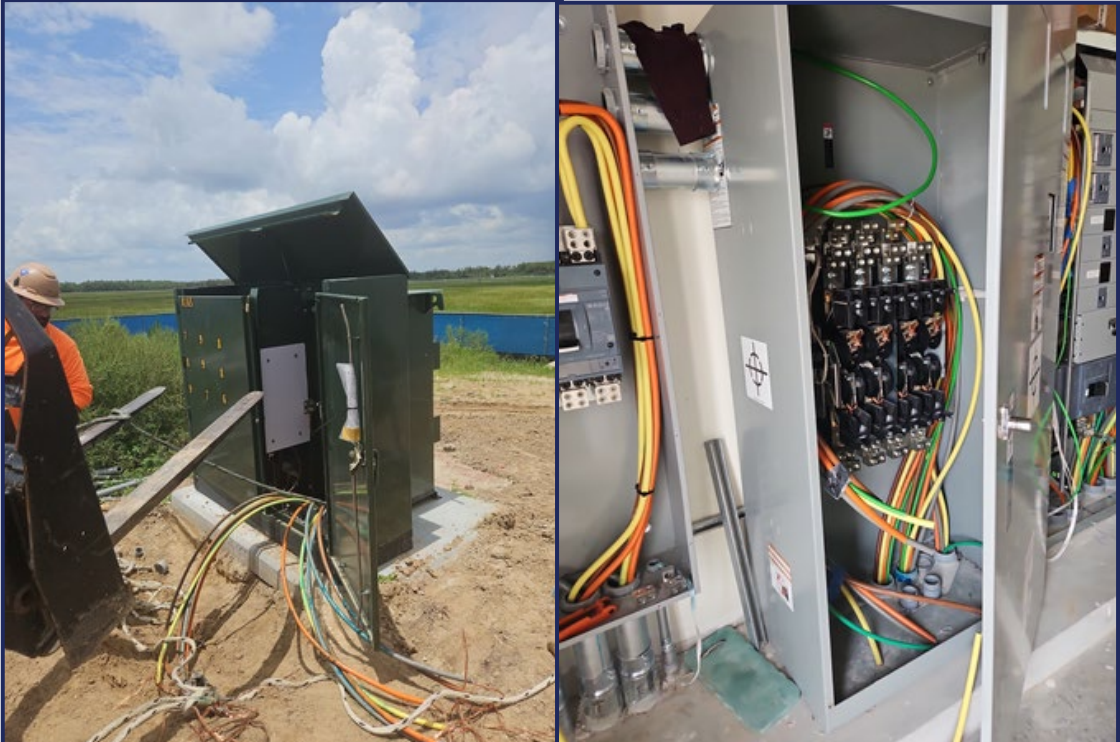
Key Work Items Completed Last Month

Capital Improvement Projects – Public Safety Building



Cable trays were installed and low voltage cabling was pulled throughout the building.

*as of
08.24.26



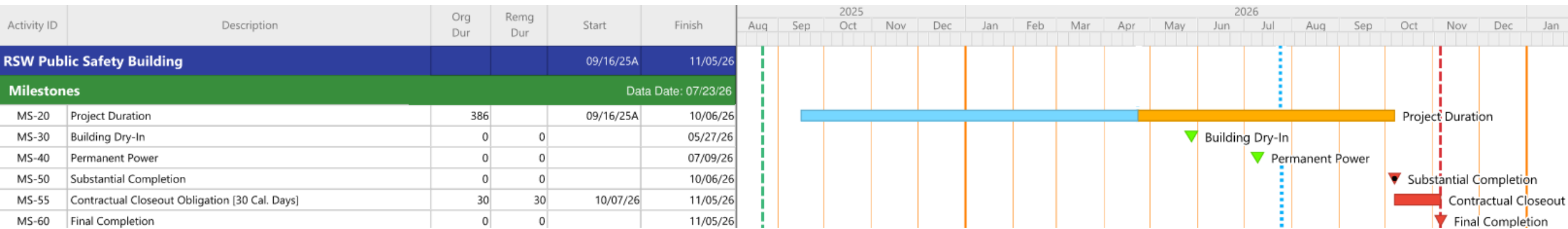
Primary and secondary wires were pulled to the transformer.

* as of
08.24.26

Key Work Items For Next Month

Work Items	Description
Mechanical/Electrical Systems	The startup of all mechanical and electrical systems is expected to take place next month.
Interior Finishes	Completion of acoustic ceilings, final painting and flooring finishes is expected to be completed next month.
Landscaping/Irrigation	The irrigation well was successfully completed. Completion of irrigation and landscaping is expected next month.
Architectural Metal Wall Panels	Installation of exterior metal wall panels has begun and is expected to be completed by the end of the month.
Asphalt	The final lift of asphalt for the parking lot is scheduled to be completed next month.

Milestone Schedule



Project Financials*



Project	Total Project Budget	Authorized to Date	Billed to Date	% of Project Billed	% of Schedule Complete
Total Project	\$ 13,490,775.38**	\$13,490,775.38	\$ 6,115,075.65**	45%	82%

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

** Construction Costs Only

Contingency Spending

Project	Budget	Authorized to Date*	Remaining
Original Contract Contingency	\$1,531,011.00	\$397,485.60	\$1,133,525.40

* Shows all authorized work including construction, design and inspection costs. This includes all authorizations over \$100k listed below.

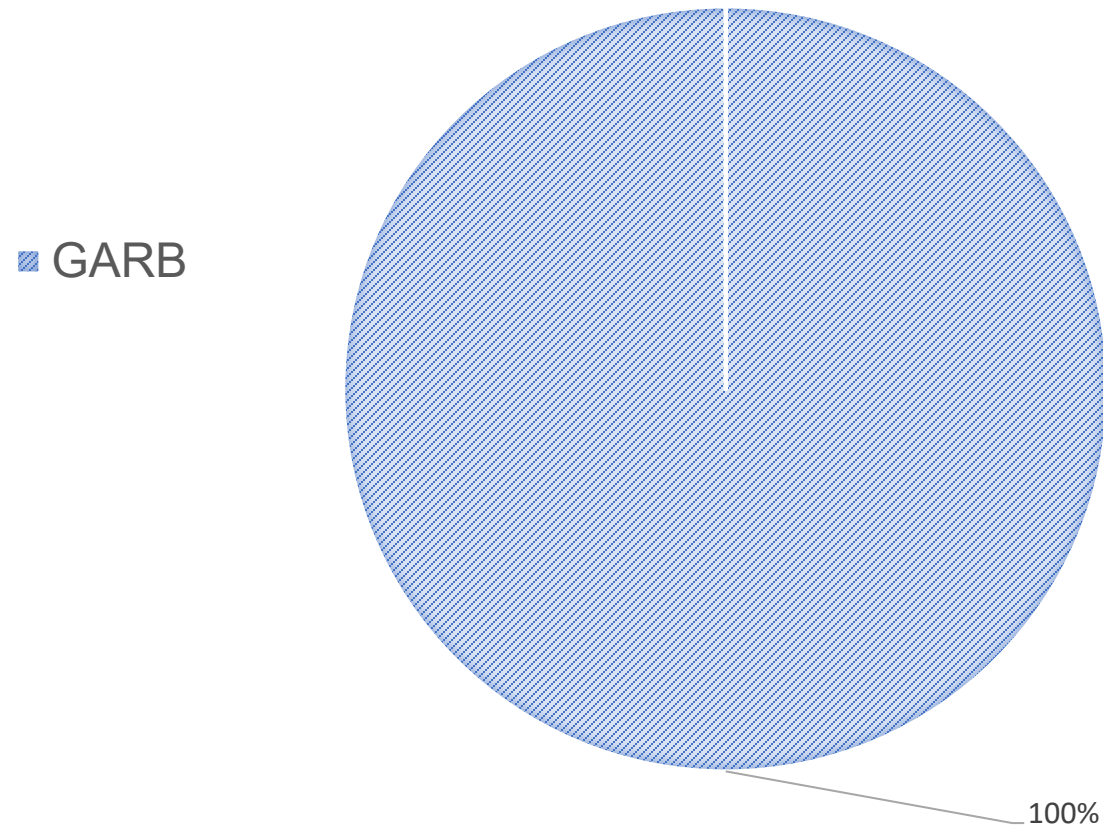
** Includes:

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

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

These costs are included in the "Authorized to Date" amount.

Funding Source



Project Funding

GARB \$13,513,760.66
Total \$13,513,760.66

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

Status Report **Concessions**

Prepared by LCPA



Concession Program Update

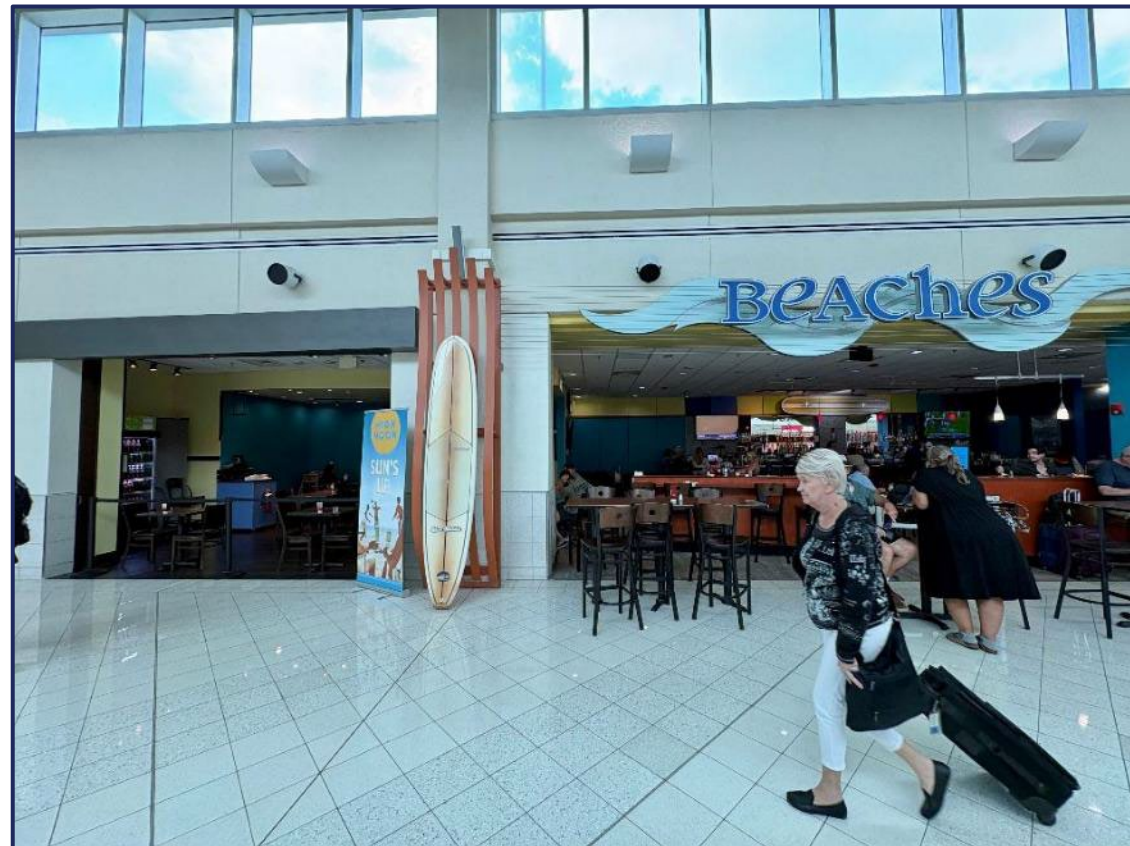


Current Projects

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

Beaches on Concourse B

- Expanded the restaurant 669 square feet, for a total of 2,814 square feet, to enhance the guest experience
- Second-largest restaurant at RSW



Boathouse Tiki Bar & Grill

Capital Improvement Projects – Concessions



- This will be a pre-security full bar and restaurant
- Completion planned for September 2026



Boathouse Tiki Bar & Grill

Capital Improvement Projects – Concessions

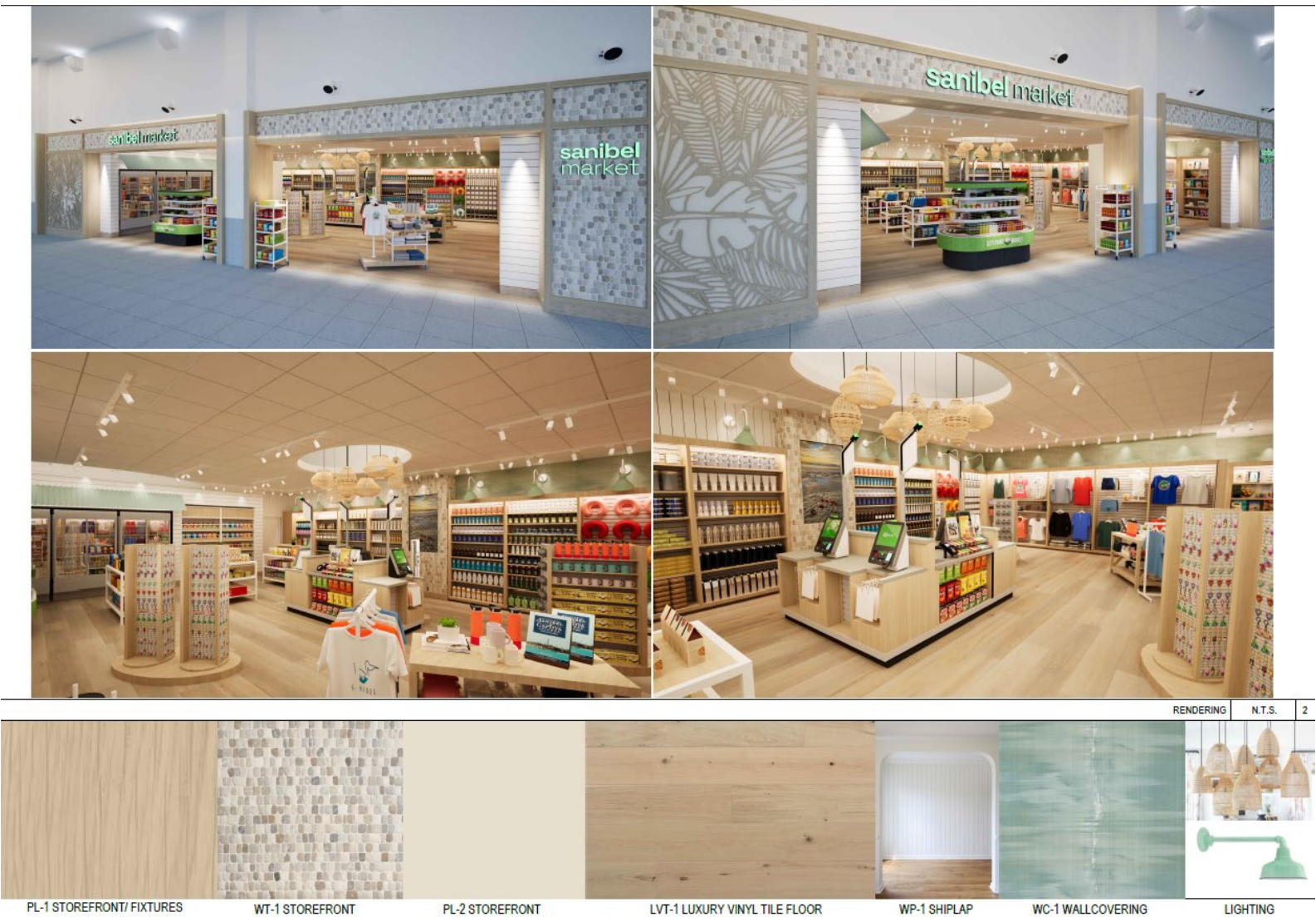


- Millwork is in the finishing stage



Sanibel Market on Concourse D

- Architectural Renderings



Sanibel Market on Concourse D

Capital Improvement Projects – Concessions



- Demo and framing in progress



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

Status Report **Communications**

Prepared by LCPA



Communications Report

External Communications	Delivery Method	Date
Weekly Meeting with Stakeholders		Ongoing
Posted July Report on Projects & Development website page – flylcpa.com/projects-and-development/	Website	8/7/2026
Prepare Construction Update for September Joint Board Meeting Workshop	Presentation	8/25/2026
Internal Communications	Delivery Method	Date
<i>What's Up!</i> Employee Newsletter		Bi-monthly
<i>What's Up!</i> Express (employee brief)		Bi-weekly
Signage	Delivery Method	Date
Discuss Roadway/Curbside/Terminal Signage Plan		Ongoing
Discuss Signage Plan for Pedestrian Bridge 5 Reopening with LCPA Maintenance (Sign Shop)		8/25/26