Monthly Construction, Concessions & Communications Report

As of Oct. 31, 2026



LEE COUNTY PORT AUTHORITY
Southwest Florida International Airport



Status Report
Terminal Expansion
Phase 1

Prepared by Parsons

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



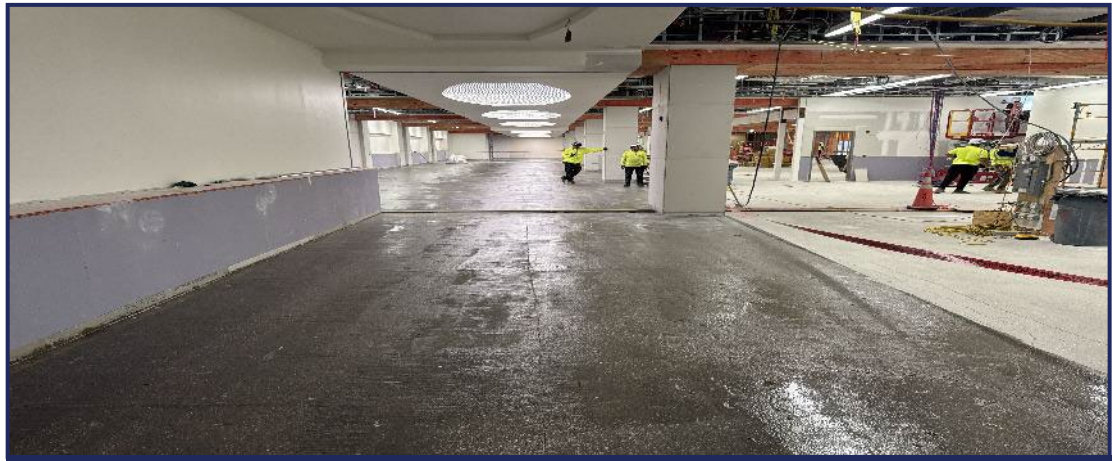
Central High Barrel Roof - Truss and Eyebrow Installation



Elevator 8 and 9 Lobby - Finishes and Trims



Curtainwall Erection ongoing on West side of Terminal Building

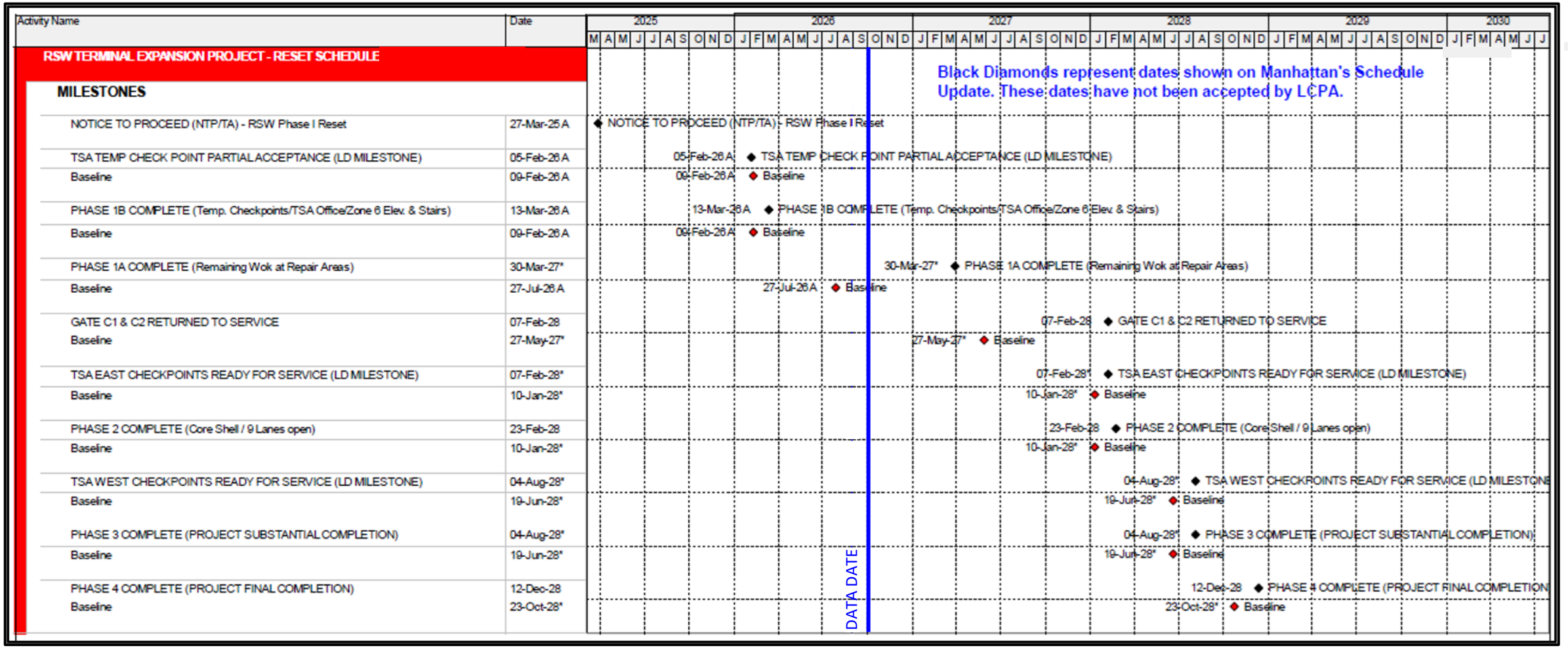


East Side, Consolidated Check – Drywall & Flooring Prep

Key Work To Be Performed Next Month

Item	Status
Airline Office Spaces	Closeout documentation to be issued
Elevator 8 & 9 Lobby (2nd Floor) to LCPA Administrative Offices	Pending closeout documentation and updated elevator certification
Parking Canopy	Closeout documentation to be issued
Structural Steel Work – High Trusses	High roof truss installation completed
Delta Sky Club	Structural steel erection started
West side exterior of Terminal Building	Curtainwall installation ongoing
East side exterior of Terminal Building	Curtainwall installation ongoing
Concourse B & D Atriums	-Column encasement ongoing -Overhead Utility rough-in ongoing
Mechanical Rooms 3rd Floor	Air handler ducts and drain pan being relocated
Mechanical Rooms 4th Floor	Air handlers being installed and undergoing coil coating preparation
Final Consolidated Checkpoint	Framing and Drywall ongoing

Schedule Progress



Legend

◆ Current

◆ Baseline

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

**Pending updated schedules with finalized pay applications from GC

***Bar Schedule is displayed in months

Project Snapshot*

Project	Total Construction Total Value	Authorized Value to Date (PAPP)	Billed to Date	% of Project Billed	% of Schedule Complete
Total Project	$588,856,113.59	$549,504,230.00	$440,672,839.63**	80%	70%

NOTES:

* Billings and Schedule percentages shown through Oct. 5, 2026, according to development spreadsheet. Billings always lag one month from date of this report.

** Construction Costs including Approved Contract Amendments as of latest pay application

Contingency Spending

Project	Budget	Authorized to Date*	Remaining
Construction Contingency Pre- Reset	$28,610,700	$17,833,420	$10,777,280
CM/GC In-Contract Contingency	$28,000,000	$4,224,039	$23,775,961
Construction Contingency Post Reset	$10,000,000	$4,304,270	$5,695,730

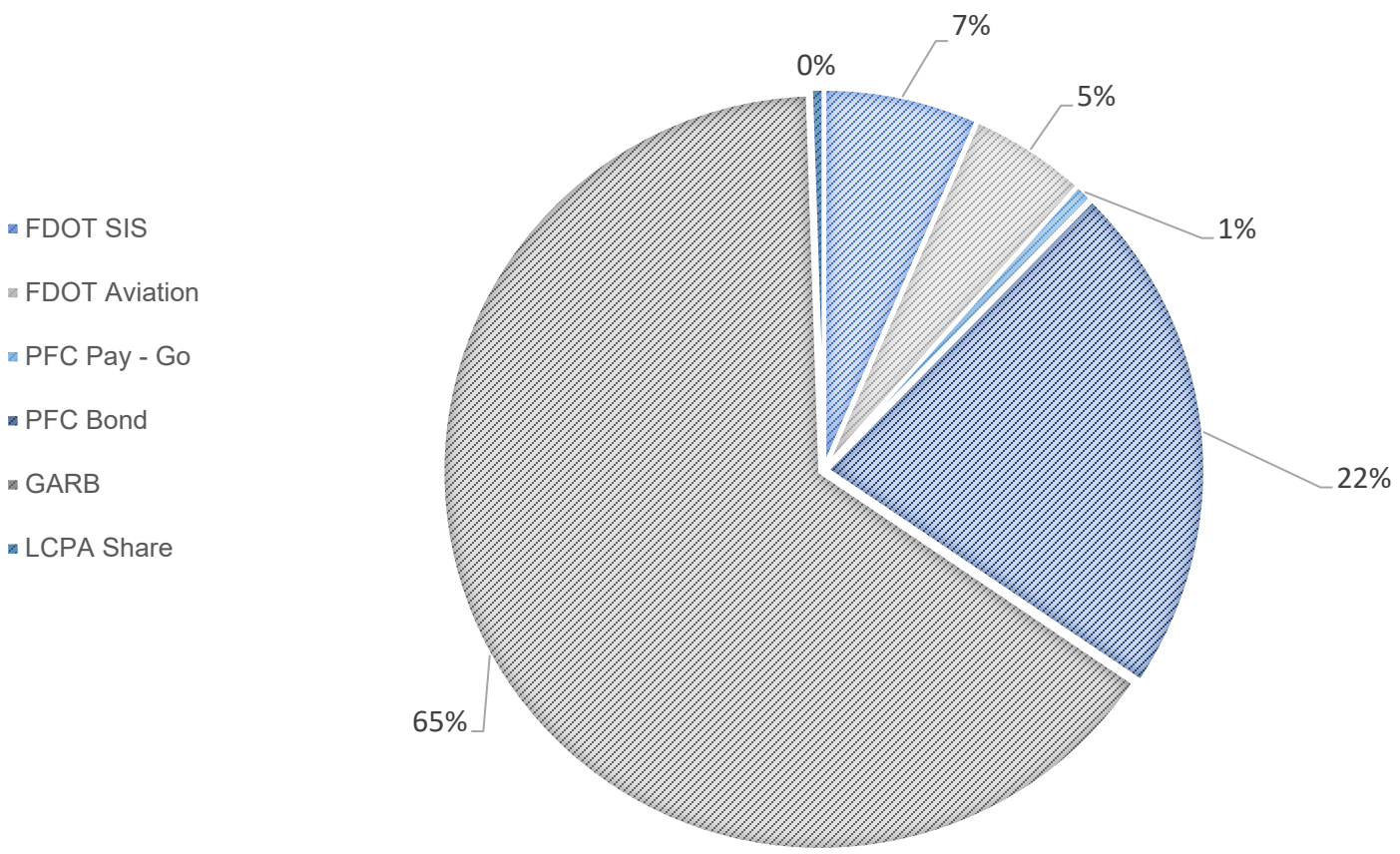
* Includes construction, design, inspection and IT costs as of Oct. 30, 2026, according to Development Spreadsheet.

** 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
Roof Light Poles on C2 Mechanical Rooms= $113,274.00

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**



Status Report
Terminal Expansion
Phase 2

Prepared by Jacobs

Jacobs

Project Description

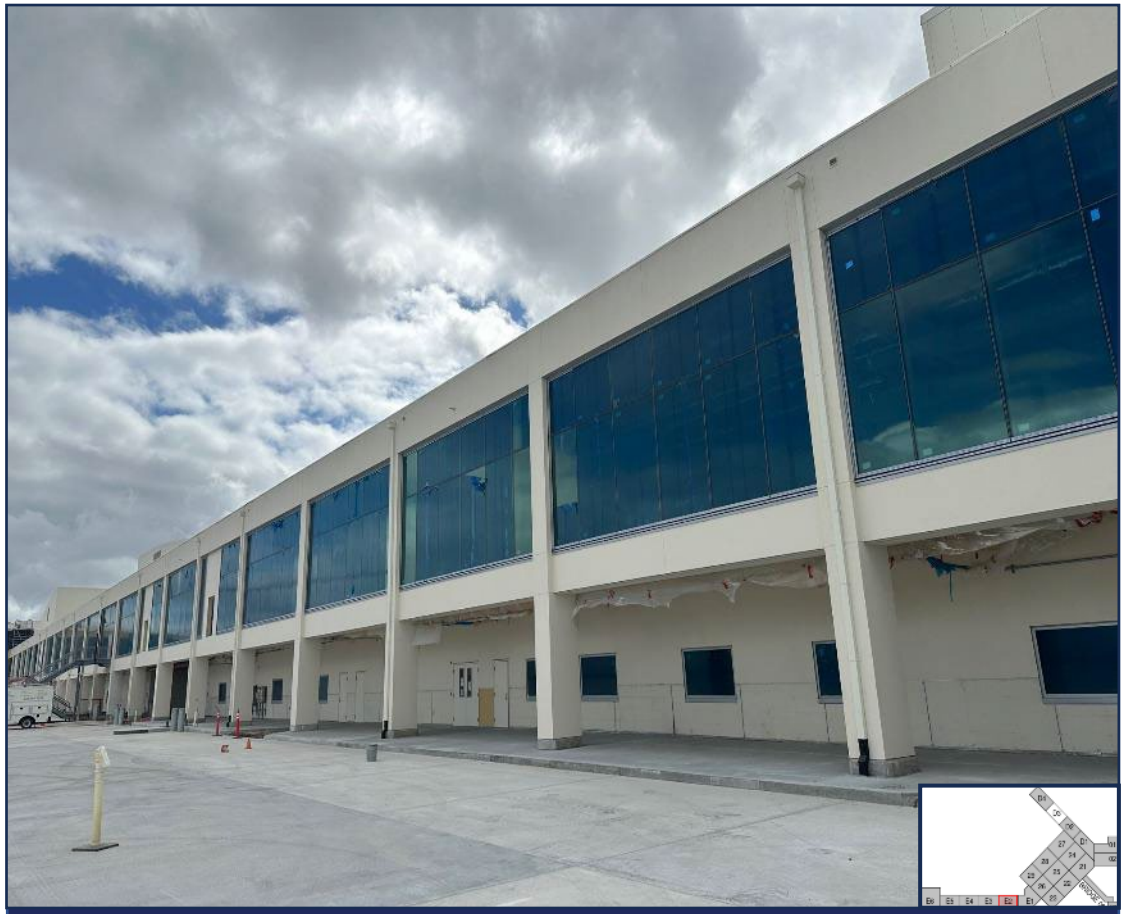
1. **Terminal-Concourse E/CUP:** The project consists of the expansion of the Main Terminal, construction of a new Concourse E, expansion of the Chiller Plant and addition of Elevator Tower #8 at the existing parking garage. The new approximately 500,700-square-foot facility will include additional holdroom 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

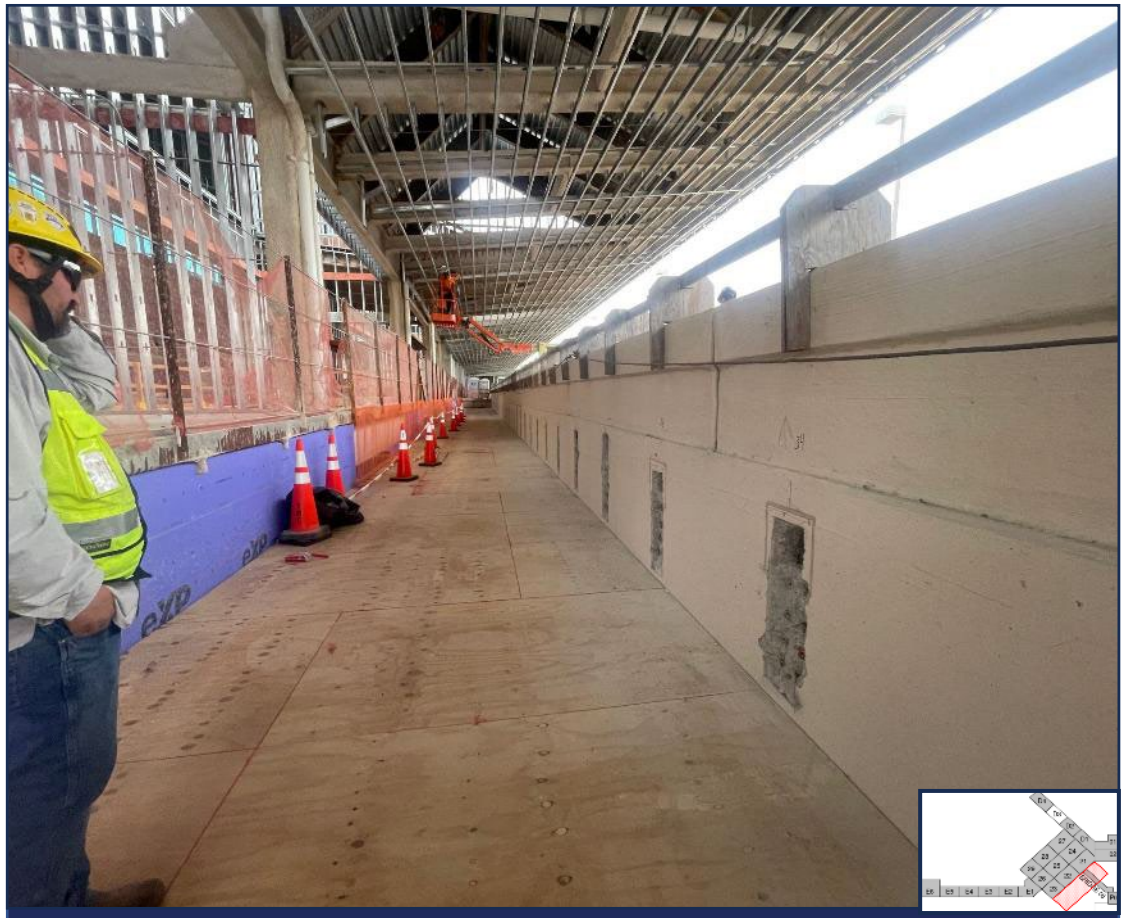


Exterior Finishing of the North Side of Concourse E *as of 10.23.26



Installation of Mechanical Louvers for the Mechanical Penthouse in Zone E6 of Concourse E as of 10.23.26

Key Work Items Completed Last Month



Preparation for PT Duct Installation located at the North end of the West Infill

*as of 10.30.26



Installation of Concrete Apron located in Area 6A

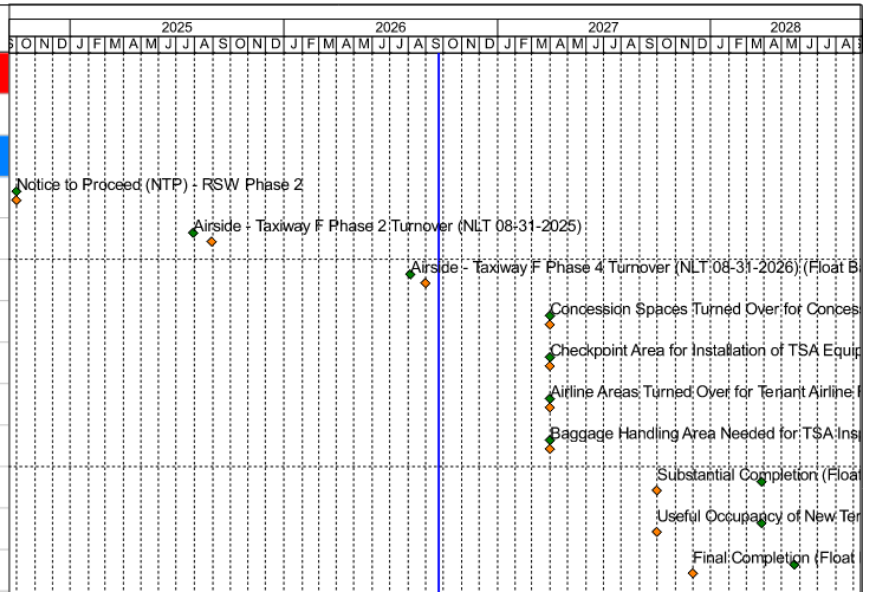
as of 10.30.26

Key Work Items For Next Month

Work Items	Description
Mechanical Penthouse Louvers	Installation of louvers for mechanical penthouses located throughout Concourse E and the Main Terminal
Mechanical Penthouse Metal Panels and Roof	Installation of pre-insulated metal panels and roof for the Main Terminal Mechanical Penthouse
Exterior Stucco and Paint	Application of stucco and paint to the exterior façade of Concourse E
BHS Outbound Carrousel	Installation of the third BHS Outbound Carrousel in the Main Terminal
Terrazzo Installation	Terrazzo mockup and installation in the Departures level of the Main Terminal
HVAC and Lighting	Installation of overhead HVAC Ductwork and Light Fixtures throughout the Departures level of the Main Terminal
Conduit for Emergency Generator	Underground Conduit Installation for the secondary emergency generator located on the apron between Concourse Zone E1 and Main Terminal Zone 23
Post Tensioning	Post Tensioning of the West Infill for the Roadway Improvements project

Milestone Schedule

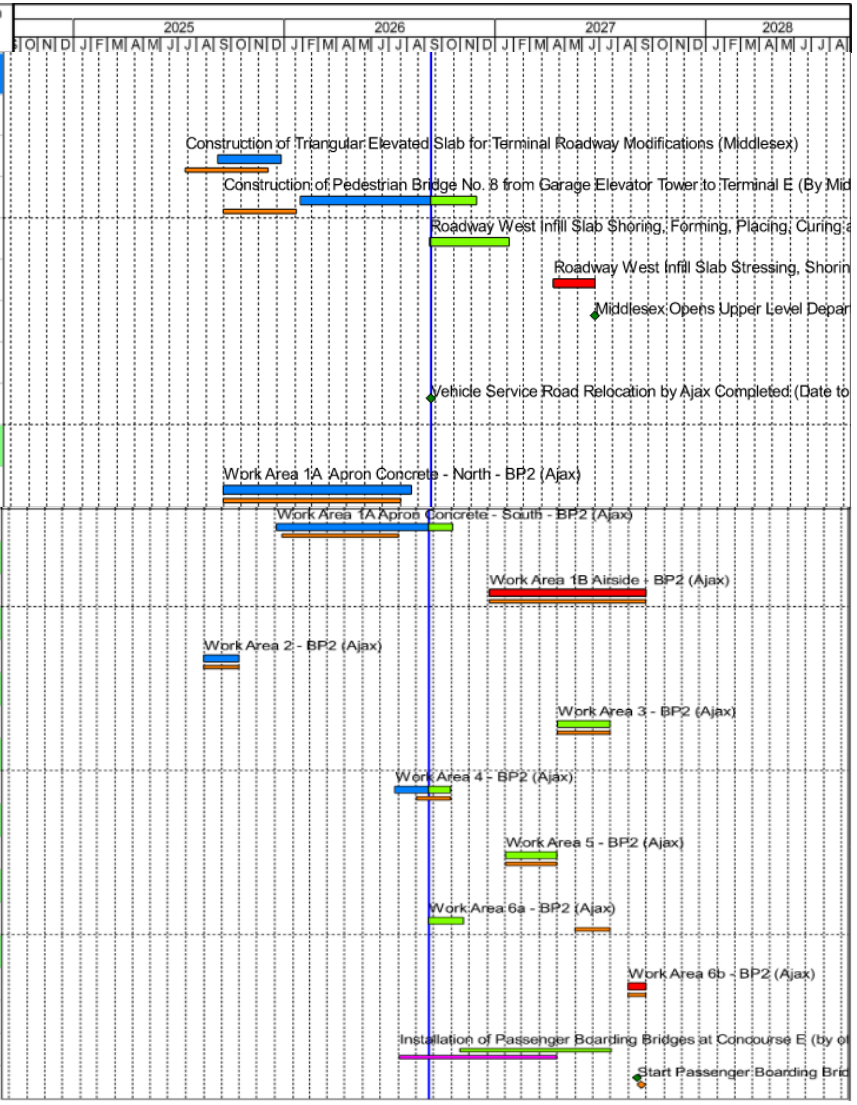
#	Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	Total Float	Latest Start	Latest Finish
1	[224165-045.MO-UL] RSW PHASE II								
2	MILESTONES								
3	Contract Milestones								
4	NTP	Notice to Proceed (NTP) - RSW Phase 2	0	0	01-Oct-24 A			14-Aug-26	
5	CO-MS-1176	Airside - Taxiway F Phase 2 Turnover (NLT 08-31-2025)	0	0		29-Jul-25 A			31-Oct-26
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			22-Dec-26
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	
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	
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	
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	
11	SC	Substantial Completion (Float Based on Calendar Days)	0	0		27-Mar-28*	-179		29-Sep-27
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	
13	FC	Final Completion (Float Based on Calendar Days)	0	0		22-May-28*	-174		30-Nov-27



- Baseline Milestone
- Updated Milestone

Milestone Schedule Cont.

#	Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	Total Float	Latest Start	Latest Finish
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		19-Feb-27	19-Feb-27
105	TRM1230	Construction of Pedestrian Bridge No. 8 from Garage Elevator Tower to Terminal E (By Middlesex)	85	54	11-Feb-26 A	09-Dec-26	103	19-Feb-27	05-May-27
106	TRM1240	Roadway West Infill Slab Shoring, Forming, Placing, Curing and Stripping (By Middlesex)	95	93	21-Sep-26 A	04-Feb-27	54	10-Dec-26	21-Apr-27
107	TRM1245	Roadway West Infill Slab Stressing, Shoring Removal and Completion Tasks (By Middlesex)	50	50	22-Apr-27*	01-Jul-27	0	22-Apr-27	01-Jul-27
108	TRM1250	Middlesex Opens Upper Level Departure Lanes	0	0		01-Jul-27*	0		01-Jul-27
109	Ajax - Airside Concrete (by others) (Suffolk as CMA)								
110	AP-199	Vehicle Service Road Relocation by Ajax Completed (Date to be Confirmed)	0	0		23-Sep-26*	201		08-Jul-27
111	Area 1-A								
112	AP-107	Work Area 1A Apron Concrete - North - BP2 (Ajax)	212	0	01-Oct-25 A	20-Aug-26 A		13-Nov-26	13-Nov-26
113	AP-111	Work Area 1A Apron Concrete - South - BP2 (Ajax)	148	29	05-Jan-26 A	02-Nov-26	9	06-Oct-26	13-Nov-26
114	Area 1-B								
115	AP-112	Work Area 1B Airside - BP2 (Ajax)	191	191	04-Jan-27*	30-Sep-27	-1	31-Dec-26	29-Sep-27
116	Area 2								
117	AP-206	Work Area 2 - BP2 (Ajax)	44	0	02-Sep-25 A	31-Oct-25 A		31-Oct-26	31-Oct-26
118	Area 3								
119	AP-309	Work Area 3 - BP2 (Ajax)	63	63	03-May-27*	30-Jul-27	42	01-Jul-27	29-Sep-27
120	Area 4								
121	AP-408	Work Area 4 - BP2 (Ajax)	43	28	27-Jul-26 A	30-Oct-26	62	22-Dec-26	01-Feb-27
122	Area 5								
123	AP-508	Work Area 5 - BP2 (Ajax)	65	65	01-Feb-27*	30-Apr-27	269	22-Feb-28	22-May-28
124	Area 6a (Contingency Time)								
125	AP-607	Work Area 6a - BP2 (Ajax)	43	43	23-Sep-26*	20-Nov-26	173	28-May-27	29-Jul-27
126	Area 6b (Contingency Time)								
127	AP-609	Work Area 6b - BP2 (Ajax)	21	21	01-Sep-27*	30-Sep-27	-1	31-Aug-27	29-Sep-27
128	Oshkosh - Passenger Boarding Bridges								
129	PBB113	Installation of Passenger Boarding Bridges at Concourse E (by others)	180	180	16-Nov-26	02-Aug-27	0	16-Nov-26	02-Aug-27
130	SUF-MS-1099	Start Passenger Boarding Bridge Fit-Checks (by others) - Concourse E	0	0	15-Sep-27		11	29-Sep-27	



- Baseline Milestone
- Updated Milestone

Project Financials*

Project	Total Construction Contract Value***	Authorized to Date (PAPP)	Billed to Date**	% of Project Billed	% of Schedule Complete
Airside Improvements	$82,769,546.89	$82,769,546.89	$32,576,358.35	39%	70%
Roadway Modifications	$64,816,567.53	$64,527,160.32	$40,197,005.65	62%	70%
Passenger Boarding Bridges	$20,397,258.68	$20,397,258.68	$6,827,503.95	34%	74%
Terminal-Concourse E/CUP	$620,915,314.07	$617,135,042.30	$467,088,511.47	76%	71%

NOTES:

* Billings and Schedule percentages shown through October 2026 according to Development Spreadsheet. Billings always lag one month from date of this report.
** Construction Costs including approved contract amendments as of latest pay application
*** Construction Contract Value includes approved contract amendments as of the report's date. Numbers will fluctuate and will not always match Authorized to date PAAP amount.

Contingency Spending

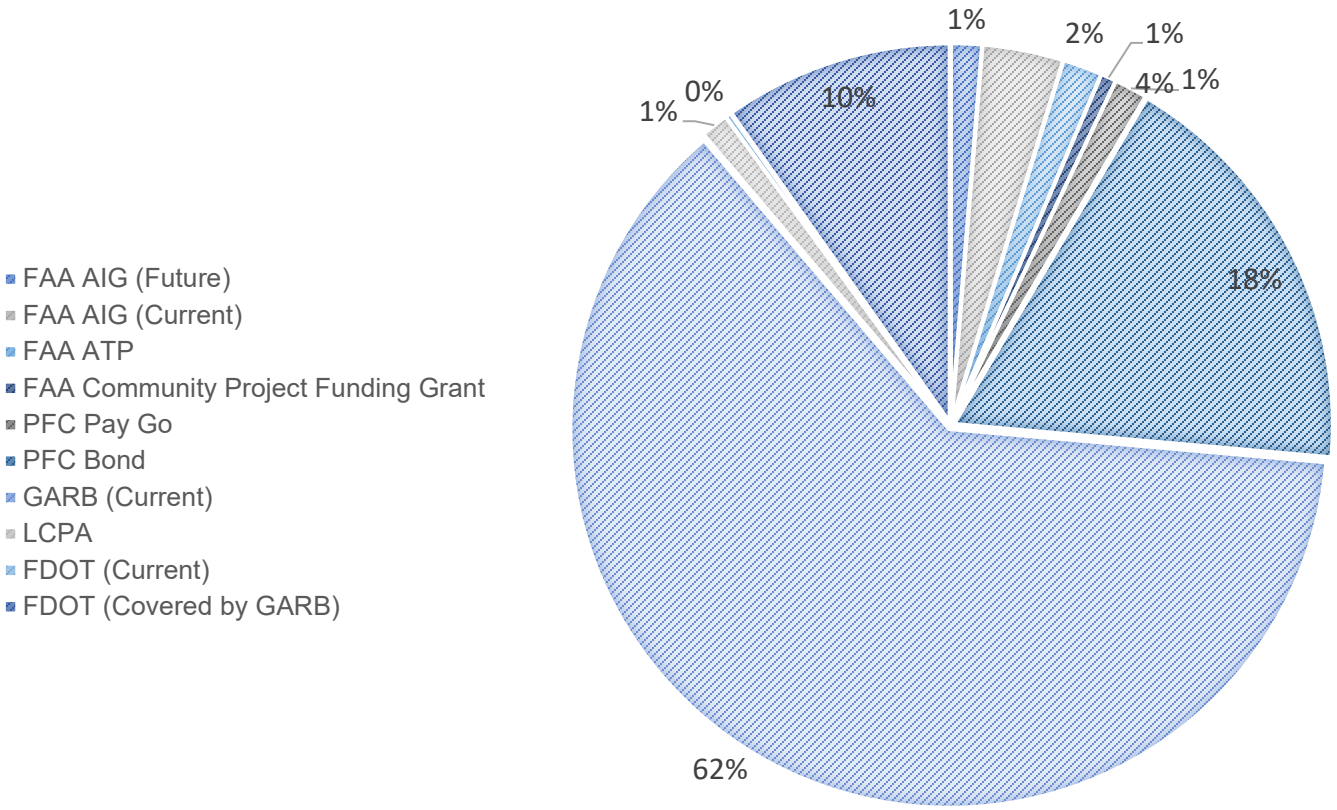
Project	Budget	Authorized to Date*	Remaining
In-Contract Owner Controlled Contingency	$81,398,509	$11,616,008	$69,782,501
Owner Controlled Contingency	$25,181,605	$10,949,945	$14,731,660

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

Authorizations over $100K, since April 2025 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
Suffolk – Installation of AV Infrastructure Between BHS Control Room and BHS Server Room = $129,514.46
Suffolk – Installation of Exterior Wall Assemblies = $106,606.53
Suffolk – Installation of 3,500 LF of 12-inch curb / thickened concrete edge for Concourse E sidewalk = $225,474.99
Suffolk – Replacement of Existing Fire Protection System for Legacy BHS = $390,230.82
Suffolk – Removal of 4 Existing Air Distribution Assemblies and Installation of 6 Fans in Legacy BHS = $397,194.00
Suffolk – Slab Transition along T15 – Departure Level = $194,964.04
Suffolk – Holdroom Furniture Revisions = $481,125.17
Suffolk – Exterior Glass at Exterior Automatic Sliding Doors = $137,875.97
Suffolk – Fiber Optic Cabinet = $196,591.11
Suffolk – Fiber Duct Bank Relocation = $100,000
Suffolk – Additional Valves for Domestic Water Lines = $174,733.42
Suffolk – Terrazzo Floor Sealant and Finishing = 327,685.81
Suffolk – TSA Checkpoint ASM Access Flooring = $1,517,896.91
Suffolk – TSA Office and Airside Lounge = $860,735.73

Funding Source



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



The video walls in the Airport Emergency Operations Center and Airport Operations Control Center (AirComm) rooms were completed.

*as of 10.24.26



Terrazzo flooring was completed in the front lobby.

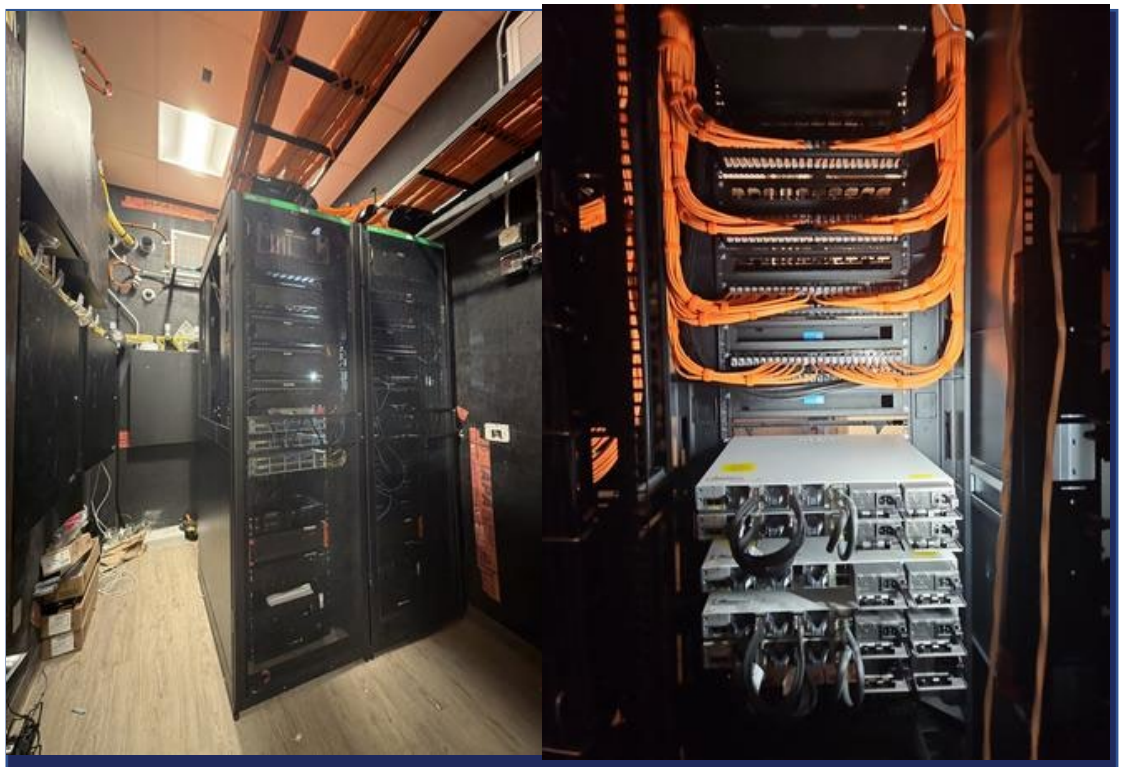
as of 10.24.26

Key Work Items Completed Last Month



Architectural ceilings were completed within the building.

*as of 10.24.26



Fiber was spliced, cabling was completed and network switches were installed, bringing connectivity within the building online.

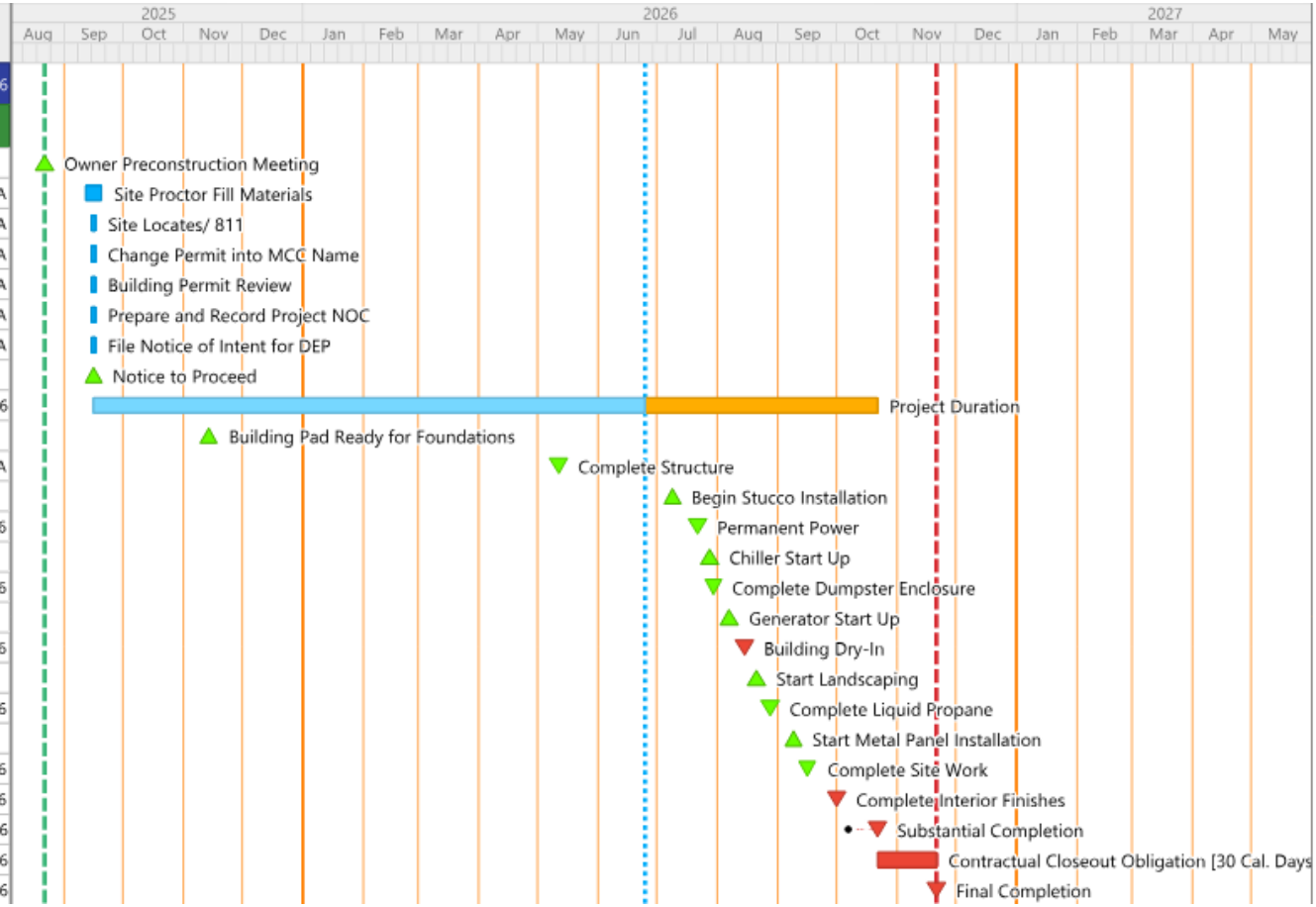
* as of 10.24.26

Key Work Items For Next Month

Work Items	Description
Punch List	Complete all remaining items on the punch list
Project Closeout	Complete closeout obligations and documentation
Programming and Configuration	Support LCPA IT and Systems in the programming, configuration and verification of applicable building systems
Owner Training	Complete owner training sessions with LCPA personnel for applicable building systems.

Milestone Schedule

Activity ID	Description	Org Dur	Remg Dur	Start	Finish
RSW Public Safety Building		320	105	08/22/25A	11/20/26
Milestones				Data Date: 09/21/26	
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	401	119	09/16/25A	10/21/26
MS-25	Building Pad Ready for Foundations	0	0	11/14/25A	
523	Complete Structure	0	0		05/11/26A
329	Begin Stucco Installation	0	0	07/09/26	
MS-40	Permanent Power	0	0		07/21/26
412	Chiller Start Up	0	0	07/28/26	
346	Complete Dumpster Enclosure	0	0		07/29/26
337	Generator Start Up	0	0	08/07/26	
MS-30	Building Dry-In	0	0		08/14/26
215	Start Landscaping	0	0	08/21/26	
355	Complete Liquid Propane	0	0		08/27/26
635	Start Metal Panel Installation	0	0	09/09/26	
240	Complete Site Work	0	0		09/15/26
970	Complete Interior Finishes	0	0		09/30/26
MS-50	Substantial Completion	0	0		10/22/26
MS-55	Contractual Closeout Obligation [30 Cal. Days]	30	30	10/23/26	11/22/26
MS-60	Final Completion	0	0		11/22/26



Project Financials*

Project	Total Project Budget	Authorized Value to Date	Billed to Date	% of Construction Billed	% of Schedule Complete
Total Project	$13,490,775.38**	$ 13,490,775.38	$ 10,725,263.67**	80%	95%

*Billings and Schedule percentages shown through Oct. 1, 2026 according to the Development spreadsheet. Billings always lag one month from date of this report.

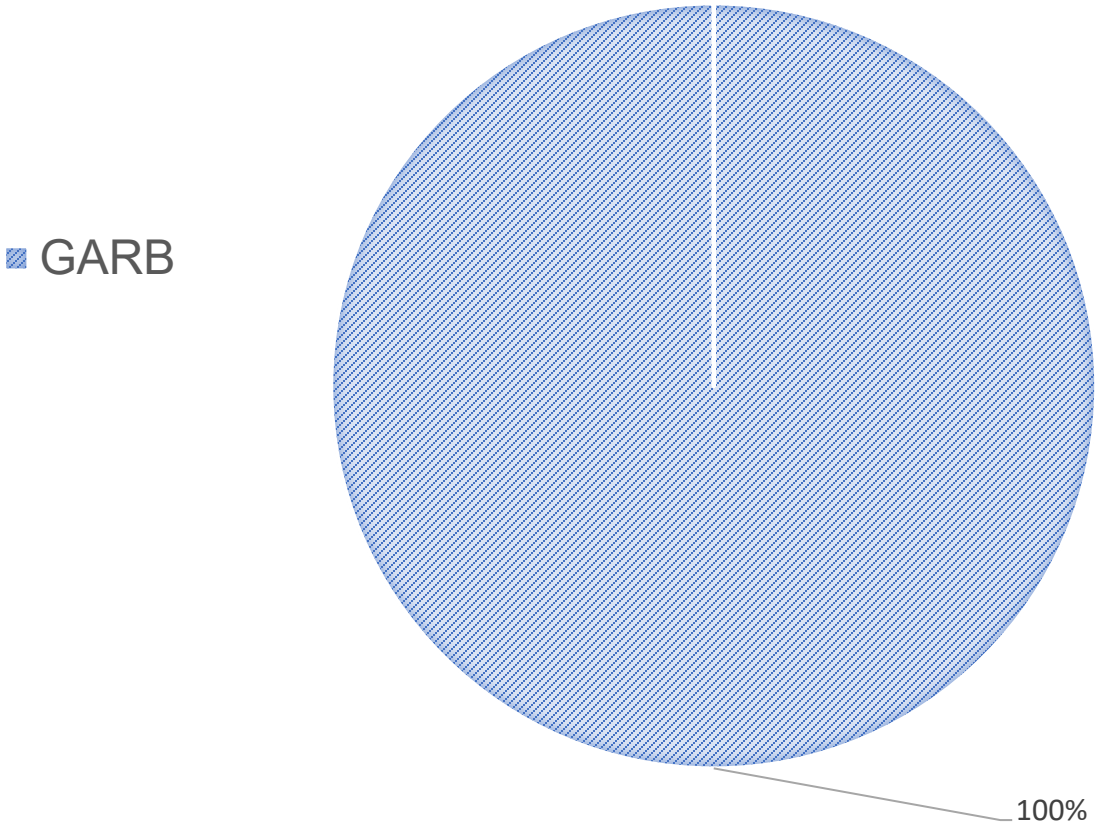
** Construction Costs including approved contract amendments as of latest pay application

Contingency Spending

Project	Budget	Authorized to Date*	Remaining	Authorizations over $100K since March 2025
Original Contract Contingency	$1,531,011.00	$588,236.59	$942,774.41	$345,904.87**

* 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:$13,704,511.65
Total $13,704,511.65



Status Report
Concessions

Prepared by LCPA

LEE COUNTY PORT AUTHORITY

Concession Program Update

Current Projects

Concept Name	Location	New/Remodel	Estimated Start	Anticipated Opening	Status
Boat House Tiki Bar & Grill	Main	New	Summer 2026	October 2026	Opened Oct. 6, 2026
Sanibel Market	D	Remodel	Summer 2026	October 2026	Opened Oct. 23, 2026

Boat House Tiki Bar & Grill

This pre-security bar and restaurant is now open.





Boat House Tiki Bar & Grill





Boat House Tiki Bar & Grill

Ease of ordering with a QR code and new apparel offerings





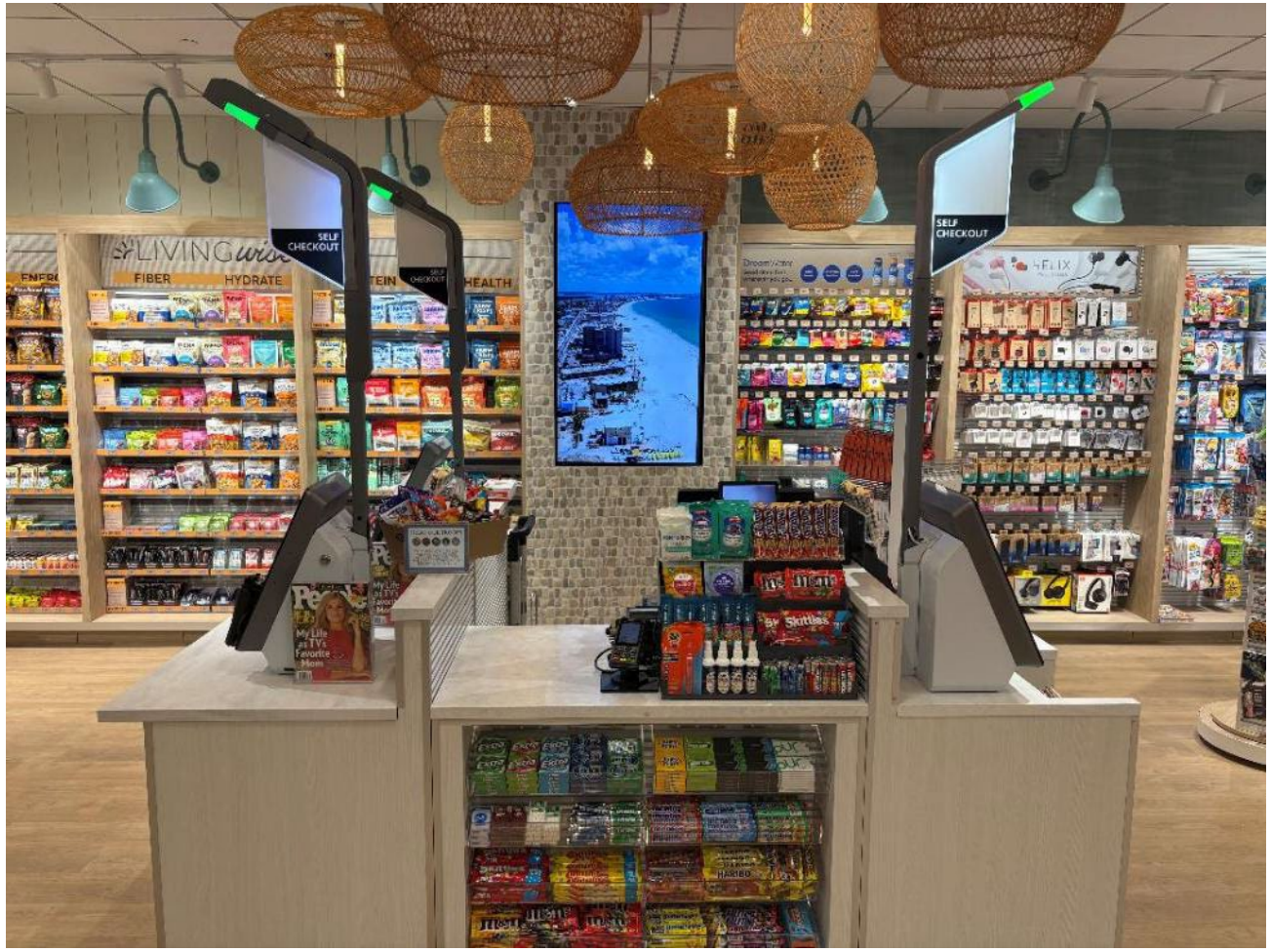
Sanibel Market on Concourse D

This retail shop is now open. In its first weekend open, it had $24K in sales.



Sanibel Market

Added three self-checkout kiosks to enhance the passenger experience



Sanibel Market

New elevated products in gourmet and gifts







Sanibel Market

New amenities for our passengers who want a healthy food choice. There is a Living Wise Healthy Choice 12-ft wall section.





Status Report
Communications

Prepared by LCPA

LEE COUNTY PORT AUTHORITY

Communications Report

External Communications	Delivery Method	Date
Weekly Meeting with Stakeholders		Ongoing
Posted September Report on Projects & Development website page – flylcpa.com/projects-and-development/	Website	10/9/2026
Held local media tour for Terminal Expansion Phase 2/Concourse E		10/29/2026
Internal Communications	**Delivery Method**	**Date**
What's Up! Employee Newsletter	Email	Bi-monthly
What's Up! Express (employee brief) – Included Boat House Opening on 10/6/2026	Email	Bi-weekly
Distributed COIN #26-12 – Elevator for LCPA Offices	Email	10/27/2026
Signage	**Delivery Method**	**Date**
Discuss Roadway/Curbside/Terminal Signage Plan		Ongoing
Discuss Signage Plan for Pedestrian Bridge 5 Reopening with LCPA Maintenance (Sign Shop)		IP
Social Media	**Delivery Method**	**Date**
Posted about 10/6 Opening of Boat House Tiki Bar & Grill in main terminal	Meta & LinkedIn	10/6/2026
Posted about Manhattan Topping Out Ceremony for Terminal Expansion Phase 1	Meta & LinkedIn	10/14/2026