



MARCH 2025

Southwest Florida International Airport and Page Field

Monthly Project Summary Report



PITTSBURGH, PENNSYLVANIA

...ON THE COVER

Pittsburgh, Pennsylvania (direct, non-stop destination from RSW)

For the culture seeker, budding historian, sports enthusiast and urban adventurer, there's no place quite like Pittsburgh, Pennsylvania. It's one of the most historic and culture-rich cities in the USA with its foundation dating back to the mid-1700s. Pittsburgh is a destination that posts impressive numbers, too: 90 distinct neighborhoods, 40 craft breweries, 29 world-class colleges and universities, a 14-block Cultural District, nine James Beard semifinalist chefs in 2018 alone, four Carnegie Museums and four professional sports teams. To top it all off, Pittsburgh boasts one of the most Instagram-worthy skylines in the country.

No visit to Pittsburgh is complete without a ride on one of the restored 1800s inclines to the top of Mount Washington. There are plenty of great restaurants to choose from on top of this former "Coal Hill" and each has stunning views of downtown (especially beautiful at night). It's one of the best places to snap photos of the skyline. Funiculars were the 19th century's transit of choice for getting from the bottom of a steep hill to the top. Most people don't know what they are, probably because there are currently less than a dozen that are still operational in the United States. Two still remain: the Duquesne Incline and the Monongahela Incline. The latter is the oldest and steepest incline in the United States. The Mon Incline, as locals call it, was added to the U.S. National Register of Historic Places in 1974.

A stunning collection of museums and historical buildings exists on six acres of gardens at The Frick. From fine art exhibitions to the Car and Carriage Museum, this complex offers a glimpse into the life of Henry Clay Frick. Henry Clay Frick was an American industrialist, financier, and art patron. He founded the H. C. Frick & Company coke manufacturing company, was chairman of the Carnegie Steel Company and played a major role in the formation of the giant U.S. Steel manufacturing concern. He later built the Neoclassical Frick Mansion in Manhattan (now designated a U.S. National Historic Landmark), and upon his death donated his extensive collection of old master paintings and fine furniture to create the celebrated Frick Collection and art museum.

Explore the beauty and wonders of nature at Phipps Conservatory and Botanical Gardens, encompassing 15 acres including the historic 14-room glasshouse and 23 distinct gardens. Experience breathtaking seasonal flower shows, exclusive commissioned exhibits, immersive Tropical Forest, renowned orchid and bonsai collections, industry-leading sustainable architecture and green practices, fun family activities and much more.

Relax at Point State Park, a peaceful green space in the heart of downtown where the Monongahela, Allegheny, and Ohio rivers converge. Explore the park's historic monuments and enjoy a picnic by the iconic fountain. Point State Park sprawls across 36 acres in downtown Pittsburgh. It opened in 1974. The Park is well-known for its iconic fountain, in addition to remains of Pittsburgh's two oldest buildings, Fort Pitt and Fort Duquesne. Pittsburgh is THE Sports City – Aptly named the City of Champions, it is home to three widely-known professional sports teams – the Steelers, Penguins and Pirates – each with its own dynamic history of world championships, incredible moments and hall of fame players.



LEE COUNTY PORT AUTHORITY

March 18, 2025

Mr. Noel Andress
Airports Special Management Committee
Lee County Port Authority
11000 Terminal Access Road, Suite 8671
Fort Myers, Florida 33913

Dear Mr. Andress:

Attached is the Southwest Florida International Airport and Page Field Airport Monthly Project Summary for the month of March 2025. This report is prepared by the Lee County Port Authority Development Division each month and reflects the current status of work efforts, schedules and budgets for ongoing projects.

If you have any questions regarding any of the attached information, please do not hesitate to contact me.

Respectfully,

LEE COUNTY PORT AUTHORITY

Emily M. Underhill

Emily M. Underhill, P.E., A.A.E.

Deputy Executive Director, Development

EMU/rrt

cc: Airports Special Management Committee

Steven C. Hennigan, C.M., A.C.E., Executive Director of Lee County Port Authority

Mark R. Fisher, A.A.E., Senior Deputy Executive Director of Development & Aviation

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RSW Mitigation Park Land Management Year III



COST / BUDGET

Consultant: Passarella & Associates, Inc.
Contractor: Owen-Ames-Kimball Co.
Start Date: 12/2024
Completion Date: 06/30/2024 (Construction Phase)

Project Description:

The 7,000-acre award-winning Airport Mitigation Park exists to compensate for wetland impacts associated with the construction of the Midfield Terminal Complex and future Parallel Runway at RSW. This is Year III of a multi-year land management strategy. The project includes initial and follow up treatments to eradicate invasive exotic vegetation, maintenance of fence/boundary lines & trails, and restoration of fire containment lines. The project was split into four units to be completed simultaneously: Flint Pen Strand, Imperial Marsh North, Imperial Marsh South and Fence/Trails/Firelines Maintenance. This large-scale land management project will provide important ecological benefits and is necessary for permit compliance.

Project Status:

Maintenance work in Flint Pen Strand, Imperial Marsh South and the Trails is approximately 50% complete. However, due to high water, we are not able to complete the two treatments each that were planned in Imperial Marsh North and South. As part of our adaptive strategy, the treatment of 2 areas are being substituted for other areas that are accessible with similar exotic coverages and combining those treatments into one treatment event in each unit.

Total Project Budget:	\$3,170,379.00
Total Authorized to Date:	\$5,755.00
Remaining Balance to Finish:	\$3,164,624.00
FAA Grants:	\$0.00
FDOT Grants:	\$0.00
LCPA Funds:	\$3,170,379.00
Other Funds:	\$0.00



RSW Public Safety Building



Consultant: Schenkel-Shultz
CM/GC: Half Acres

Start Date: 11/03/2022
Completion Date: 07/19/2024 (Design Phase)

Project Description:

The proposed Lee County Port Authority (LCPA) Public Safety Building will cover approximately 15,000 square feet and is designed to serve multiple functions and occupants, including several entities currently located within the passenger terminal. This strategic relocation aims to enhance space utilization and reduce costs. The new facility will house the Airport Police Department (APD), the Authority Airport Emergency Operations Center (AEOC), and a backup AirCom Center. Additionally, the site will be designed with future expansion in mind, allowing for potential growth and adaptation as needs evolve.

Project Status:

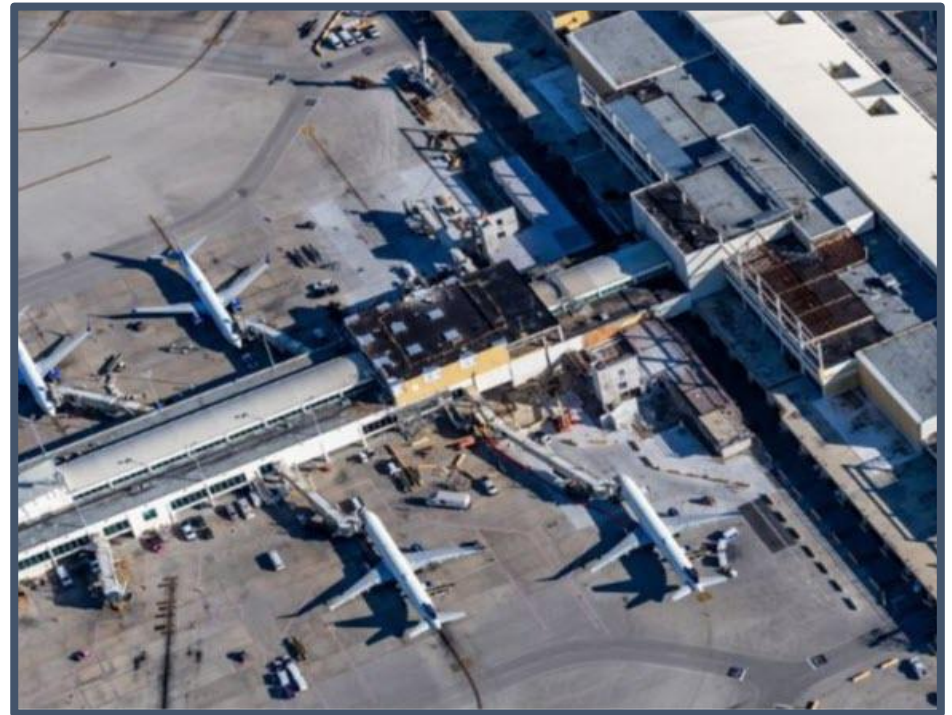
LCPA's recommendation for construction bid award will be presented at the next Board meeting.

COST / BUDGET

Total Project Budget:	\$15,000,000.00
Total Authorized to Date:	\$1,212,308.00
Remaining Balance to Finish:	\$13,787,692.00
FAA Grants:	\$0.00
FDOT Grants:	\$0.00
LCPA Funds:	\$1,212,308.00
Other Funds:	\$0.00



RSW Terminal Building Expansion Phase I



Consultant: Atkins North America, Inc.
CM/GC: Manhattan Construction (Florida), Inc.

Start Date: 10/1/2021
Completion Date: TBD (Construction Phase)

Project Description:

The terminal expansion project includes extending the north side of the terminal to create a connector between the 3 existing concourses, consolidating the Transportation Security Administration (TSA) security checkpoints, and providing additional public seating and hold room areas. Reassigned TSA leased administration spaces, concession areas, advertising displays, renovation of the existing loading dock area, non public airport administration spaces, business Sky Lounge and new Airport Communications (AirComm) hub. Also, the construction of a stand-alone remote loading dock building that has mechanical and low voltage interface with the Terminal.

Project Status:

Concrete pouring of sidewalks located on the east side at Gate C1 has been completed. Micropiles have been completed and equipment has been demobilized. The demolition near mechanical rooms has started as well. Demolition has started on the 4th floor mechanical room located on the west side at Gate C2. Demolition work on the 3rd floor mechanical rooms is scheduled to begin in early March. Installation of structural steel and tubes in zone 6 stairwell and elevator 15 will commence once fabrication has been completed. In the terminal zone C2 mechanical room and Sky Club area, the structural roof work continues with hurricane preparation as well as exterior repairs.

COST / BUDGET

Total Project Budget:	\$331,586,401.00
Total Authorized to Date:	\$325,229,839.00
Remaining Balance to Finish:	\$6,356,562.00
FAA Grants:	\$0.00
FDOT Grants:	\$78,531,887.00
LCPA Funds:	\$246,697,952.00
Other Funds:	\$0.00

RSW Terminal Building Expansion Phase I (Continuation)



Roof Repair



Stairwell, Slab on Grade and sidewalks

Project Status (continuation):

Floor 1 (Arrivals Level):

At Zone 6, stairwell and horizontal door area, the contractor has been approved to resume with slab work. Zone 15, arrival level operations spaces, bathroom finishes in Operations area installed. At the new TSA offices location, micropiles installation for new column support has been completed. Then reinstall mechanical-electrical-plumbing (MEP) utilities and walls which had been removed in preparation for the micropile installations. Preparations have started for the temporary checkpoint at Concourse C checkpoint.

Floor 2 (Departures Level):

Departure level slab forming in Zone 15 was evaluated and determined to require repairs.



RSW Terminal Building Expansion Phase II - D2 & D4 Gates



Consultant: Atkins North America, Inc.
CM/GC: Suffolk

Start Date: 01/04/2024
Completion Date: 11/30/2024 (Construction Phase)

Project Description:

The scope of work for this project includes relocating Gates D2 and D4 to the end of existing Concourse D. The relocated gates will be named D9 and D11. The construction includes relocation of two (2) passenger boarding bridges (PBB) plus associated mechanical, electrical, and communications/IT systems and additional fuel pits. Also included in the project are the modifications needed inside Concourse D in order to serve the 2 new gates D9 and D11 at the end of the concourse.

Project Status:

The Gates relocation and Spirit Airline Operation Space is completed and operational. Minor miscellaneous punch list items to be completed and the project is in the process to be close-out

COST / BUDGET

Total Project Budget:	\$13,033,887.00
Total Authorized to Date:	\$11,551,561.00
Remaining Balance to Finish:	\$1,482,326.00
FAA Grants:	\$0.00
FDOT Grants:	\$0.00
LCPA Funds:	\$11,551,561.00
Other Funds:	\$0.00



RSW Terminal Building Expansion Phase II - Concourse E

Consultant: Atkins North America, Inc.
CM/GC: Suffolk

Start Date: 10/01/2024
Completion Date: 12/01/2027 (Construction Phase)

Project Description:

Expansion of the RSW passenger terminal to accommodate the addition of 14 airline gates. The project consists of numerous project elements including, but not limited to, main terminal expansion, new Concourse E construction, chiller replacement and expansion, airside improvements (taxiways and apron), landside roadway and terminal curb modifications, a new Transportation Security Administration (TSA) checkpoint, airport concessions, hydrant fueling system, and other components.

Project Status:

Piles installation for the terminal and Concourse E are ongoing. Locating and removal of existing utilities continues. Underground work for all MEP trades in terminal area and new concourse continues. Temporary Air Operations Area (AOA) fence and guard shack was installed and access control is ongoing. Demolition of the pedestrian bridge #2 structure has been completed. Palm tree removal is in progress along the east side and at the pedestrian bridge #2 location. Work on the removal of existing light poles and demolition of light pole bases continues. Removal of overhead signs and demolition of existing planters, curbs, sidewalks, and kiosks at the arrival outer lanes and Rental Car Customer Service building started in February.



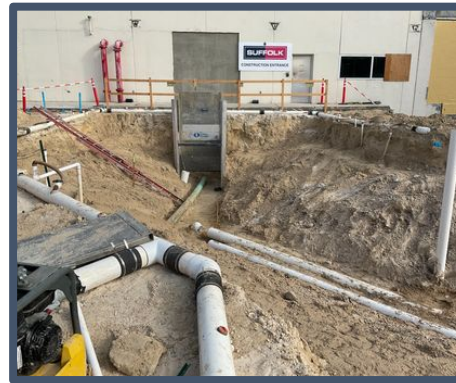
COST / BUDGET

Total Project Budget:	\$1,067,549,376.00
Total Authorized to Date:	\$836,219,352.00
Remaining Balance to Finish:	\$231,330,024.00
FAA Grants:	\$39,997,872.00
FDOT Grants:	\$80,000,000.00
LCPA Funds:	\$716,221,480.00
Other Funds:	\$0.00

RSW Terminal Building Expansion Phase II - Concourse E



Auger Piles installation



Underground Utilities Installation





Page Field South Quadrant Hangars and Ramp



Consultant: AECOM
CM/GC: Owen Ames Kimball Co.
Start Date: 4/17/2023
Completion Date: 4/5/2025(Construction Phase)

Project Description:

The South Quad Hangars and Ramp Phase 1 project at Page Field Airport involves the rehabilitation of aircraft ramps and taxi lanes, the demolition and construction of a new General Aviation Center (GAC) along with the demolition and construction of new T Hangars and Box Hangars which will be used for current and future tenants at Page Field.

Project Status:

The contractor is paving the roads and areas around the hangar buildings. Punch list was completed on all Hangar Buildings. Occupancy of buildings is anticipated to take place during the month of April.

COST / BUDGET

Total Project Budget:	\$39,003,367.00
Total Authorized to Date:	\$36,986,909.00
Remaining Balance to Finish:	\$2,016,458.00
FAA Grants:	\$4,615,269.00
FDOT Grants:	\$16,185,820.00
LCPA Funds:	\$16,185,820.00
Other Funds:	\$0.00



Page Field Powers Consulting Group Hangar

Consultant: Quattrone & Associates, Inc
Contractor: Better Buildings, Inc.

Start Date: 11/30/2023
Completion Date: 06/01/2025 (Construction Phase)

Project Description:

Powers Consulting Group, LLC has leased a 28,575 square foot parcel of land at Page Field. This private corporate hangar will be located on the north side of the airport between Taxiway B and Terminal Drive. The 10,625 square foot building will have an 9,500 square foot hangar and 1,125 square feet of office space.

Project Status:

Steel erection and framing is in progress. The side panels have started to go up as well. The concrete block building attached to the hangar continues with roofing and interior framing for the various rooms. The site debris has been cleaned up as the project continues.



TENANT PROJECT