Monthly Construction, Concessions & Communications Report

As of March 31, 2026



LEE COUNTY PORT AUTHORITY
Southwest Florida International Airport



Monthly Status Report
Terminal Expansion
Phase 1

Prepared by Parsons

PARSONS

Project Snapshot

Project	Total Project Budget	Billings to Date	% of Project Billed	% of Schedule Complete
Total Project	$ 588,856,113.62	$ 395,459,859.37	72.37 %	66.99 %

NOTES:

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

- Data represents Construction Costs Only

- % of Project Billed is based on Authorized Amount

Current Noteworthy Items

Item	Status
Airline Office Spaces	Pending completion, should be completed by July 2026
Parking Canopy	Pending solve fence issue for delivery
Structural Steel	Completed except for H-frames; epic deck install began March 24, 2026
Terminal Ceiling Preliminary Phase 2 Assessment	To be continued as Phase 2 Demolition work
Tug Lanes	-Final beam poured on hollow core deck -Tug lane pending roadway repairs
T3 Truss Structural Work	Structural work ongoing on east side
Zones 5 and 6 (New Elevator Core and Stairwell)	Completed and in operation by LCPA
Zone 16 (TSA Offices)	TSA move-in successfully completed
Zone 7 (Concourse C atrium entrance)	Demolition is in progress
Zone 15 Generator Relocation	Generator will be operational mid-April 2026

Contingency Spending

Project	Budget	Authorized to Date*	Remaining
Original Construction Contingency	$28,610,700.00	$20,721,412.14	$7,889,287.86
Original CM/GC Contract Contingency	$28,000,000.00	$1,480,143.68	$26,519,856.32
A&E/CEI/PSS Contingency	$10,000,000.00	$0.00	$10,000,000.00

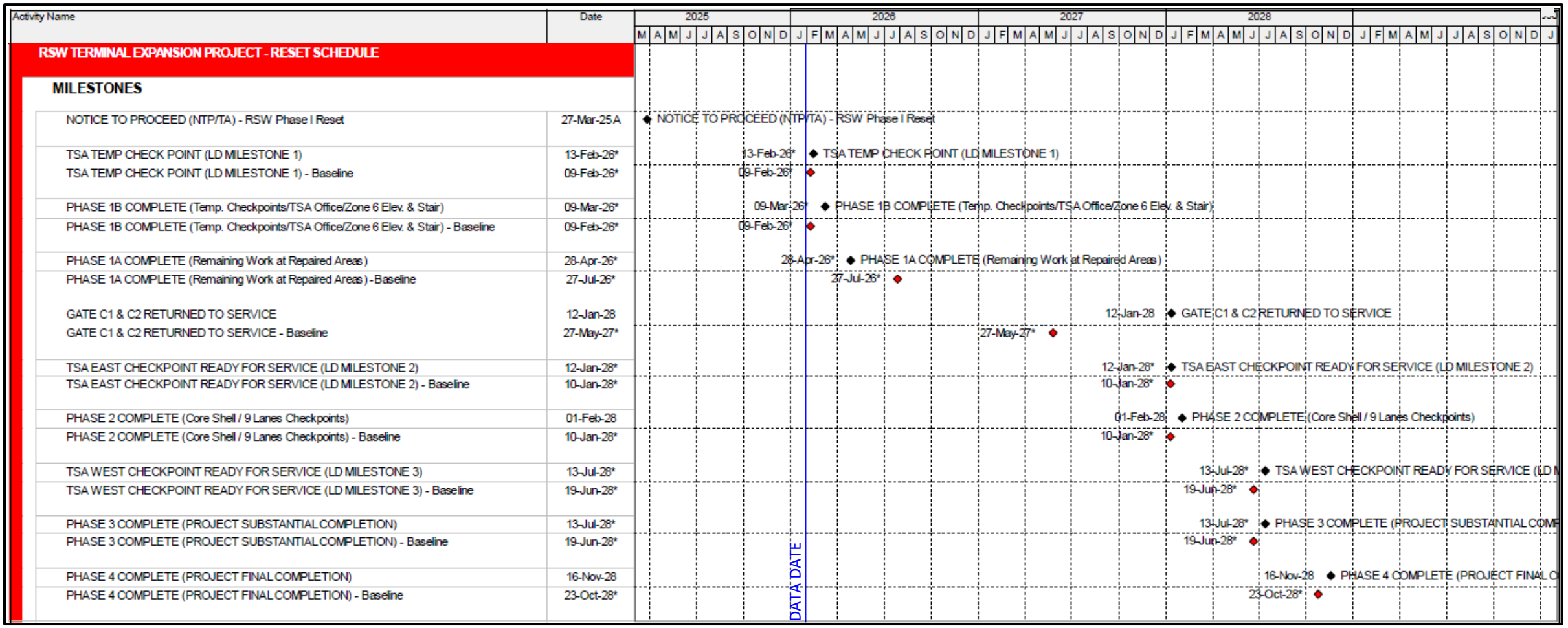
* Includes construction, design, inspection and IT costs.

** 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

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

Schedule Progress



Legend

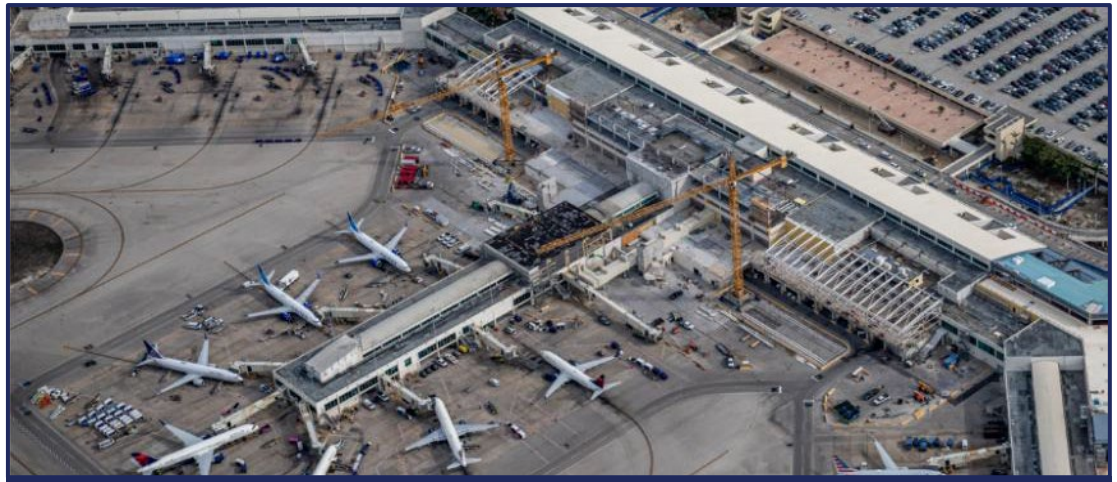
- Current
- Baseline

*Last schedule update from GC received Jan. 31, 2026

**Pending updated schedules with finalized pay applications from GC

***Bar Schedule is displayed in months

Progress at a Glance (Visuals)



RSW Phase I: Aerial Looking SE



Zone 15: Generator Relocation



Looking East to Concourse C: Low Barrel Roof Install

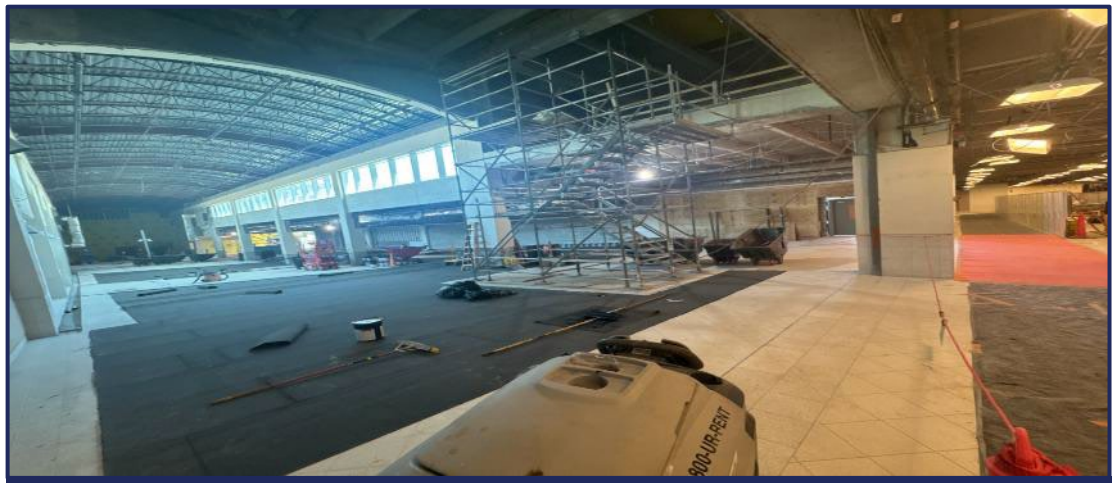


Looking West to Concourse C: Low Barrel Roof Install

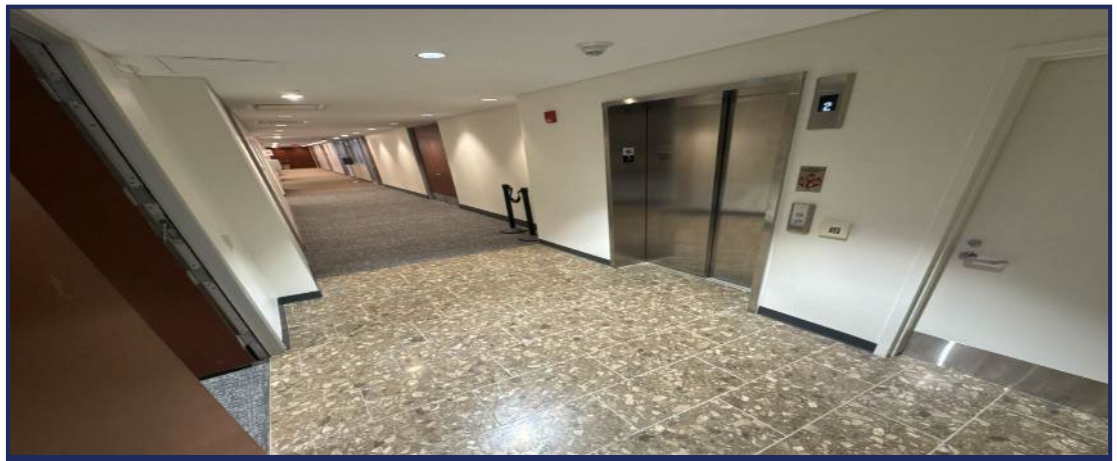
Progress at a Glance (Visuals), cont.



Zones 5 & 6: Stairwell & Elevator Access from Public/Bag Claim



Concourse C Entrance: Capture & Demo

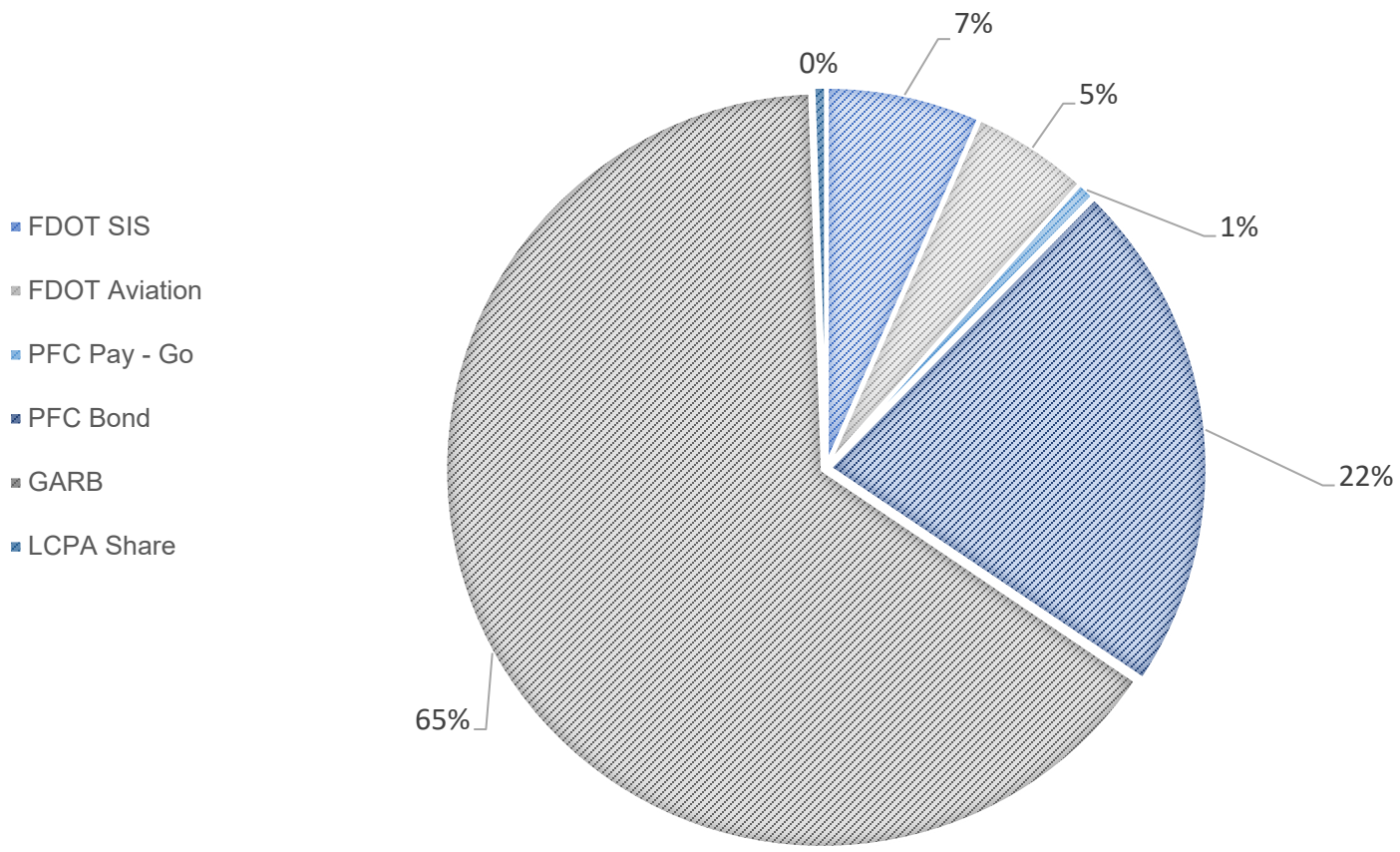


Zone 5 & 6: Elevator Operational



Concourse C Entrance: Capture & Demo

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**



Monthly Status Report
Terminal Expansion
Phase 2

Prepared by Jacobs

Jacobs

Project Snapshot

Project	Total Project Budget**	Billings to Date**	% of Project Billed	% of Schedule Complete
Terminal-Concourse E/CUP	$760,575,098	$357,331,028	47%	49%
Roadway Modifications	$76,574,701	$31,948,628	41%	46%
Airside/Apron	$98,336,750	$21,154,160	22%	25%
Boarding Bridges	$22,681,784	$8,797,570	39%	49%

NOTES:

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

- Data represents Construction Costs Only.

- % of Project Billed is based on Authorized Amount.

Current Noteworthy Items

Item	Status
Target Dry-In Date	The dry-in date for the terminal and concourse is currently scheduled to occur on July 8, 2026.
Completion of roofing system for Concourse E	The roof system is scheduled to be completed in May/June 2026.
MOT for Roadway Network – Arrivals/Rental Car Return	Overhead sign placement and associated MOT plan by arrivals is currently being coordinated.
Pedestrian Bridge 2 Completion Date	Construction of Pedestrian Bridge 2 was completed and opened on March 11, 2026. Following the opening of Pedestrian Bridge 2, Pedestrian Bridge 5 was closed and demolition commenced.
FPL Permanent Power	Permanent power to the building was completed on March 25, 2026.
Paving Operations for Concrete Apron	The test strip for the P-501 Concrete Apron was completed on March 19, 2026. Following this milestone, full paving production was released.

Contingency Spending

Project	Budget	Authorized to Date*	Remaining
Concourse E, Chiller Plant (In-Contract Contingency)	$81,398,509.00	$7,341,273.92	$74,057,235.08
All Project Elements (Owner Controlled Contingency)	$25,181,605.00	$1,861,952.37	$23,319,652.63

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

Authorizations over $100K, since March 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

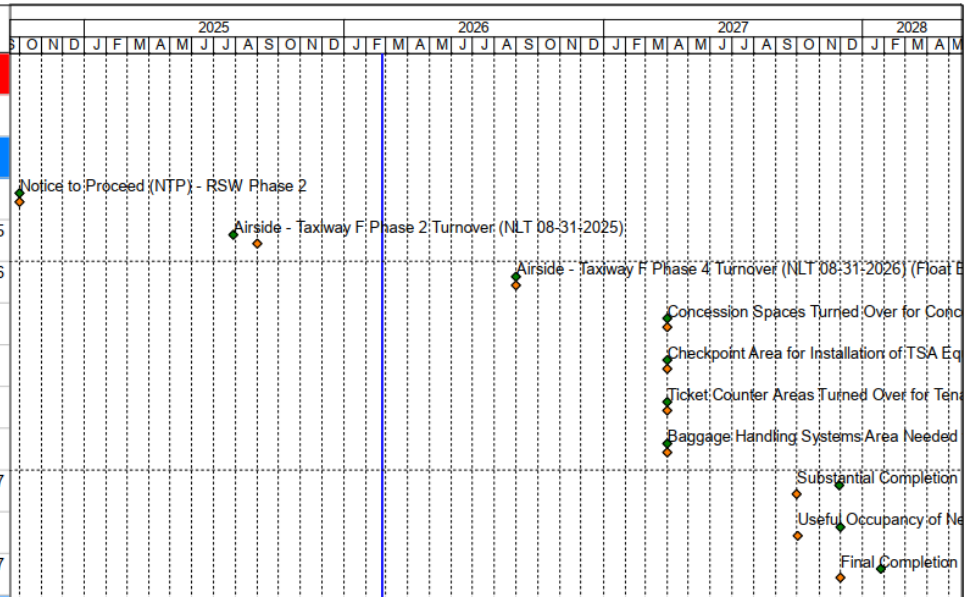
Authorizations over $100K, since March 2025, for All Project Elements total $1,895,166.58 and includes:

- 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

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.

Schedule Progress

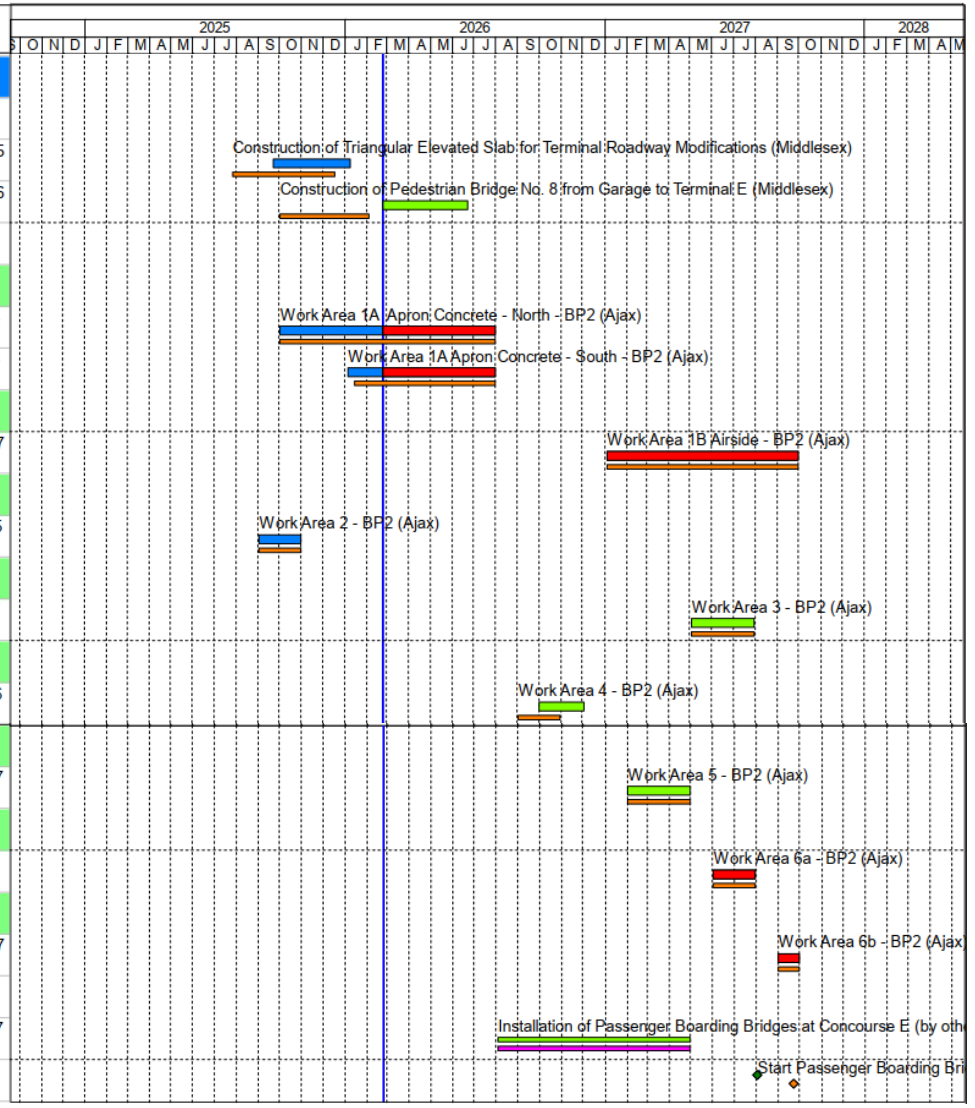
#	Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	Baseline Project Start	Baselinet Finish
1	[224165-030.MO-UL] RSW PHASE II							
2	MILESTONES							
3	Contract Milestones							
4	NTP	Notice to Proceed (NTP) - RSW Phase 2	0	0	01-Oct-24 A		01-Oct-24	
5	CO-MS-1176	Airside - Taxiway F Phase 2 Turnover (NLT 08-31-2025)	0	0		29-Jul-25 A		31-Aug-25
6	CO-MS-1178	Airside - Taxiway F Phase 4 Turnover (NLT 08-31-2026) (Float Based on Calendar Days)	0	0		31-Aug-26*		31-Aug-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*		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*		01-Apr-27	
9	CO-MS-1174	Ticket Counter Areas Turned Over for Tenant Airline Fitouts (NLT 01-Apr-27) (Float Based on Calendar Days)	0	0	01-Apr-27*		01-Apr-27	
10	CO-MS-1173	Baggage Handling Systems Area Needed for TSA Inspection Equipment Install Turned Over (NLT 01-Apr-27) (Float Based	0	0	01-Apr-27*		01-Apr-27	
11	SC	Substantial Completion (Float Based on Calendar Days)	0	0		29-Nov-27*		30-Sep-27
12	SC+1	Useful Occupancy of New Terminal and Concourse E by LCPA (Float Based on Calendar Days)	0	0	30-Nov-27*		01-Oct-27	
13	FC	Final Completion (Float Based on Calendar Days)	0	0		27-Jan-28*		30-Nov-27



- Baseline Milestone
- Updated Milestone

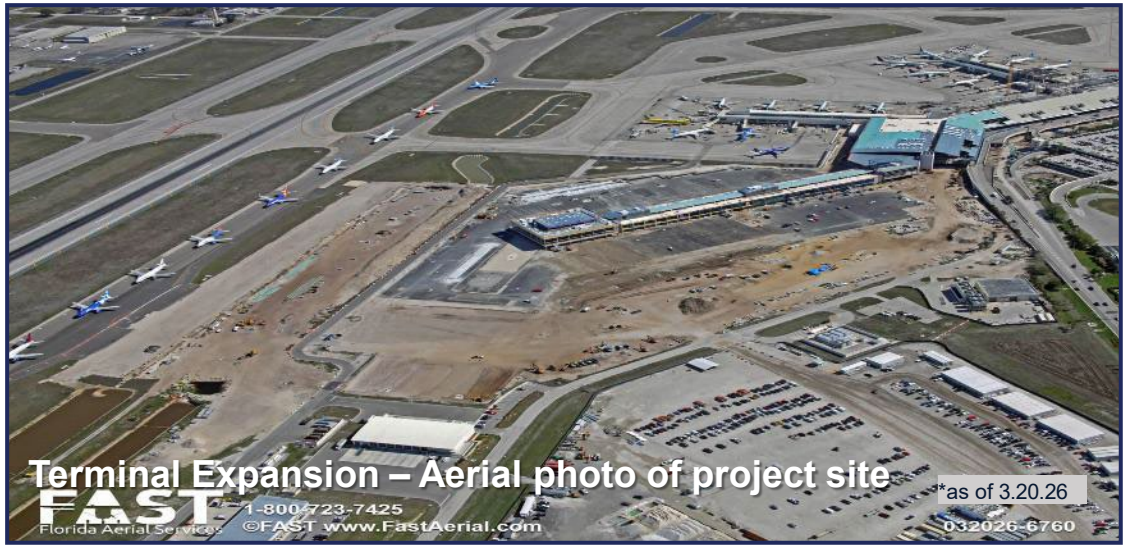
Schedule Progress, cont.

#	Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	Baseline Project Start	Baselinet Finish
97		CMA Third-Party Contractor Scopes Interfacing with CMGC Scope						
98		Middlesex - Terminal Roadway Modifications - (Suffolk as CMA)						
99	TRM1235	Construction of Triangular Elevated Slab for Terminal Roadway Modifications (Middlesex)	36	0	22-Sep-25 A	08-Jan-26 A	28-Jul-25	17-Dec-25
100	TRM1230	Construction of Pedestrian Bridge No. 8 from Garage to Terminal E (Middlesex)	85	85	23-Feb-26*	22-Jun-26	02-Oct-25	03-Feb-26
101		Ajax - Airside Concrete (by others) (Suffolk as CMA)						
102		Area 1-A						
103	AP-107	Work Area 1A Apron Concrete - North - BP2 (Ajax)	212	113	01-Oct-25 A	31-Jul-26	01-Oct-25	31-Jul-26
104	AP-111	Work Area 1A Apron Concrete - South - BP2 (Ajax)	148	113	05-Jan-26 A	31-Jul-26*	14-Jan-26	31-Jul-26
105		Area 1-B						
106	AP-112	Work Area 1B Airside - BP2 (Ajax)	191	191	04-Jan-27*	30-Sep-27	04-Jan-27	30-Sep-27
107		Area 2						
108	AP-206	Work Area 2 - BP2 (Ajax)	44	0	02-Sep-25 A	31-Oct-25 A	02-Sep-25	31-Oct-25
109		Area 3						
110	AP-309	Work Area 3 - BP2 (Ajax)	63	63	03-May-27*	30-Jul-27	03-May-27	30-Jul-27
111		Area 4						
112	AP-408	Work Area 4 - BP2 (Ajax)	43	43	01-Oct-26*	02-Dec-26	01-Sep-26	30-Oct-26
113		Area 5						
114	AP-508	Work Area 5 - BP2 (Ajax)	65	65	01-Feb-27*	30-Apr-27	01-Feb-27	30-Apr-27
115		Area 6a (Contingency Time)						
116	AP-607	Work Area 6a - BP2 (Ajax)	43	43	01-Jun-27*	30-Jul-27	01-Jun-27	30-Jul-27
117		Area 6b (Contingency Time)						
118	AP-609	Work Area 6b - BP2 (Ajax)	21	21	01-Sep-27*	30-Sep-27	01-Sep-27	30-Sep-27
119		Oshkosh - Passenger Boarding Bridges						
120	PBB113	Installation of Passenger Boarding Bridges at Concourse E (by others)	190	190	03-Aug-26	30-Apr-27	03-Aug-26	30-Apr-27
121	SUF-MS-1099	Start Passenger Boarding Bridge Fit-Checks (by others) - Concourse E	0	0	02-Aug-27*		23-Sep-27	



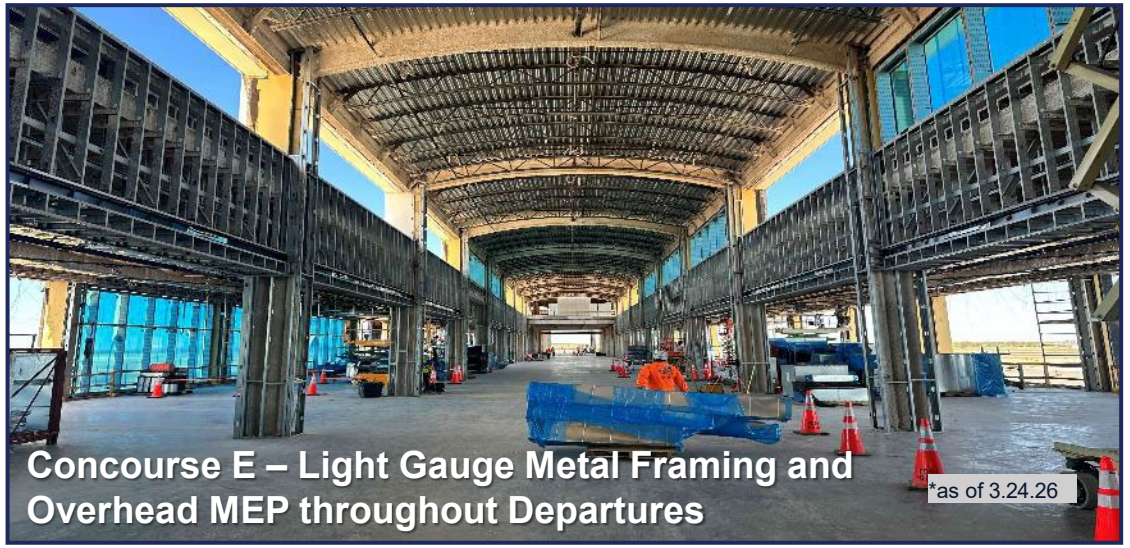
◆ - Baseline Milestone
◆ - Updated Milestone

Progress at a Glance (Visuals)



Terminal Expansion – Aerial photo of project site

*as of 3.20.26



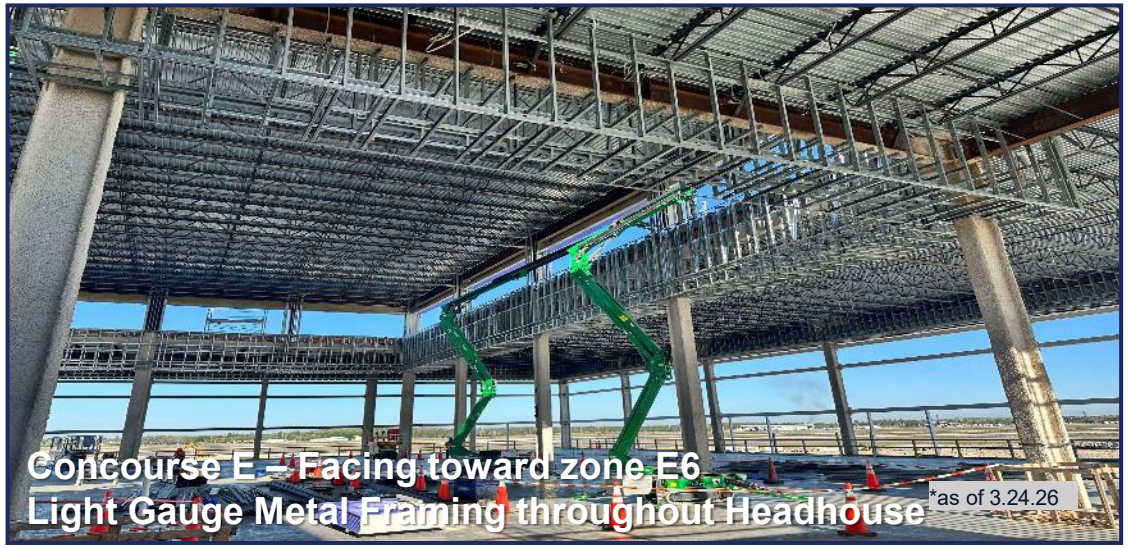
Concourse E – Light Gauge Metal Framing and Overhead MEP throughout Departures

*as of 3.24.26



Concourse E – Facing north toward zone E3 Curtainwall installation

*as of 3.24.26



Concourse E – Facing toward zone E6 Light Gauge Metal Framing throughout Headhouse

*as of 3.24.26

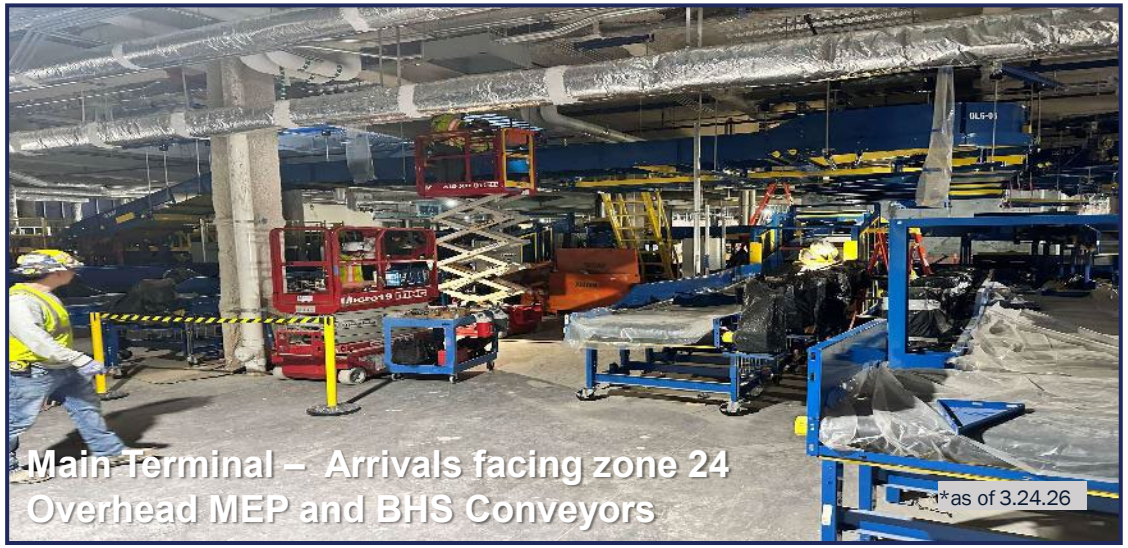
Progress at a Glance (Visuals), cont.



Main Terminal – Departures facing east by zone 23 & 26
Slab on Metal Deck, Curtainwall Installation
*as of 3.24.26



Airside Improvements– North side of Concourse E
Concrete Pavement for Commercial Apron
*as of 3.24.26

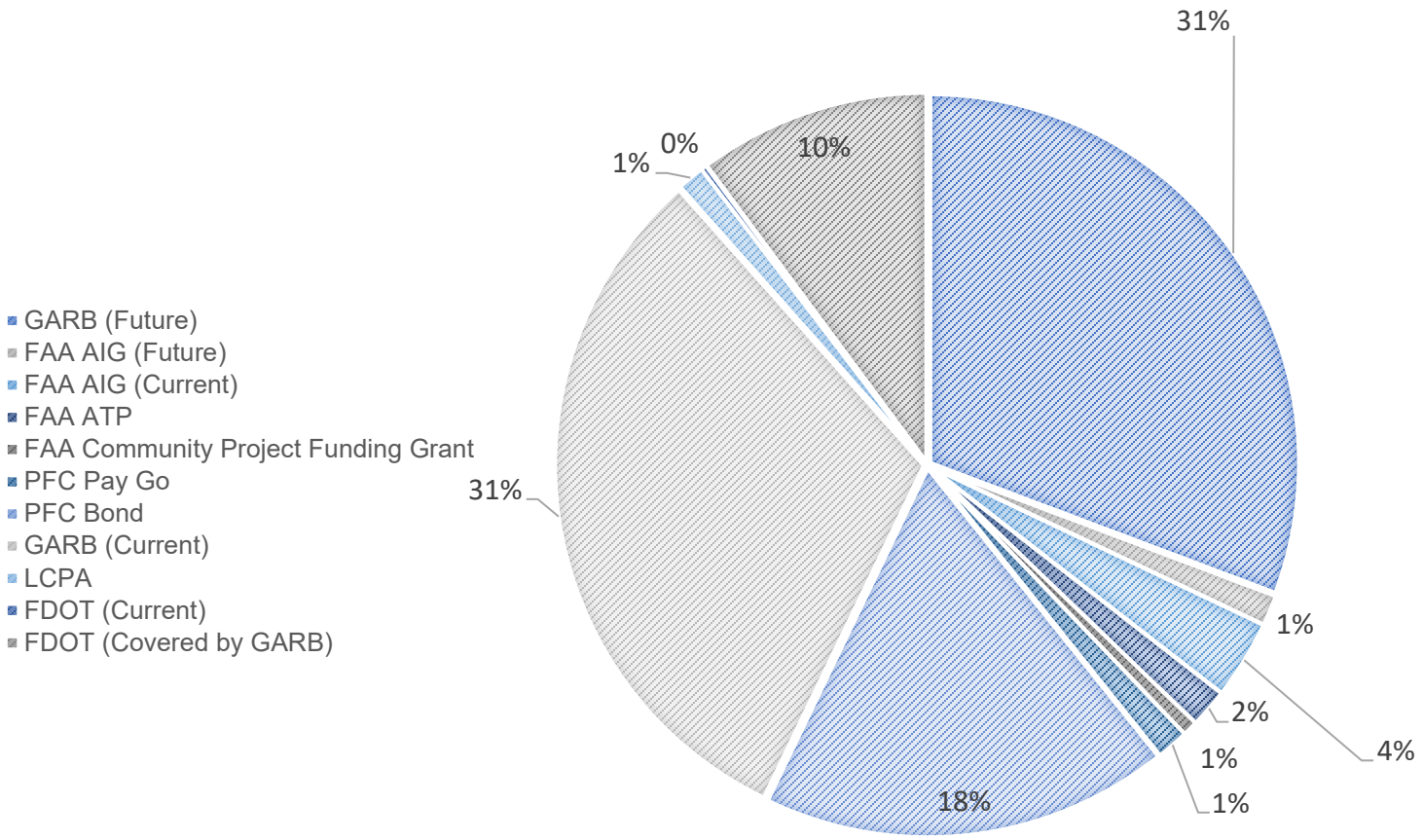


Main Terminal – Arrivals facing zone 24
Overhead MEP and BHS Conveyors
*as of 3.24.26



Roadway Improvements – Completion of
Pedestrian Bridge 2
*as of 3.24.26

Funding Source



Project Funding

GARB (Future)	$332,082,881
FAA AIG (Future)	$14,012,459
FAA AIG (Current)	$36,828,767
FAA ATP	$18,000,000
FAA Community Project Funding Gran	$7,000,000
PFC Pay Go	$15,000,000
PFC Bond	$191,000,000
GARB (Current)	$334,000,000
LCPA	$12,641,960
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 Snapshot*

Project	Total Program Budget	Billings to Date	% Billed	% of Schedule Complete
Total Project	$ 13,116,275.06**	$ 4,091,535.39**	31.19%	45%

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

** Construction Costs Only

Current Noteworthy Items

Items	Status
Structural Steel	Ongoing – Corrections have been made to the majority of field issues. Final welds and connections taking place. Roof decking is complete.
Underground Infrastructure	Ongoing – Underground conduit for fiber extension along Air Cargo Lane is complete. Waterline extension ongoing.
Interior Progress	Ongoing – Layout of partition walls is ongoing. Installation of overhead mechanical & electrical systems has commenced.

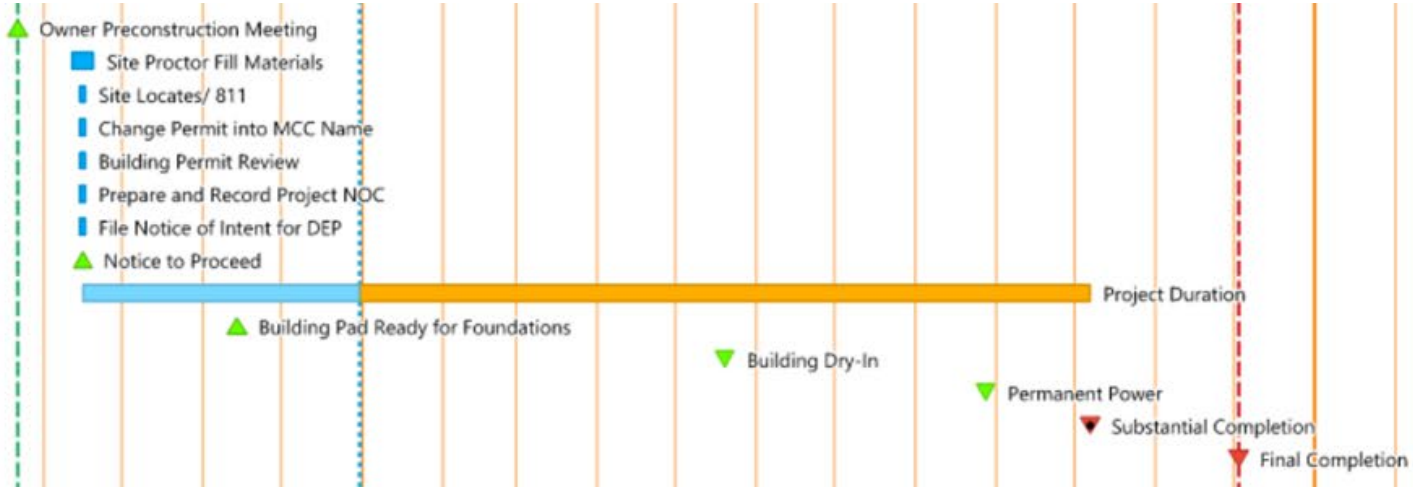
Contingency Spending

Project	Budget	Authorized to Date*	Remaining	Authorizations over $100K since March 2025
Original Contract Contingency	$1,531,011.00	$225,642.01	$1,305,368.99	$225,642.01**

* Includes construction, design, inspection and IT costs.
** Includes:
Manhattan- Permit driven site elevation changes ($225,642.01)
These costs are included in the “Authorized to Date” amount.

Schedule Progress

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

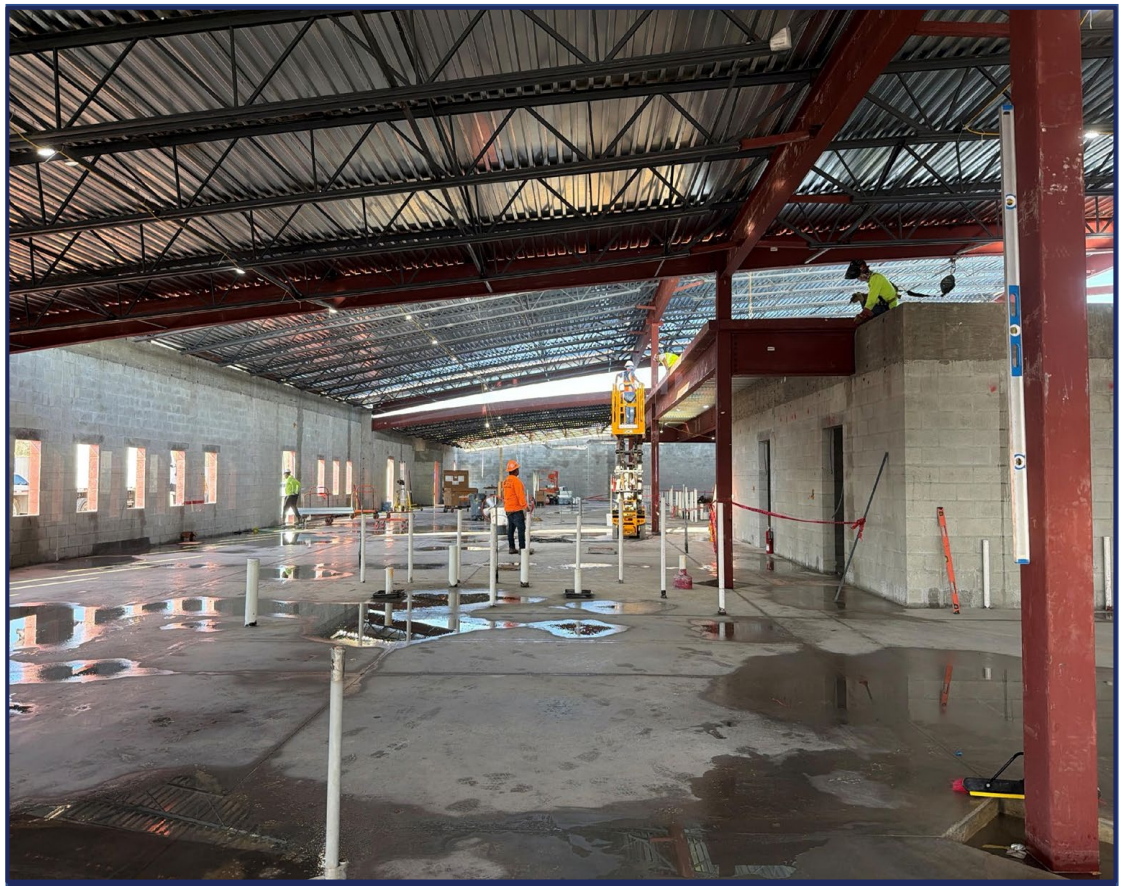


Progress at a Glance (Visuals)



Exterior Building Progress

*as of 03.31.26



Interior Progress

*as of 03.31.26

Progress at a Glance (Visuals), cont.

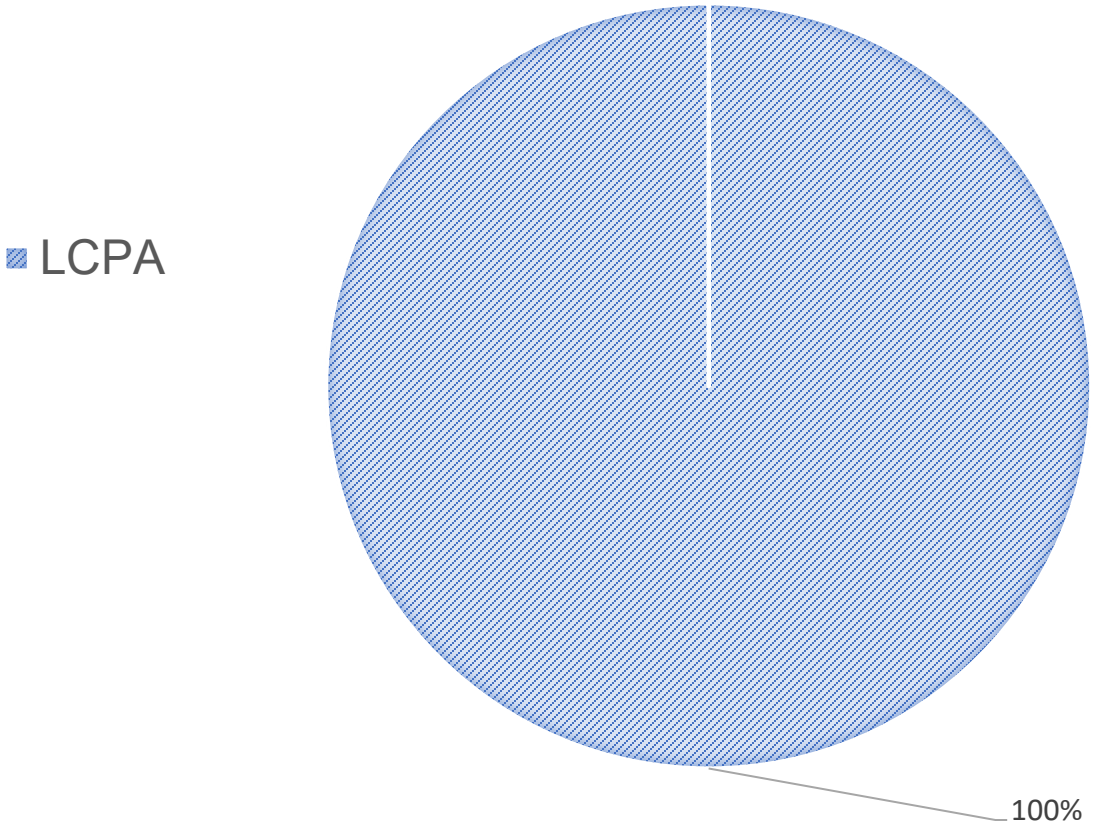


Future Covered Parking On Northeast Corner *as of 03.31.26



Underground Utilities Work as of 03.31.26

Funding Source



Project Funding

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



Monthly Status Report
Concessions

Prepared by LCPA

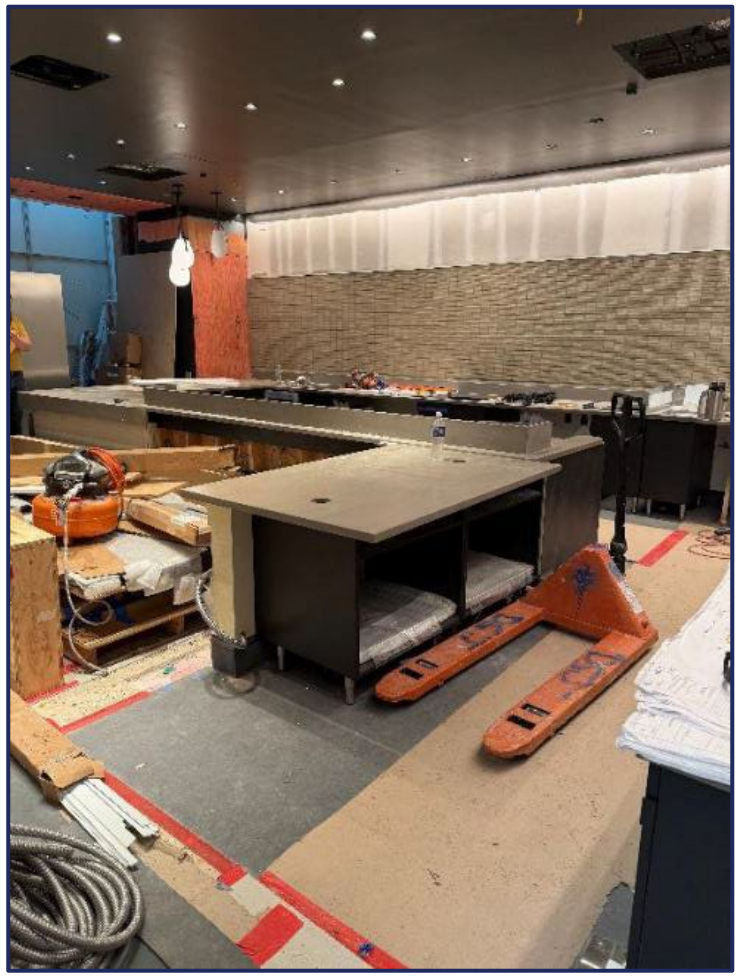
LEE COUNTY PORT AUTHORITY

Proposed drawing of Starbucks on Concourse D. Set to open May 2026.



Starbucks on Concourse D is currently under construction - When open, it will be double in size









Concession Program Update

Current Projects

Concept Name	Concourse	New/Remodel	Estimated Start	Anticipated Opening	Status
Starbucks to Beaches to Go	B	Repurpose/Remodel	April 2026	June 2026	Repurpose/Remodel
Evolve Eats Food Court	C1 Hold Room	New	February 2026	Now Open	Opened Feb. 3, 2026
Boathouse	Main	New	Summer 2026	Fall 2026	In LCPA Design/Review 90%
Starbucks	D	New	Spring 2026	May 2026	Construction started Jan. 16, 2026



Monthly Status Report
Communications

Prepared by LCPA

LEE COUNTY PORT AUTHORITY

Communications Report

External Communications	Delivery Method	Date
Weekly Meeting with Stakeholders		Ongoing
Terminal Expansion Projects Advisory #14 – Changes to Pedestrian Bridge/Crosswalks	Media Advisory/ Website Alert	3/9/2026
Posted February Report on Projects & Development website page – flylcpa.com/projects-and-development/	Website	3/5/2026
Internal Communications	**Delivery Method**	**Date**
Construction Operational Impact Notice 26-06: Changes to Pedestrian Bridge/Crosswalks	Email/COIN flyer	3/9/2026
Construction Operational Impact Notice 26-07: New Elevator for Freight, Oversized Bags & LCPA Offices	Email/COIN flyers	3/25/2026
What's Up! Employee Newsletter		Bi-monthly
What's Up! Express (employee brief)		Bi-weekly
Signage	**Delivery Method**	**Date**
Discuss Roadway/Curbside/Terminal Signage Plan		Ongoing
Signage Updated for Opening of Pedestrian Bridge/Crosswalk 2 and Crosswalk 6/Pedestrian Bridge 5 Closure		3/9-3/11/26
Social Media	**Delivery Method**	
Posted Changes to Pedestrian Bridge/Crosswalks	Meta/X	3/9/2026