

Monthly Construction, Concessions & Communications Report

As of May 31, 2026



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

Monthly Status Report **Terminal Expansion** **Phase 1**

Prepared by Parsons

Project Snapshot



Project	Total Project Budget	Construction Billings to Date	% of Construction Billed	% of Schedule Complete
Terminal Expansion Phase I	\$ 588,856,113.62	\$ 395,459,859.38	72.36 %	69.48 %

NOTES:

- Billings and Schedule percentages shown through April 2026. Billings always lag one month from date of this report.
- Data represents Construction Costs Only
- % of Project Billed is based on Authorized Amount
- Reconciliation for the project is in progress

Current Noteworthy Items



Item	Status
Airline Office Spaces	Pending completion, should be completed by July 2026
Parking Canopy	Punch walk complete; pending minor repairs and closeout documentation
Structural Steel	Epic deck install ongoing
Tug Lanes	Installation of sidewalks started Roadway repairs nearing completion
T3 Truss Structural Work	Structural work ongoing on east side
Zone 1 & 2	Framing for Composite Metal Panels ongoing
Zone 7 (Concourse C atrium entrance)	Demolition is in progress Weather proofing material continuously being monitored and repaired, as needed Rough-in for mechanical, electrical and plumbing (MEPs) started in indoor spaces
Zone 15 Generator Relocation	Generator will be operational June 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	\$2,106,456.79	\$25,893,543.21
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*
- TSA Checkpoint C equipment move = \$395,681.00*
- Convert FD-13 ('24 Hurricane prep) to CA = \$271,250.00*

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

Schedule Progress



Activity Name	Date	Notes	2025				2026				2027				2028				30															
			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
RSW TERMINAL EXPANSION PROJECT - RESET SCHEDULE																																		
MILESTONES																																		
NOTICE TO PROCEED (NTP/TA) - RSW Phase I Reset	27-Mar-25 A	MR00	◆ NOTICE TO PROCEED (NTP/TA) - RSW Phase I Reset																															
TSA TEMP CHECK POINT (LD MILESTONE 1)	05-Feb-26 A	MR01	◆ 05-Feb-26 A TSA TEMP CHECK POINT (LD MILESTONE 1)																															
Baseline	09-Feb-26 A	MR02	◆ 09-Feb-26 A Baseline																															
PHASE 1B COMPLETE (Temp. Checkpoints/TSA Office/Zone 6 Elev. & Stairs)	13-Mar-26 A	MR03	◆ 13-Mar-26 A PHASE 1B COMPLETE (Temp. Checkpoints/TSA Office/Zone 6 Elev. & Stairs)																															
Baseline	09-Feb-26 A	MR04	◆ 09-Feb-26 A Baseline																															
PHASE 1A COMPLETE (Remaining Work at Repaired Areas)	08-Jul-26*	MR05	◆ 08-Jul-26* PHASE 1A COMPLETE (Remaining Work at Repaired Areas)																															
Baseline	27-Jul-26*	MR06	◆ 27-Jul-26* Baseline																															
GATEs C1 & C2 RETURNED TO SERVICE	25-Jan-28	MR07	◆ 25-Jan-28 GATEs C1 & C2 RETURNED TO SERVICE																															
Baseline	27-May-26*	MR08	◆ 27-May-26* Baseline																															
TSA EAST CHECKPOINTS READY FOR SERVICE (LD MILESTONE 2)	03-Feb-28*	MR09	◆ 03-Feb-28* TSA EAST CHECKPOINTS READY FOR SERVICE (LD MIL																															
Baseline	10-Jan-28*	MR10	◆ 10-Jan-28* Baseline																															
PHASE 2 COMPLETE (Core Shell / 9 Lanes Checkpoints)	21-Feb-28	MR11	◆ 21-Feb-28 PHASE 2 COMPLETE (Core Shell / 9 Lanes Checkpoints)																															
Baseline	10-Jan-28*	MR12	◆ 10-Jan-28* Baseline																															
TSA WEST CHECKPOINTS READY FOR SERVICE (LD MILESTONE 3)	02-Aug-28*	MR13	◆ 02-Aug-28* TSA WEST CHECKPOINTS READY FOR SER																															
Baseline	19-Jun-28*	MR14	◆ 19-Jun-28* Baseline																															
PHASE 3 COMPLETE (PROJECT SUBSTANTIAL COMPLETION)	02-Aug-28*	MR15	◆ 02-Aug-28* PHASE 3 COMPLETE (PROJECT SUBSTAN																															
Baseline	19-Jun-28*	MR16	◆ 19-Jun-28* Baseline																															
PHASE 4 COMPLETE (PROJECT FINAL COMPLETION)	08-Dec-28	MR17	◆ 08-Dec-28 PHASE 4 COMPLETE (PROJECT																															
Baseline	23-Oct-28*	MR18	◆ 23-Oct-28* Baseline																															

Black diamonds represent dates shown on Manhattan Schedule Update. These dates have not been accepted by ICPA.

DATA DATE

Legend	
◆	Current
◆	Baseline

*Last schedule update from GC received April 30, 2026

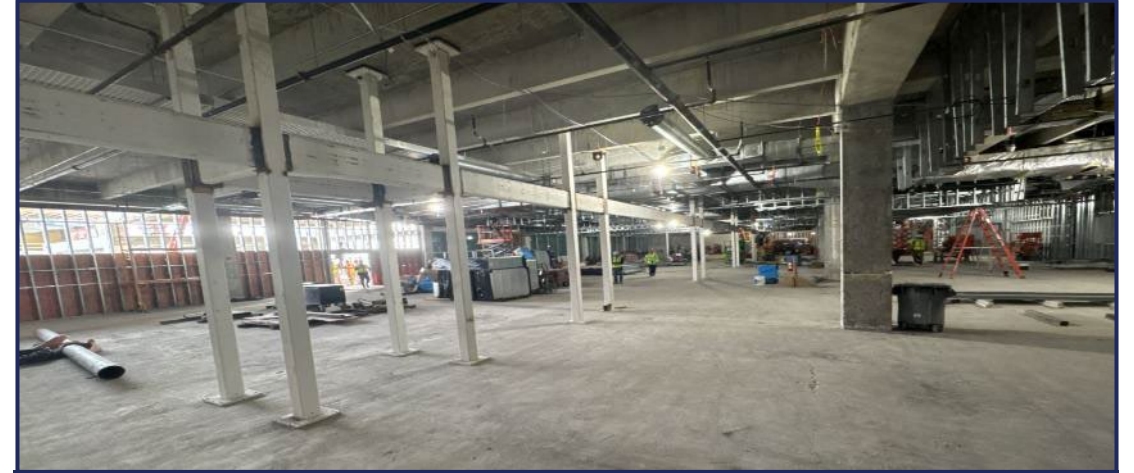
**Pending updated schedules with finalized pay applications from GC

***Bar Schedule is displayed in months

Progress at a Glance (Visuals)



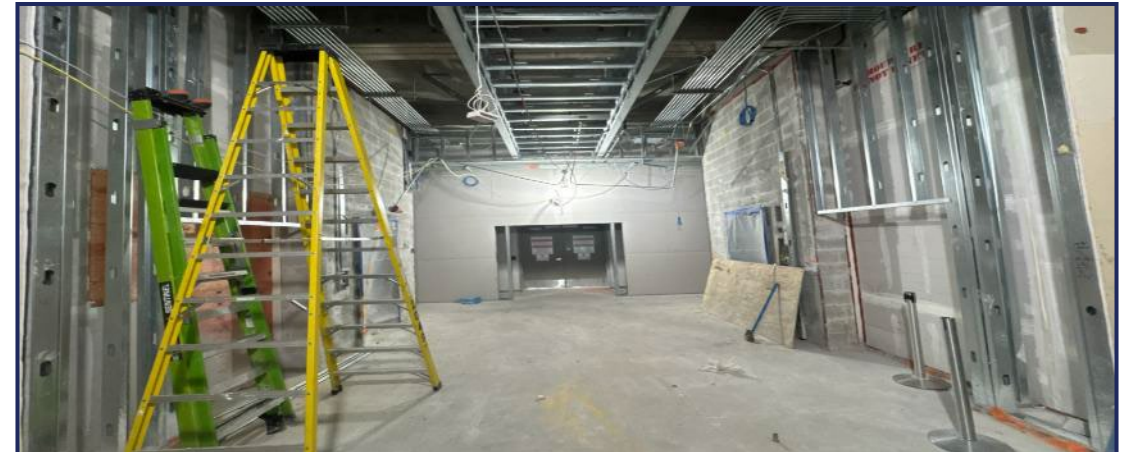
Concourse C Entrance: Demo



Concourse C Entrance: Demo and Rough-In



Zone 15: Generator Relocation

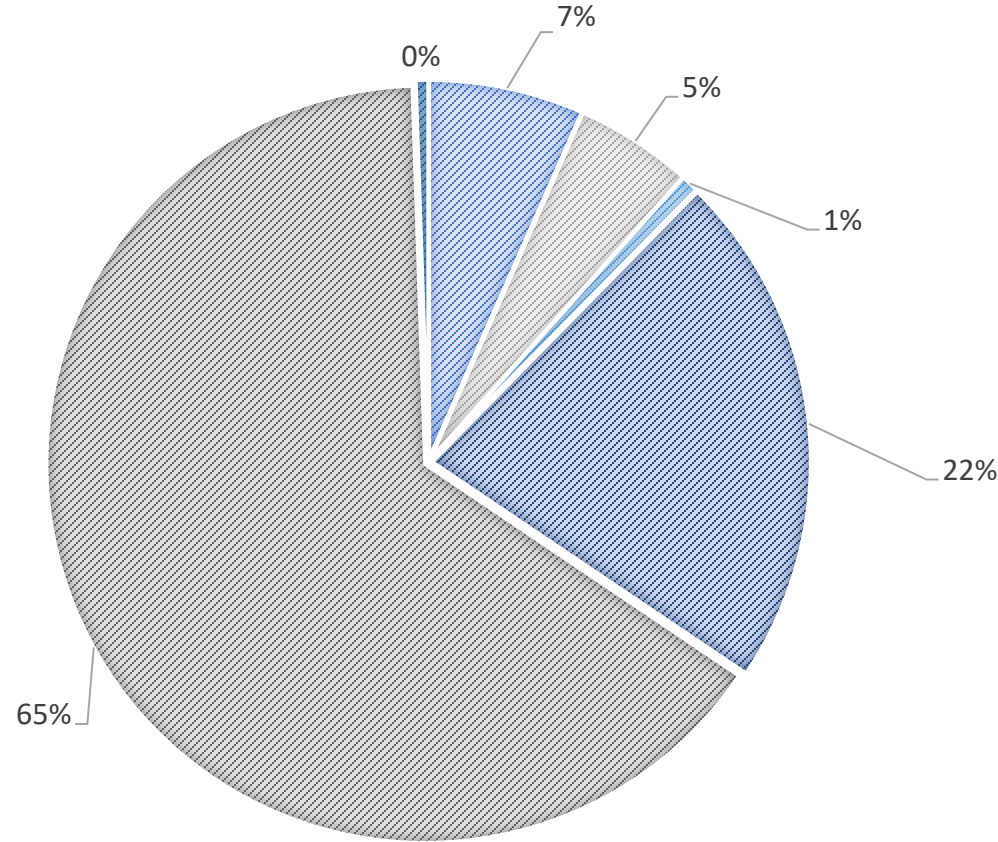


Elevators 8 & 9 -- 2nd Floor Lobby

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



Monthly Status Report **Terminal Expansion** **Phase 2**

Prepared by Jacobs

JacobsSM

Project Snapshot



Project	Total Project Budget	Construction Billings to Date	% of Construction Billed	% of Schedule Complete
Terminal-Concourse E/CUP	\$760,575,098	\$356,696,377	58%	55%
Roadway Modifications	\$76,574,701	\$26,708,504	42%	52%
Airside/Apron	\$98,336,750	\$14,570,355	18%	34%
Boarding Bridges	\$22,681,784	\$6,827,504	34%	55%

NOTES:

- Billings and Schedule percentages shown through April 2026. Billings always lag one month from date of this report.
- Data represents Construction Costs Only.
- % of Project Billed is based on Authorized Amount.
- Reconciliation of the project is in progress

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.
Paving Operations for Concrete Apron	P-501 paving operations are currently underway in areas of the commercial apron north of Concourse E.
Elevators for Pedestrian Bridge #8	The elevators have been delivered and installed.

Contingency Spending



Project	Budget	Authorized to Date*	Remaining
Concourse E, Chiller Plant (In-Contract Contingency)	\$81,398,509.00	\$8,131,648.30	\$73,266,860.70
All Project Elements (Owner Controlled Contingency)	\$25,181,605.00	\$3,298,431.82	\$21,883,173.18

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

Authorizations over \$100K, since April 2025, for the Terminal Concourse E/CUP

- 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 = \$143,444.29

Authorizations over \$100K, since April 2025, for All Project Elements

- 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

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

Progress at a Glance (Visuals)



Terminal Expansion – Aerial photo of project site

*as of 5.20.26



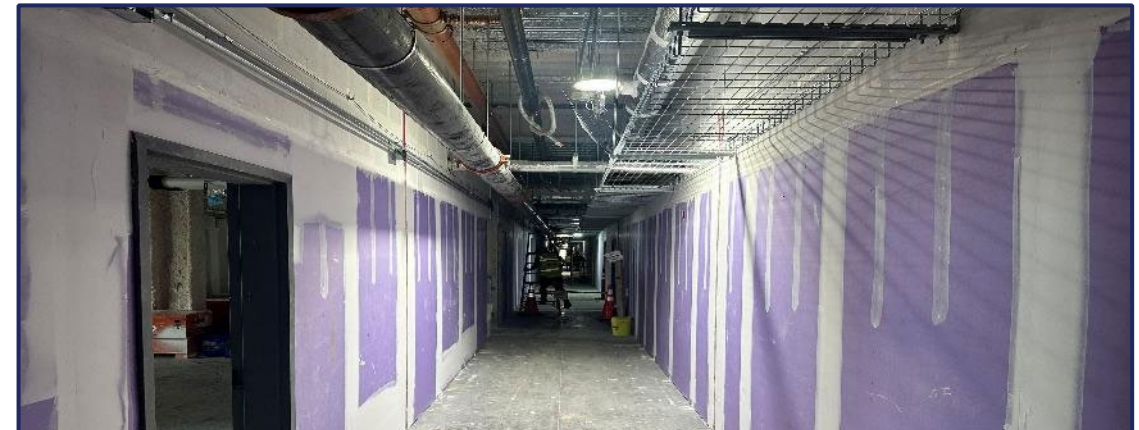
Concourse E – Curtainwall Installation and Overhead MEP throughout Departures

*as of 5.28.26



Concourse E – Facing south toward zone E3
Curtainwall installation & Exterior Stucco

*as of 5.28.26



Concourse E – Drywall Installation
throughout Arrivals

*as of 5.28.26

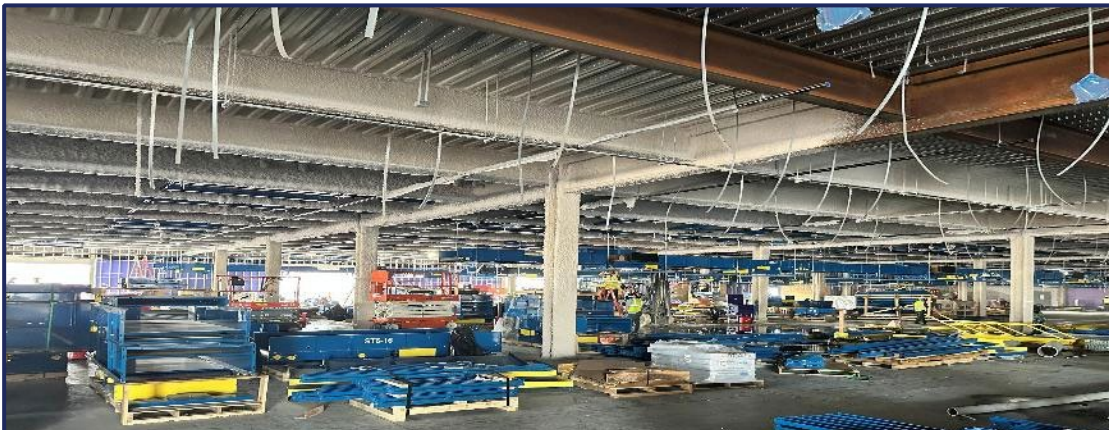
Progress at a Glance (Visuals) cont.



Main Terminal – Departures facing west by Zone 22 & 23 Light Gauge Metal Framing & Curtainwall *as of 5.28.26



Airside Improvements– North side of Concourse E Concrete Pavement for Commercial Apron *as of 5.28.26

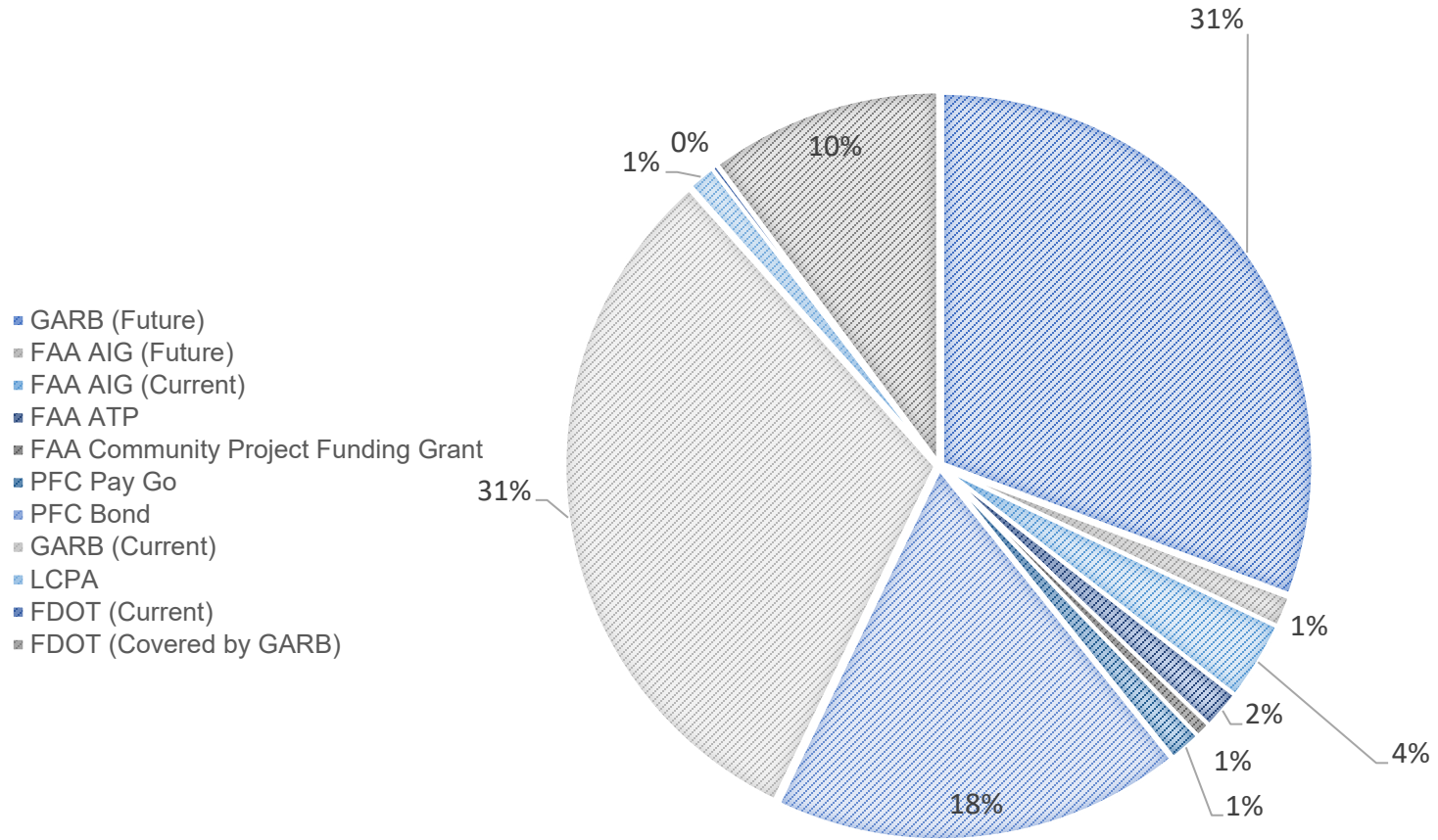


Main Terminal – Arrivals facing zone 28 Overhead BHS Conveyors for Outbound Carousels *as of 5.28.26



Roadway Improvements – Forming and Internal Reinforcement for Ped Bridge & Columns *as of 5.28.26

Funding Source



Project Funding

GARB (Future)	\$326,978,821
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)	\$334,000,000
LCPA	\$17,746,020
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 Project Budget	Construction Billings to Date	% Construction Billed	% of Schedule Complete
Public Safety Building	\$13,116,275.06**	\$5,134,045.50**	50.07%	57%

NOTES:

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- % of Project Billed is based on Authorized Amount

Current Noteworthy Items



Items	Status
Underground Infrastructure	Ongoing – Fiber conduit is complete. Waterline is complete and pressure tested. Required bacteria testing is ongoing. Sod restoration along right of way ongoing.
Interior Progress	Ongoing – Partition wall framing is complete. Mechanical, Electrical, Plumbing & Data rough are ongoing. Air handler units have been set in the mechanical platform.
Fire Hydrants – Air Cargo Lane	Complete- Hydrants were raised to Lee County Utility Inspector’s satisfaction. Grading and sod around hydrants has been completed.
Building Envelope	Ongoing – Windows and frames have been delivered. Roof insulation and waterproofing are installed. Masonry block waterproofing is complete.

Contingency Spending



Project	Budget	Authorized to Date*	Remaining
Original Contract Contingency	\$1,531,011.00	\$345,904.87	\$1,189,645.58

* Includes construction, design, inspection and IT costs.

Authorizations over \$100k, since October 2025 includes:

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

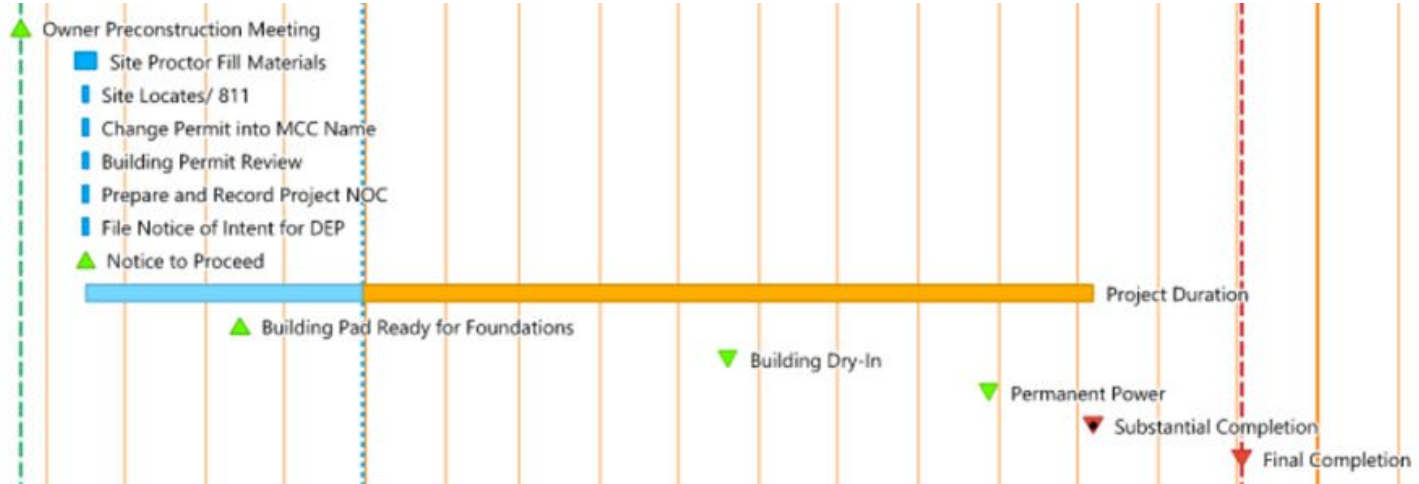
Manhattan – Permit driven utility changes (\$120,262.86)

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

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)



Project Aerial Visuals

*as of
05.26.26



Project Aerial Visuals

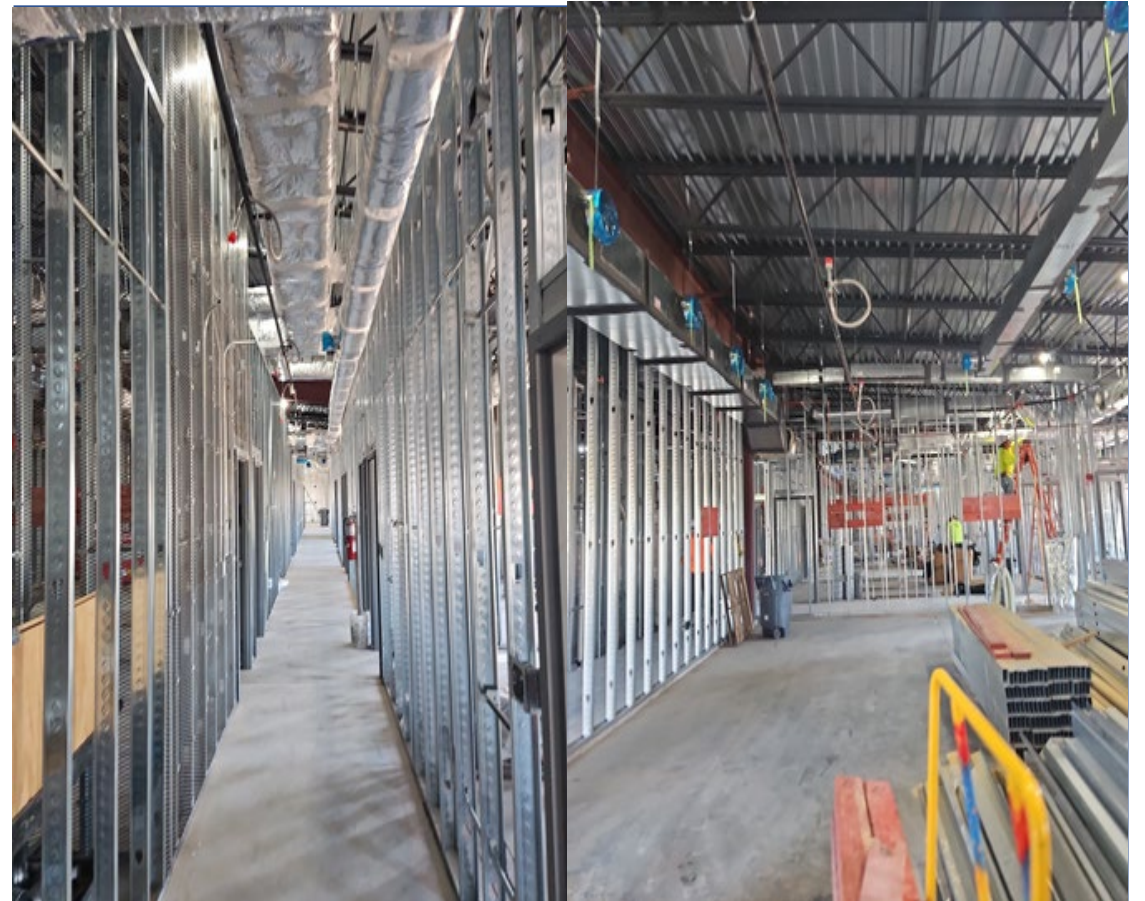
* as of
05.26.26

Progress at a Glance (Visuals) cont.



Mechanical Level Mezzanine Progress

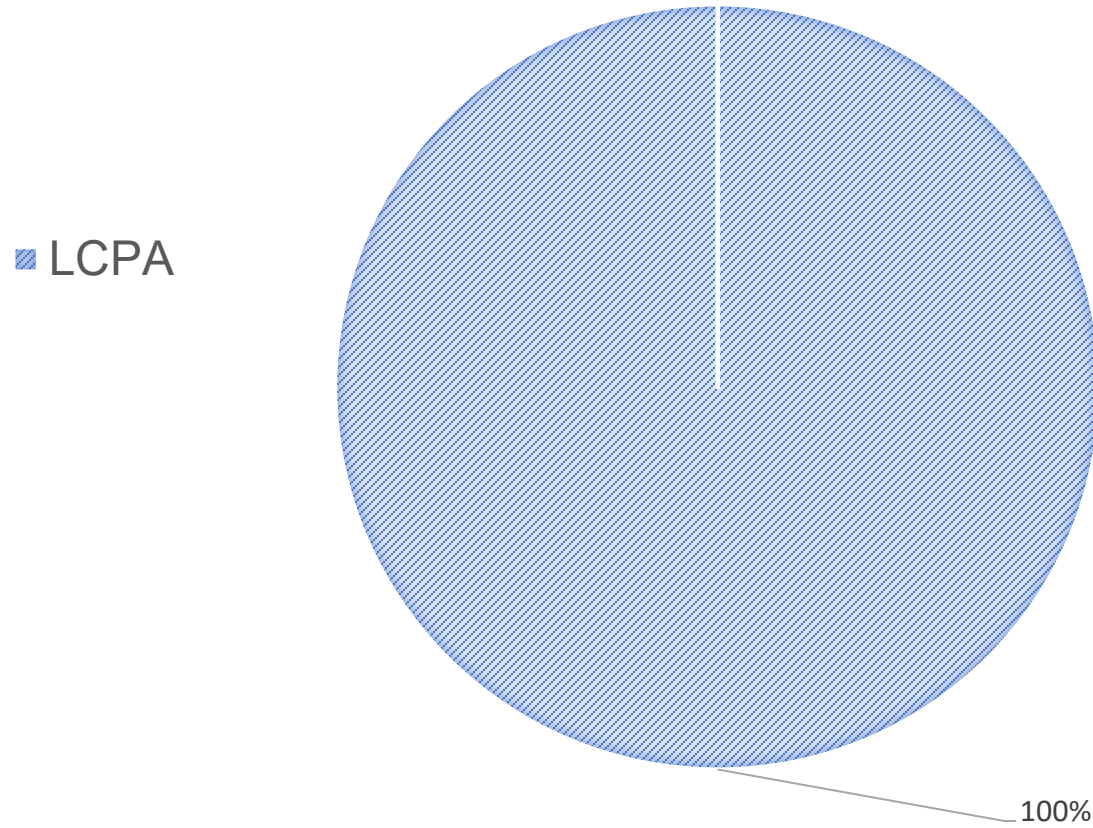
*as of
05.26.26



Building Interior Progress

as of
05.26.26

Funding Source



Project Funding

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

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

Monthly Status Report Concessions

Prepared by LCPA



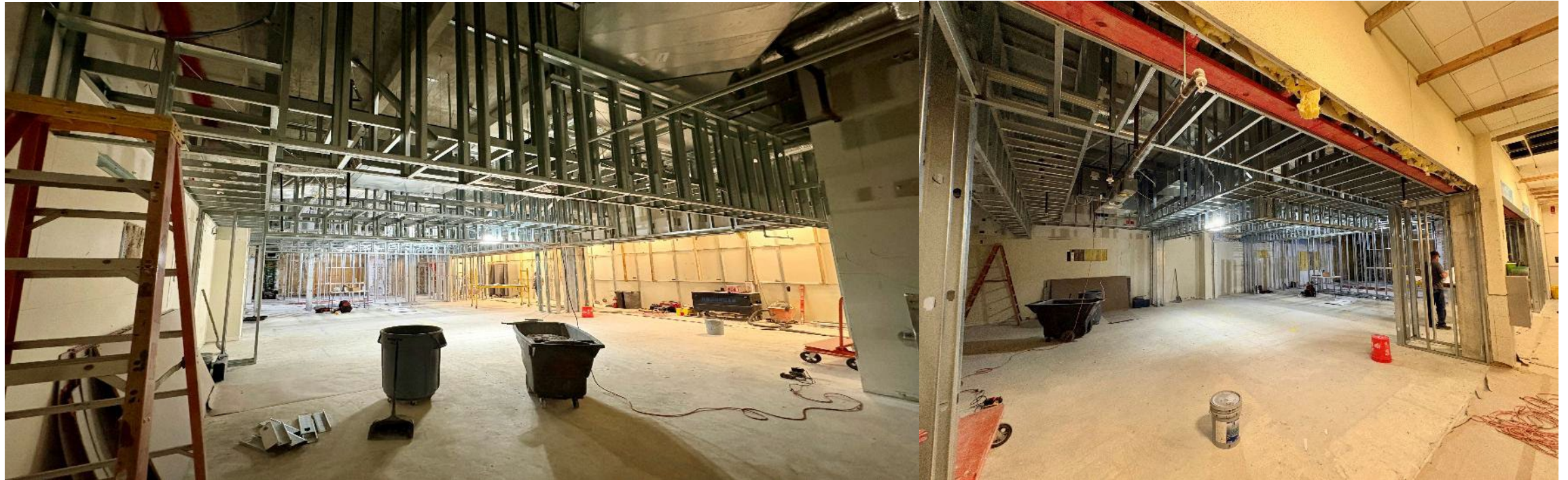
Boathouse Tiki Bar & Grill

- Pre-security full bar and restaurant
- Construction started May 1, 2026



Boathouse Tiki Bar & Grill – Under construction

Capital Improvement Projects – Concessions



Beaches to Go - B Concourse

Capital Improvement Projects – Concessions



Concession Program Update

Current Projects

Concept Name	Location	New/Remodel	Estimated Start	Anticipated Opening	Status
Beaches to Go (from Starbucks)	B	Repurpose/Remodel	April 2026	June 2026	Waiting for health inspection
Boathouse Tiki Bar & Grill	Main	New	Summer 2026	Fall 2026	Under construction as of May 1, 2026

A vertical blue-tinted photograph of an air traffic control tower on the left side of the page.

Monthly Status Report Communications

Prepared by LCPA



Communications Report



External Communications	Delivery Method	Date
Weekly Meeting with Stakeholders		Ongoing
Create flyer/invite and media advisory for LCPA Industry Day	Flyer/Media Advisory	5/18/2026
Posted April Report on Projects & Development website page – flylcpa.com/projects-and-development/	Website	5/1/2026
Internal Communications	Delivery Method	Date
<i>What's Up!</i> Employee Newsletter		Bi-monthly
<i>What's Up!</i> Express (employee brief)		Bi-weekly
Discuss upcoming water shutdown/boil water notice for concourses (TEP1 & TEP2)		May 2026
Signage	Delivery Method	Date
Discuss Roadway/Curbside/Terminal Signage Plan		Ongoing
Discuss additional Rental Car facility signage with properties and maintenance		5/11/2026
Social Media	Delivery Method	Date
Posted invite/flyer for LCPA Industry Day	Meta & LinkedIn	5/18/2026