



**MARCH - 2024**

# **Southwest Florida International Airport and Page Field**

## **Monthly Project Summary Report**



**DALLAS/FORT WORTH, TEXAS**



# ...ON THE COVER

## Dallas/Fort Worth, Texas

(direct, non-stop destination from RSW)

Fort Worth grew from a military camp established at the close of the Mexican War by Gen. Winfield Scott, and named for Gen. William Jenkins Worth who fought in the war. Forty-two men of Company F, 2nd Dragoons, established the camp on June 6, 1849. The Fort Worth to Yuma, Arizona stage line was established in 1850. The city became the seat of Tarrant County 1860, and after the Civil War, it became a major shipping and supply depot for cattlemen.

The culture of the Fort Worth area is not one of a giant urban conglomerate of asphalt and steel. This area is a collection of small towns and neighborhoods. The suburbs, the downtown areas, the historic districts, and the professional districts are not separate, disconnected entities. They function as a whole, living organism. And this is quite an accomplishment. It is no small thing to achieve a cohesive mix of cowboy culture and city life, but Fort Worth pulls it off beautifully. Even as it remains "The city where the West begins," this metro area also includes a booming tech industry and more.

Fort Worth offers a treasure trove of places to explore. Sundance Square is one of the top downtown areas in the country. It offers 35 blocks of boutique shopping, unique dining, live music and movies, and gathering areas. The Cultural District in Fort Worth is home to six world-class museums and is known as the museum capital of the Southwest. The Stockyards Museum showcases the rich history of the Fort Worth Stockyards and the north side of Fort Worth. There is a growing collection of artifacts, photos and exhibits that document everything from our Native American connections, the Chisholm Trail, the livestock market/stockyards to the Swift and Armour Packing plants. Visitors can experience why Fort Worth is known as "Cowtown" and learn how the Stockyards helped make Fort Worth the Texasmost city. The Fort Worth Zoo, ranked by USA Today's best zoos survey as #4, has more than 7,000 native and exotic animals and is a major attraction in the area.

Without a doubt, one of the best things about the Southwest in general and about Fort Worth in particular, is the amazing food. Everywhere you turn there's something delicious on the menu, from Tex-Mex to pizza. From fine dining to food trucks, there is never a lack of options for food lovers in Fort Worth.



# LEE COUNTY PORT AUTHORITY

March 19, 2024

Ms. Robbie Roepstorff  
Airports Special Management Committee  
Lee County Port Authority  
11000 Terminal Access Road, Suite 8671  
Fort Myers, Florida 33913

Dear Ms. Roepstorff:

Attached is the Southwest Florida International Airport and Page Field Airport Monthly Project Summary for the month of March 2024. 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  
Benjamin R. Siegel, C.P.A., C.M., Executive Director  
Steven C. Hennigan, C.M., A.C.E., Interim Executive Director  
Mark R. Fisher, A.A.E., Senior Deputy Executive Director of Development

# Table of Contents

RSW Projects		FMY Projects	
• Mitigation Park Land Management	1	• Page Field South Quadrant Hangars and Ramp	7
• Rehabilitation of Roads - Project 1	2		
• Terminal Building Expansion	3		
• Terminal Building Expansion Ph 2 Gates D2 & D4	5		
RSW Tenant Improvement Projects		FMY Tenant Improvement Projects	
• Aviation Facilities Co. Building	6		



## RSW Mitigation Park Land Management Year II



**Consultant:** Stantec Consulting Services Inc.

**Contractor:** Owen-Ames-Kimball Co.

**Start Date:** 12/01/2023

**Completion Date:** 7/31/2024

### 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 II of a multi-year land management strategy. The project includes initial and follow up treatments to eradicate invasive exotic vegetation and maintenance of fence/boundary lines and trails. The project was split into four units to be completed simultaneously: Site H, Hot Spots North, Hot Spots South and Fence/Trails Maintenance. This large-scale land management project will provide important ecological benefits and is necessary for permit compliance.

### Project Status:

Land management activities continue to progress as anticipated. The seasonal drawdown of water levels is allowing crews to access the deeper areas that typically have several feet of standing water in the wet season. The first exotic removal treatments in Site H, Hot Spots North and Hot Spots South are nearing completion. Trail maintenance and fence work are also close to being completed. A small portion of this work will be halted until the spring flush occurs to allow for treatment of *Scleria lacustris* (aka Wright's nutrush, an ecologically disruptive invasive exotic species).

### COST / BUDGET

<b>Total Estimated Cost:</b>	\$2,943,234.00
<b>Total Authorized to Date:</b>	\$2,580,503.00
<b>Remaining Balance to Finish:</b>	\$362,731.00
<b>FAA Grants:</b>	\$0.00
<b>FDOT Grants:</b>	\$0.00
<b>LCPA Funds:</b>	\$2,580,503.00
<b>Other Funds:</b>	\$0.00





## RSW Rehabilitation of Roads - Project 1

**Consultant:** Johnson Engineering  
**CM:** Owen-Ames-Kimball Co.  
**GC:** AJAX Construction  
**Start Date:** 10/27/2016  
**Completion Date:** 4/28/2024 (Construction Phase)

### Project Description:

The Southwest Florida International Airport has a network of public, non public, landside and airside roadways that serve the vehicular transportation needs of its patrons, employees, and other customers. This project will plan for the necessary rehabilitative measures to correct existing pavement distresses in order to maintain the level of service needed, specifically for Perimeter Road and Chamberlin Parkway. In addition to the rehabilitation, Chamberlin Parkway will be realigned between Paul J. Doherty and Regional Lane to optimize the land usage in the north area.

### Project Status:

Final lift of asphalt has been paved between the Chamberlin Parkway roundabout and Air Cargo Lane roadways, with the exception of the Private Sky driveway. Phase 3 commenced, which includes the reconstruction and milling of outbound Chamberlin Parkway between Air Cargo and Daniels Parkway. FPL removed the existing light poles, which allowed grading in those areas to resume. Ongoing issue with FPL line is causing delays with installing the final section of stormwater pipe at Regional Lane. FPL previously released a portion of the material for new underground power to the FAA LLWAS tower. The remainder of the backordered material was finally released, therefore installation has resumed. Irrigation and landscaping installation is ongoing. Final striping of Perimeter Road has been completed.



### COST / BUDGET

<b>Total Estimated Cost:</b>	\$20,095,846.00
<b>Total Authorized to Date:</b>	\$18,995,121.00
<b>Remaining Balance to Finish:</b>	\$1,100,725.00
<b>FAA Grants:</b>	\$8,732,165.00
<b>FDOT Grants:</b>	\$1,455,361.00
<b>LCPA Funds:</b>	\$4,567,951.00
<b>Other Funds:</b>	\$4,239,644.00



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

**Start Date:** 10/1/2021  
**Completion Date:** 12/1/2024 (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:**

Certain portions of the steel work is on hold until the structural design issues have been resolved. All roof and mechanical room work on the third and fourth floor are on hold until structural issues have been resolved. Fuel line work including the pipe flushing, corrosion inhibitor gel installation and final connection has been completed. The new mechanical rooms located in Concourse C are in the middle of fit-out and exterior wall construction.

**RSW Terminal Building Expansion - Exterior**



Atrium West



Mechanical Room (Conc C)



**COST / BUDGET**

<b>Total Estimated Cost:</b>	\$331,586,401.00
<b>Total Authorized to Date:</b>	\$308,535,853.00
<b>Remaining Balance to Finish:</b>	\$23,050,548.00
<b>FAA Grants:</b>	\$0.00
<b>FDOT Grants:</b>	\$78,531,887.00
<b>LCPA Funds:</b>	\$230,003,966.00
<b>Other Funds:</b>	\$0.00

## RSW Terminal Building Expansion - Interior



Third Floor New Conference Room



Development Offices

### Project Status:

#### Floor 1:

Duct work has been completed for the new TSA offices. The sprinkler system and wall framing is underway. Some areas of offices are affected by structural redesign delays. The new fire pump room is being fitted-out. Work is ready to extend into the International arrivals hall.

#### Floor 2:

Demolition, framing sheetrock and tile work has been completed in the Departure level women's restrooms. Finishes are underway. Additional demo is required at the area 6 stairs and elevator site.

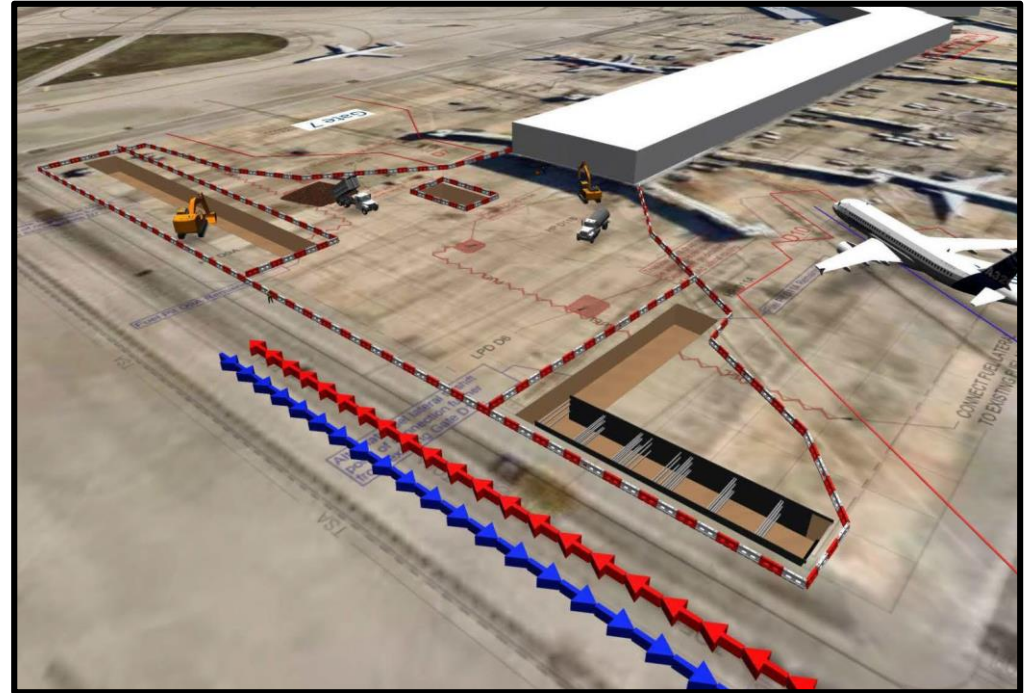
#### Floor 3:

Development's office rehabilitation of converting two offices into three is almost complete. The sheetrock installation in the new conference room at the former reception area has been completed. The new elevator (east side of current reception desk) is being installed.





## RSW Terminal Building Expansion - D2 & D4 Gates



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

**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:

This construction award of this project is anticipating Board approval on March 7, 2024.

### COST / BUDGET

<b>Total Estimated Cost:</b>	\$9,367,126.00
<b>Total Authorized to Date:</b>	\$0.00
<b>Remaining Balance to Finish:</b>	\$9,367,126.00
<b>FAA Grants:</b>	\$0.00
<b>FDOT Grants:</b>	\$0.00
<b>LCPA Funds:</b>	\$0.00
<b>Other Funds:</b>	\$0.00



## RSW Aviation Facilities Company (AFCO) Building

**Consultant:** Haskell Company  
**Contractor:** Haskell Company

**Start Date:** 10/1/2021  
**Completion Date:** 03/31/2024 (Construction Phase)

### Project Description:

Aviation Facilities Company (AFCO) has leased 5 acres of land on Service Road. They will build and manage a new air freight building. The air freight building will service the commercial airlines belly freight business. The building is 28,000 square feet and will contain seven separate units that will contain offices, restrooms, and each will have a warehouse that opens onto the Airport Operation Area. The building will provide a loading dock and 58 parking spots.

### Project Status:

As construction of the new air freight building nears completion, Haskell has scheduled the final lift of asphalt for Monday, March 4, 2024. The eyebrow canopies and dumpster gates are in fabrication. The potable water bacteria tests passed and have been submitted to Florida Department of Environmental Protection. Once processed, Lee County Utilities will install the water meter. The Lee County Port Authority Information Technology department is providing internet and phone service for the tenants through the Tenant Shared Services program. Installation continues on the cable and fiber to the security door and camera security systems.



## TENANT PROJECT





## Page Field South Quadrant Hangars and Ramp

**Consultant:** AECOM  
**CM/GC:** Owen Ames Kimball Co.

**Start Date:** 4/17/2023  
**Completion Date:** 7/26/2024 (Construction Phase)

### Project Description:

The South Quad Hangars and Ramp Phase 1 project at Page Field Airport involves the rehabilitation of aircraft ramps and taxilanes, 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:

Project construction is ongoing with the erection of Hangars 5 and 8. Foundation work for Hangar Buildings 1, 2, and 3 has been completed with Hangar 4 foundation work still ongoing. Door installation and window framing has been completed for the new GAC building and framing and drywall installation has started. Hangar Building 1 is scheduled to be delivered in the coming weeks. Final grading for the new Taxilanes will begin once Hangar erection is complete for each building. FPL is scheduled to relocate their power line by end of February, which will allow construction of the new restroom facility to begin.



### COST / BUDGET

<b>Total Estimated Cost:</b>	\$39,003,367.00
<b>Total Authorized to Date:</b>	\$35,603,466.00
<b>Remaining Balance to Finish:</b>	\$3,399,901.00
<b>FAA Grants:</b>	\$4,615,269.00
<b>FDOT Grants:</b>	\$15,494,099.00
<b>LCPA Funds:</b>	\$15,494,099.00
<b>Other Funds:</b>	\$0.00