



# Southwest Florida International Airport and Page Field

NOVEMBER - 2024

## Monthly Project Summary Report



Lansing, Michigan

# ...ON THE COVER

## Lansing, Michigan

(direct, non-stop destination from RSW)

What was a once dense forest and uninhabitable floodplains, this small township, shockingly, became the capital of Michigan when Detroit's safety came into question following the War of 1812. Lansing started as a scam by a pair of brothers who were trying to sell land. Upon discovering they had been duped, disgruntled homebuyers opted to stay and settle outside the floodplains of the Grand and Red Cedar Rivers. Today, Lansing is a sprawling capital city with historic buildings such as the National Historic Landmark of the Michigan State Capitol Building and is home to Michigan State University. However, this is only a tiny insight into everything that Lansing has to offer.

The birthplace of the Oldsmobile and Michigan's automotive center, Lansing offers visitors a number of car-related sites like plant tours and automobile museums, but there are other forces driving this capital city. On the political side, there's the award-winning State Capitol Building, completely restored in 1992, where tourists are wowed by the glass-floor rotunda and acres of decorative hand painted surfaces. The Michigan Historical Museum, which boasts a great collection of items from Michigan's past, including a recreated copper mine, will please history buffs. Children and families will enjoy taking a camel ride at the Potter Park Zoo. On the cultural side, the nearby campus of Michigan State University is a must-see for the Kresge Museum and for the beautiful campus itself.

If the outdoors is beckoning, then get outside! Your momentum doesn't need to slow down but can keep you moving despite the weather or season. Winter in Greater Lansing includes lots of time spent on sledding hills, tubing and cross-country skiing through the woods ...and ice skating! On warmer days there's kayaking the Grand and Red Cedar Rivers, hitting up the beach at Lake Lansing or enjoying the splash pad at Hawk Island Park. Getting back to nature may mean walking the trails at one of the three nature centers—Fenner Nature Center, Woldumar Nature Center and Harris Nature Center. Or maybe fishing is more your style? Then with lakes, rivers and streams, there's plenty of fish waiting to be reeled in. If strolling gardens is more like it, Lansing has some beautiful, serene gardens like Lansing Community College's Shigematsu Memorial Garden or the lovely Cooley Gardens. Lansing's multiple garden options will soothe your soul.

Entertaining and educational attractions, great shopping, fabulous restaurants and a variety of affordable accommodations make Lansing worth the trip.



# LEE COUNTY PORT AUTHORITY

November 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 November 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

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



**Consultant:** Passarella & Associates, Inc.  
**Contractor:** Owen-Ames-Kimball Co.  
**Start Date:** 11/22/2024  
**Completion Date:** 06/30/2024

### 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 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:

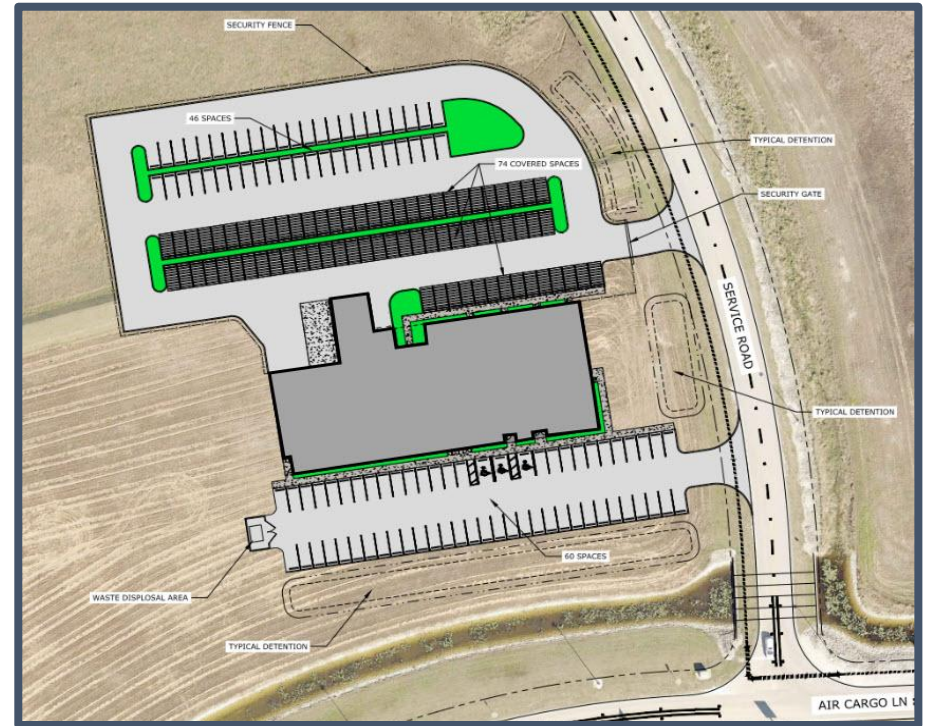
Technical specifications and cost estimates were prepared, and the four separate project areas were publicly advertised in July and August 2024 for bidding. Bids were due in August and September 2024. Sealed bid packets were then opened and reviewed for accuracy. The project was approved at the October 15, 2024 Airports Special Management Committee (ASMC) and is scheduled for the November 7, 2024 Board of Port Commissioners (BOPC) meeting.

### COST / BUDGET

<b>Total Project Budget:</b>	\$3,170,379.00
<b>Total Authorized to Date:</b>	\$00.00
<b>Remaining Balance to Finish:</b>	\$3,170,379.00
<b>FAA Grants:</b>	\$0.00
<b>FDOT Grants:</b>	\$0.00
<b>LCPA Funds:</b>	\$3,170,379.00
<b>Other Funds:</b>	\$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 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:

All bid submissions for the construction phase of the public safety building are due December 15, 2024.

### COST / BUDGET

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



## RSW Terminal Building Expansion Phase I - Exterior

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

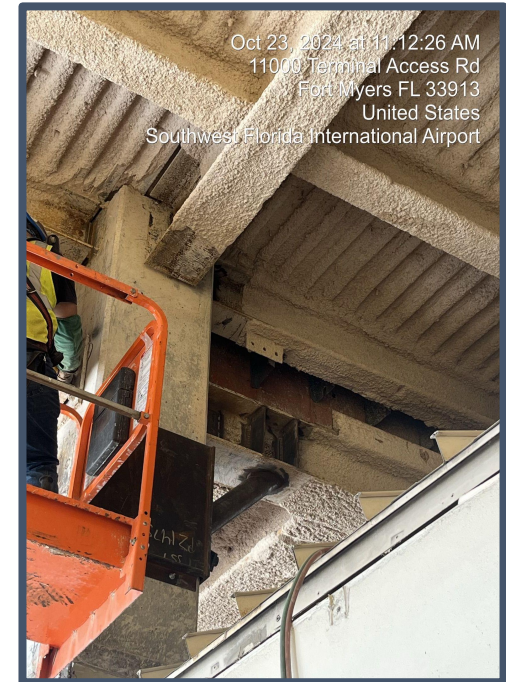
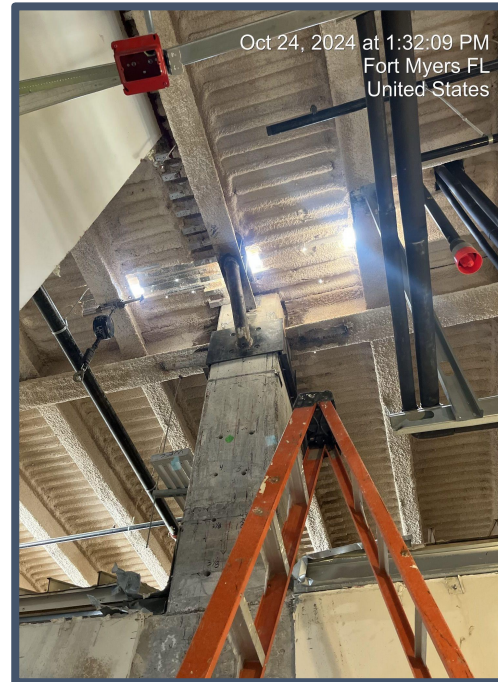
**Start Date:** 10/1/2021  
**Completion Date:** TBD (Construction Phase)

**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 for the apron at gates C1 and C2 has been poured. Structural repairs for the building are being coordinated. The roof plates and concrete column connections in C-2 Mechanical room and Sky Club Lounge are being completed. These connections are at the roof level and have new collars, kickers and through-bolts at each of the columns being installed. The design team is completing additional investigative testing throughout the terminal areas of Phase I

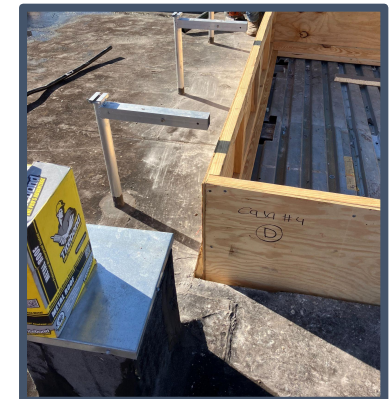
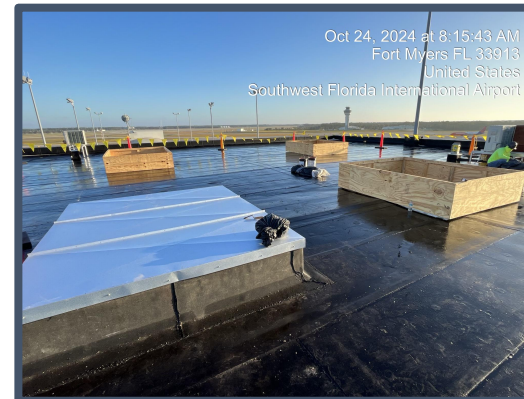


**COST / BUDGET**

<b>Total Project Budget:</b>	\$331,586,401.00
<b>Total Authorized to Date:</b>	\$317,369,612.00
<b>Remaining Balance to Finish:</b>	\$14,216,789.00
<b>FAA Grants:</b>	\$0.00
<b>FDOT Grants:</b>	\$78,531,887.00
<b>LCPA Funds:</b>	\$238,837,725.00
<b>Other Funds:</b>	\$0.00



## RSW Terminal Building Expansion Phase I - Interior



### Project Status:

- Floor 1:**  
Permanent wall installation in hold room C1 is ongoing. C2 hold room for is currently being rough cleaned. Reinstallation of ceilings and walls has been completed. All carpet tiles are being cleaned and damaged carpet is being replaced. Ceiling grid in the office area and corridor has been installed in the Operations Department located in Concourse C. The first phase of work in the original loading dock area is underway. Underground plumbing is continuing in portions of Phase I and Phase II areas.
- Floor 2:**  
Installation of new oil lines for one of the elevators traveling from the departure level to the 3rd floor is being worked on at the departure level.
- Floor 3:**  
Elevator # 12, in zone 11 is out of service for construction. The cab and car have been demolished and removed.





## RSW Terminal Building Expansion Phase II - D2 & D4 Gates

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

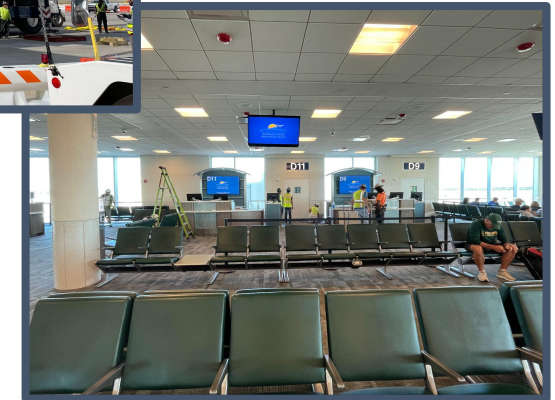
**Start Date:** 01/04/2024  
**Completion Date:** 11/30/2024 (Construction Phase)

### 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:

Gates D9 and D11 have been completed one week earlier than scheduled and have been turned over to the airlines for operation. The associated gate operations area is anticipated to be complete by November 24, 2024.



### COST / BUDGET

<b>Total Project Budget:</b>	\$13,033,887.00
<b>Total Authorized to Date:</b>	\$10,205,321.00
<b>Remaining Balance to Finish:</b>	\$2,828,566.00
<b>FAA Grants:</b>	\$0.00
<b>FDOT Grants:</b>	\$0.00
<b>LCPA Funds:</b>	\$10,205,321.00
<b>Other Funds:</b>	\$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:

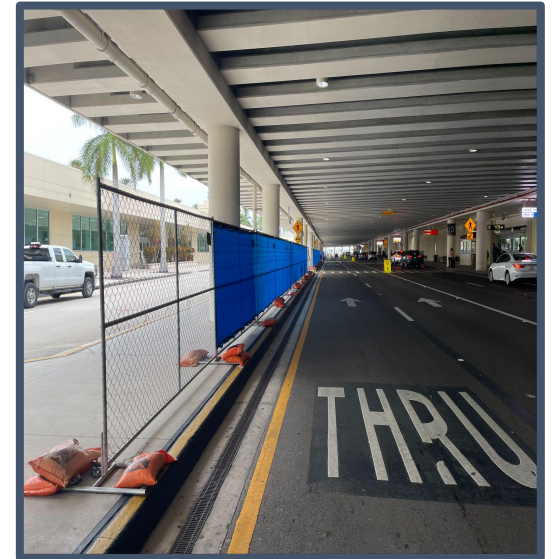
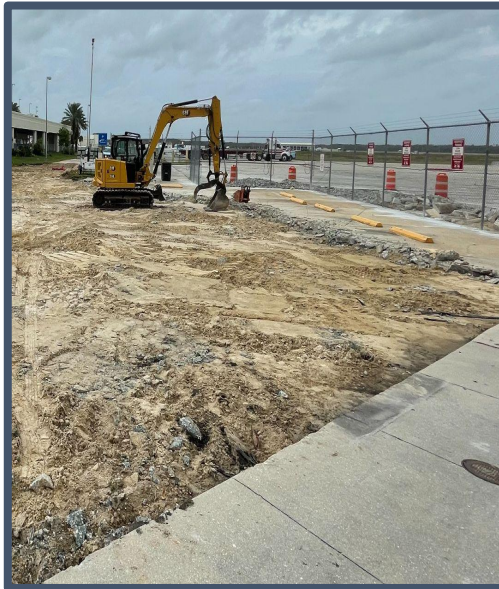
Project mobilization is in progress. The contractor is constructing the project laydown yard and setting up the temporary construction office trailer. Construction fencing and screens are being installed in preparation for excavation areas. The existing concrete apron is being removed to prepare for the footing excavation.

### COST / BUDGET

<b>Total Project Budget:</b>	\$1,067,549,376.00
<b>Total Authorized to Date:</b>	\$828,192,324.00
<b>Remaining Balance to Finish:</b>	\$239,357,052.00
<b>FAA Grants:</b>	\$39,997,872.00
<b>FDOT Grants:</b>	\$80,000,000.00
<b>LCPA Funds:</b>	\$708,194,452.00
<b>Other Funds:</b>	\$0.00



Apron Concrete Removal



Roadside Safety Fences





## RSW Fort Myers Brewing Company

**Consultant:** Ideation Design Group  
**Contractor:** Johnson Laux Construction

**Start Date:** 07/01/2024  
**Completion Date:** 11/22/2024 (Construction Phase)

### Project Description:

HMS Host will construct Fort Myers Brewing restaurant in the former Palm City Market location on Concourse D. This 1,872 square foot restaurant will be the first airport location to open for this Florida brewery.

### Project Status:

The furniture is in place and the beer taps have been installed. The only thing left for the final inspection is a part on the kitchen hood. Deep cleaning has started. The concession is tentatively scheduled to open the second week of November 2024, after stocking and training.



## TENANT PROJECT



## 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 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:

All the exterior metal coverings have been installed at Hangars 1, 2, 5, 8, and 9. Hangar 7's roof is being installed. Doors on Hangar 4 and Hangar 6 are being installed and flooring is in progress in Hangar 3. Electrical rough-in conduit installation is underway in Hangar 6. Installation of the exterior lighting is in progress on Hangars 1, 2, 3, 5, 8, and 9. Plumbing fixtures installation has been completed in the fuel farm restrooms and both septic systems were completed. Grading work is to be completed at the General Aviation Center (GAC) parking lot and new entrance by first week of November 2024.



### COST / BUDGET

<b>Total Project Budget:</b>	\$39,003,367.00
<b>Total Authorized to Date:</b>	\$36,862,517.00
<b>Remaining Balance to Finish:</b>	\$2,140,850.00
<b>FAA Grants:</b>	\$4,615,269.00
<b>FDOT Grants:</b>	\$16,123,624.00
<b>LCPA Funds:</b>	\$16,123,624.00
<b>Other Funds:</b>	\$0.00



## Page Field Powers Consulting Group Hangar

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

**Start Date:** 11/30/2023  
**Completion Date:** 06/01/2024 (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:**

The contractor started civil work this week. They are bringing in fill dirt to raise the site. The building plans are still in permitting.



Site Grading

## TENANT PROJECT