



2021-2022 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal

Proposal Instructions: Please read this document carefully and provide the information requested below. Some questions may request that a separate narrative be completed. If additional space is needed, attach a word document with your entire answer.

Governmental Entity Information

Name of Governmental Entity: Lee County Port Authority

Government Federal Employer Identification Number: [REDACTED]

Primary Contact Name: Mark R. Fisher

Title: Deputy Executive Director - Development

Mailing Address: 11000 Terminal Access Road, Suite 8671
Fort Myer, Florida 33913

Phone Number: 239-590-4600

Email: mrfisher@flylcpa.com

Secondary Contact Name: Juliet Iglesias

Title: Grants Manager, Government Affairs

Phone Number: 239-590-4612

Public Infrastructure Grant Eligibility

Pursuant to section 288.101, F.S., the Florida Job Growth Grant Fund was created to promote economic opportunity by improving public infrastructure and enhancing workforce training. Eligible entities that wish to access this grant fund must submit public infrastructure proposals that:

- Promote economic recovery in specific regions of the state, economic diversification or economic enhancement in a targeted industry. ([View Florida's Targeted Industries here.](#))
- Are not for the exclusive benefit of any single company, corporation or business entity.
- Are for infrastructure that is owned by the public and is for public use or predominately benefits the Public.

1. Program Requirements:

(If additional space is needed, attach a word document with your entire answer.)

Each proposal must include the following information describing how the project satisfies eligibility requirements listed on page 1.

A. Provide a detailed description of the public infrastructure improvements.

Rehabilitation and construction of the roadway infrastructure improvements to repair pavement that has experienced oxidation, degradation, cracking and crumbling, and realignment of a segment of the roadway to provide a more efficient access to and from the airport. See attached narrative for additional information.

B. Provide location of public infrastructure, including physical address and county of project.

Southwest Florida International Airport (RSW), Fort Myers, Florida

C. Is this infrastructure currently owned by the public? Yes No

If no, is there a current option to purchase or right of way provided to the County?

N/A

D. Provide current property owner.

Airport Property, Lee County Port Authority

E. Is this infrastructure for public use or does it predominately benefit the public? Yes No

F. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation, or business entity?

Yes No

G. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:

- Economic recovery in specific regions of the state;
- Economic diversification; or
- Economic enhancement of a Targeted Industry ([View Florida's Targeted Industries here.](#))
 - Describe how the project will promote specific job growth. Include the number of jobs that will be retained or created, and in which industry(ies) the new net jobs will be created using the North American Industry Classification System ([NAICS](#)) codes. Where applicable, you may list specific businesses that will retain or create jobs or make capital investment.
 - Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current or future businesses.

See attached narrative.

2. Additional Information:

(If additional space is needed, attach a word document with your entire answer.)

A. Provide the proposed commencement date and number of days required to complete construction of the public infrastructure project.

Once we receive approval, construction drawings will be advertised and awarded at the next scheduled board meeting cycle, totaling approximately 18 weeks. After awarded, a notice to proceed will be issued. Construction is estimated to be 301 calendar days.

B. What permits are necessary for the public infrastructure project?

The permits needed for the project include: Environmental Resource Permit from SFWMD (Realignment), Nationwide Permit (Chamberlin Rehab), Lee County DO Permit (Chamberlin Realignment) and Florida Department of Health (Chamberlin Realignment Utilities).

- C. Detail whether required permits have been secured, and if not, detail the timeline for securing these permits. Additionally, if any required permits are local permits, will these permits be prioritized?

All permits have been obtained.

- D. What is the future land use and zoning designation on the proposed site of the infrastructure improvements, and will the improvements conform to those uses?

This site's zoning designation is Airport Operations Planned Development (AOPD). This conforms to the planned uses of the property.

- E. Will an amendment to the local comprehensive plan or a development order be required on the site of the proposed project or on adjacent property to accommodate the infrastructure and potential current or future job creation opportunities? If yes, please detail the timeline.

Yes No

- F. Is the project ready to commence upon grant fund approval and contract execution? If no, please explain.

Yes No

The design phase is complete. Consultants for engineering and construction have been selected, and are ready to start construction upon grant approval.

- G. Does this project have a local match amount? Yes No

If yes, please describe the entity providing the match and the amount.

LCPA is working with the Federal Aviation Administration to secure additional funding in the amount of \$16,490,696 for this project. See attached narrative.

- H. Provide any additional information or attachments to be considered for this proposal. Maps and other supporting documents are encouraged.

See attached narrative.

3. Program Budget

(If additional space is needed, attach a word document with your entire answer.)

Estimated Costs and Sources of Funding: Include all applicable public infrastructure costs and other funding sources available to support the proposal.

1.) Total Amount Requested \$ 4,239,644.00
 Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County \$ _____

Private Sources \$ _____

Other (grants, etc.) \$ 16,490,696.00

FAA
 Please Specify: _____

Total Other Funding \$ _____

B. Public Infrastructure Project Costs:

Construction \$ 20,730,340.00

Reconstruction \$ _____

Design & Engineering \$ _____

Land Acquisition \$ _____

Land Improvement \$ _____

Other \$ _____

Please Specify: _____

Total Project Costs \$ 20,730,340.00

Note: The total amount requested must be calculated by subtracting the total other public infrastructure project funding sources in A. from the total public infrastructure project costs in B.

- C. Provide a detailed budget narrative, including the timing and steps necessary to obtain the funding and any other pertinent budget-related information.

With the funding assistance of the Florida Department of Transportation, the design phase is complete. However, funding is still needed to pay for construction costs associated with this project. A total of \$20,730,340 of construction funds are still needed. LCPA is requesting \$4,239,644 in Public Infrastructure Grant funds from Florida Job Growth Fund program. In addition, the Port Authority is working with the Federal Aviation Administration to secure a development grant in amount of \$16,490,696 to use towards the construction of this project. LCPA expects to secure the FAA development grant in April 2022. See attached narrative for project cost breakdown.

4. Approvals and Authority

(If additional space is needed, attach a word document with your entire answer.)

- A. If the governmental entity is awarded grant funds based on this proposal, what approvals must be obtained before it can execute a grant agreement with the Florida Department of Economic Opportunity (e.g., approval of a board, commission or council)?

Approval by the Board of Port Commissioners.

If board authorization is not required, who is authorized to sign?

N/A

- B. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the governmental entity and the Florida Department of Economic Opportunity:

- i. Provide the schedule of upcoming meetings for the group for a period of at least six months.
- ii. State whether entity is willing and able to hold special meetings, and if so, upon how many days' notice.

LCPA has a two-step approval process, the item is presented to Airport Special Management Council (ASMC) and then to Joint Board. ASMC meetings take place on the third Tuesday of each month, and Joint Board meetings take place on the first Thursday of every other month. LCPA can potentially take a item to a special meeting with 30-day notice.

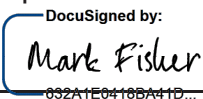
- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.

N/A

I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described entity and to the best of my knowledge, that all data and information submitted in proposal is truthful and accurate and no material fact has been omitted.

Name of Governmental Entity: Lee County Port Authority

Name and Title of Authorized Representative: Mark R. Fisher, Executive Director

Representative Signature: 

Signature Date: 12/1/2021



2021-2022 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal

Government Entity: Lee County Port Authority
Location: Southwest Florida International Airport (RSW)
Fort Myers, Florida
Project: Roadway Infrastructure Improvements
Total Grant Request: **\$4,239,644**
Total Construction Costs: \$20,730,340
Contact: Mr. Mark R. Fisher
Deputy Executive Director – Development Division
Lee County Port Authority
Southwest Florida International Airport
239.590.4600
mrfisher@flylcpa.com

The Lee County Port Authority requests \$4,239,644 of Public Infrastructure Grant funds to complete the Roadway Infrastructure Improvements project at the Southwest Florida International Airport (RSW). These grants funds will improve roadway access to many facilities and commercial developments located on the north side of the airport to increase future job growth and support the potential and existing businesses, as well provide a more efficient through-traffic access for RSW terminal passengers.

Project Description:

This project includes the rehabilitation, realignment and construction of Chamberlin Parkway which provides primary public access to the facilities on the north side of RSW including, airline cargo, air cargo (FedEx, UPS), the FAA ATCT/TRACON, the Fixed Based Operator (PrivateSky Aviation), rental car facilities, the north ramp and Skyplex. Chamberlin Parkway further links the Perimeter Road which is used by RSW Operations staff to provide required runway inspections, security fencing and gate inspections, and wildlife deterrent activities. Finally, this road system provides secured access to the north side airline cargo building, and all of the airfield, including nav aids, airfield lighting, fuel lines, and equipment. The project also includes all ancillary work including roadway lighting, drainage, power line relocation, existing pavement removal, utility relocation, signage, and markings as well as all construction phase services including cost estimating, permitting, constructability reviews, bidding, construction, construction administration, construction management and other supporting construction services.

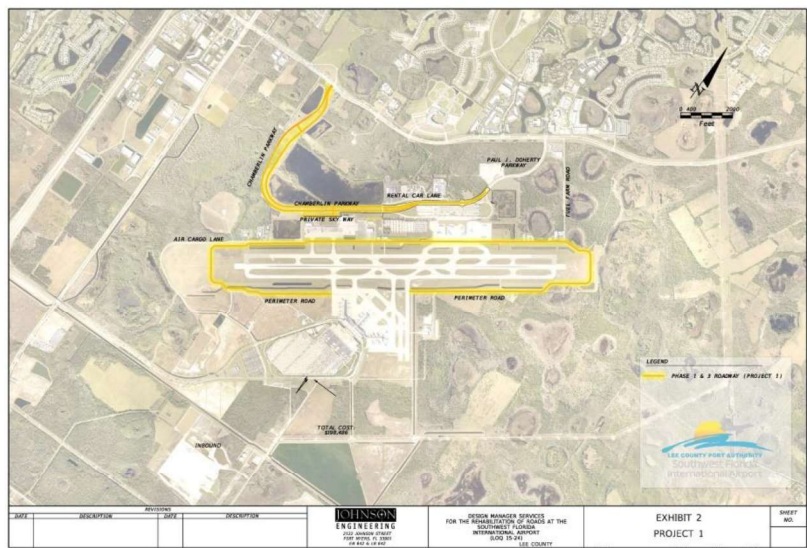
Project Justification:

The Lee County Port Authority operates and maintains several roads that serve the airport, both public and non-public, landside and airside. These roads were constructed as part of the airport infrastructure between 1979 (during the original construction of the Airport) to 2005 (with the opening of the new Midfield Terminal Complex). For a myriad of reasons (usage, weather, etc.), some of RSW’s roadway network needs rehabilitation. An analysis of the roadway pavements resulted in a determination that the roadway pavements require various levels of rehabilitation. The roadway segments identified are at or are near the expected life of the asphalt.

The pavement along each of the roadway sections displays signs of oxidation, degradation, cracking, and crumbling. The poor overall condition of the pavement, without programmed rehabilitation, will result in vehicle safety concerns. Individual roadway segments were analyzed using a geotechnical boring analysis to determine the actual pavement thickness and underlying base conditions, and subsoil characteristics. An individual rehabilitation recommendation was provided for each roadway segment. The preferred rehabilitation scheme selected for each roadway segment has been designed to remove existing cracks and provide the required structural capacity for the anticipated 20-year traffic loadings.

The old terminal loop on the north side of the airport does not function efficiently for patrons traveling to the airport terminal or for users of the north area. The old terminal loop was constructed and operated for a passenger terminal, with curbing, speed bumps, one-way traffic, etc. and does not serve through-traffic well. Therefore, its realignment is needed to:

- Provide a more efficient through-traffic access for passengers and users of the north area.
- Provide access to current and future businesses at Skyplex.
- Provide access to current and future facilities on and adjacent to the North Ramp.



Southwest Florida International Airport

Southwest Florida International Airport (RSW) is a medium hub airport located east of Interstate 75, in Lee County, Fort Myers, Florida. RSW is the only air carrier airport south of Sarasota and west of Miami and serves the five-county-area of Lee, Collier, Charlotte, Henry and Glades. In 2020, RSW lead the top 50 U.S. airports for passenger recovery, outperforming the national and state average. This trend has continued into 2021, with RSW remaining #1 in the nation through September 2021. RSW has reported its best summer in the airport’s history and is on track to meet or exceed the record 2019 passenger total of 10.2 million passengers. The Florida Department of Transportation 2018 Impact Study shows the total contribution for airport operations to the region’s economy is \$8.4 billion annually.



Currently, fourteen airline partners serve the airport with fifty-nine (59) non-stop destinations throughout the U.S., Canada, and Germany, as well as endless connection possibilities through some of the largest hubs in the world.



Benefits to Current and Future Businesses

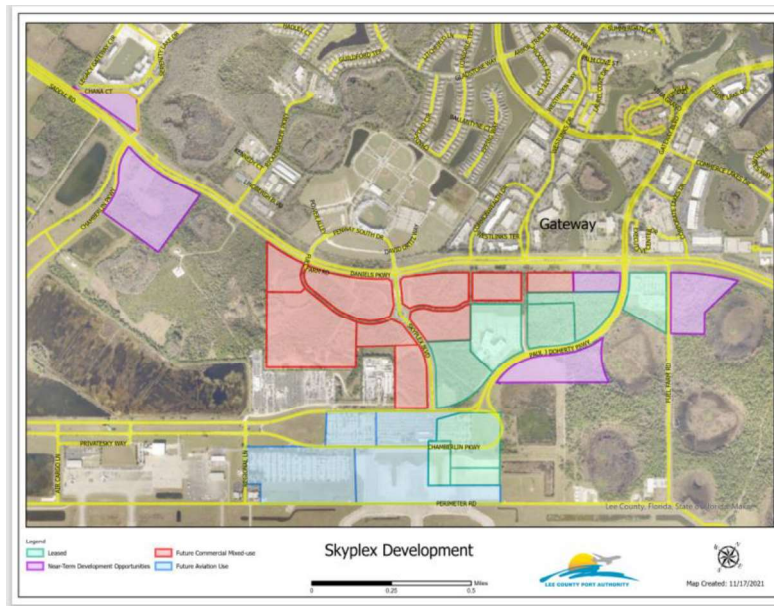
The rehabilitation, realignment and construction of the roadways will improve access to the many facilities and commercial developments located on the north side of the airport to increase future job growth and support the potential and existing businesses, as well provide a more efficient access to and from the airport for RSW terminal passengers.

Many facilities are located on the north side of the airport. All three of the airport maintenance facilities (airside, landside/terminal, and grounds) are located on the north side and use Perimeter Road and Chamberlin Parkway to perform their daily duties. Other facilities located on the north side that also use the roadways include the Rental Car Facilities, Air Cargo Building (FedEx and UPS), the Airline Cargo Building (air freight and mail), the ATCT/TRACON, the RSW Training Facility and Police Department Gun Range, the observation area, airline and general aviation fuel farms, airline catering, the Fixed-Based Operator (PrivateSky Aviation), the airfield electrical vault, peak-season overflow parking lots, navaid equipment, and other areas of airport operations.



Skyplex, a development complex, is also located on the north side of the airport. Skyplex has 870 acres of non-aviation parcels targeted for corporate headquarters and regional offices, office complexes, medical, science and technology centers, light industrial uses, retail centers, restaurants, hotels and more. In addition, Skyplex has 280 acres of aviation-related parcels, including 75 acres of prime ramp accessibility that can accommodate up to Category IV aircraft on the north ramp. It offers the perfect fit for aviation-based businesses and operations including aircraft support services or maintenance, repair, and overhaul facilities. The long-range plan for the north ramp is a combination of MRO hangars, cargo operations, and ultra-low-cost carriers.

Businesses recognize the advantages of a location near an international airport in a growing area of Southwest Florida. Skyplex is in a Foreign Trade Zone with a direct connection to Interstate 75. The property is located along Daniels Parkway, adjacent to JetBlue Park, spring training complex for the Red Sox, and proximate to the Gateway community with over 20,000 residents.



Businesses at Skyplex - current and future:

- Publix Super Markets, Inc., the largest employee-owned grocery chain and one of the 10 largest-volume supermarket chains in the U.S. Sky Walk, the Publix-anchored shopping center, opened in June 2017. Sky Walk was the first tenant at Skyplex and has created approximately 200 jobs.
- Gartner, Inc. is an S&P global research and advisory firm. Gartner opened a new campus at Skyplex with a 143,000 square-foot facility on approximately 19 acres. This was the first phase of a two-phase expansion. Gartner has approximately 1,820 employees.
- Alta Resources is a provider of business-process outsourcing to include customer care, sales, e-commerce, and fulfillment solutions for world-leading companies. Currently, expanding their Fort Myers campus with a 90,000-square-foot office building at Skyplex. Alta has 500 employees and will go up to 1,100 as a result of their new building opening in Skyplex in 2022.
- Port Authority has a lease for a Maintenance and Repair Operation (MRO) to build two large aircraft hangars adjacent to the North Ramp. This will bring even more wide-body aircraft to the north side of the airport. This project will provide expanded aircraft maintenance services to all airlines, with 24-7 availability of certified technicians for troubleshooting, repairs, maintenance, aircraft and engine washing, heavy-maintenance service, and more. The project is anticipated to create approximately 500 new jobs.
- Rehabilitation, realignment and construction of Chamberlin Parkway and Perimeter Road will create approximately 300 construction jobs during this project.

Project Budget:

With the funding assistance of the Florida Department of Transportation, the design phase is complete. However, funding is still needed to pay for construction costs associated with this project. A total of \$20,730,340 of construction funds are still needed. The Port Authority is requesting \$4,239,644 in Public Infrastructure Grant funds from Florida Job Growth Fund program. In addition, the Port Authority is working with the Federal Aviation Administration (FAA) to secure a development grant in amount of \$16,490,696 to use towards the construction of this project. The Port Authority expects to secure the FAA development grant in April 2022.

ESTIMATED CONSTRUCTION COSTS

Roadway Infrastructure Improvements	Cost Breakdown
Rehabilitation of Chamberlin Parkway	\$ 9,487,329
Realignment of Chamberlin Parkway	\$ 4,327,320
Rehabilitation of Perimeter Road	\$ 1,978,240
Construction Administration/Construction Management	\$ 4,937,451
Total Estimated Construction Cost	\$20,730,340

ANTICIPATED FUNDING PLAN

Project Cost Estimate	FAA Development Grant	Public Infrastructural Grant Request
\$20,730,340	\$16,490,696	\$4,239,644