

Sky Harbour
Monthly Construction Report
January 2023

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Executive Summary

Progress continued at each development during the month of January. At BNA Nashville International in Nashville, Tennessee, the remaining punch list items are nearing completion by the general contractor, Dunn Building Company. At APA Centennial in Denver, Colorado, the general contractor, A&F General Contractors, continued with soil removal and site work. At DVT Deer Valley in Phoenix, Arizona, the general contractor, Haydon Building Corporation, has commenced with earthwork and the over excavation of the site. Rapid Built, the pre-engineered metal building (PEMB) provider for the project, has fabricated the steel superstructure for the metal buildings.

At OPF Opa Locka in Miami, Florida, the general contractor, Link Construction is nearly complete with their punch list. The hangar door manufacturer (Trident) completed the repairs to all hangar doors per the engineers' specifications and requirements, supervised by an independent certified welding inspector. In addition to the repairs that were completed, Trident fabricated and installed a replacement hangar door to replace the one that collapsed. All hangar doors have been adjusted, programmed, and tested by Trident for safety and operating compliance and have been turned over to Sky Harbour operations for door commissioning and tenant occupancy in February.

Following is a summary of progress at each development.

Field: OPF Phase 1 – Opa Locka, Florida
Reporting Period: January 2023

1. Construction Status:

During the month of January, all remaining ramp improvements including an asphalt topcoat, line striping, and a fuel resistant asphalt sealer were completed. The AOA fence adjacent to Hangar 1 was installed. Link Construction is approximately 95% complete with their punch list. All remaining outstanding punch list items will be completed in February.

Link Construction has also made progress on the Hangar 5 Tenant Improvement ("TI"). All demolition is completed, footings formed and inspected, and the foundations have been poured. The steel structure has been released to the fabricator with delivery expected in February.

2. Schedule Variances

The project schedule had been extended previously due to the required repairs to the hangar doors. With repairs to the hangar doors now complete, door commissioning has begun with tenant occupancy scheduled for February.

3. Change Orders that impact project Completion date:

None

4. Loss Events:

None

5. Design, Construction and Manufacturing Critical Issues:

The hangar door manufacturer has completed all engineered repairs and installed all controls necessary to operate the hangar doors safely. The hangar doors have been turned over to Sky Harbour operations for commissioning with tenant occupancy scheduled for February.

6. List of construction activities / milestones to be completed in February.

- Completion of remaining punch list work
- Complete the entire steel structure and pour the second-floor slab for the Hangar 5 TI.

7. Progress Photos:



Site Plan



Sky Harbour



01-24-23

The picture above is looking southeast. Wright Road is toward the top of the photo. Modification of the connectors between ramp and taxi lane is ongoing. Phase 2 is in the lower right corner of the photo.



Sky Harbour



01-24-23

The picture above is looking southwest. Phase 2 is in the upper right corner of the photo.

Field: OPF Phase 2 – Opa Locka, Florida

Reporting Period: January 2023

1. Design & Permitting Status:

The first round of comments on the plan set submitted last December were received. Responses to these comments are on hold while alternative site plans for phase 2 are generated and evaluated. The final site plan and responses to comments made by the Miami Dade Aviation Department (MDAD) will be submitted in February.

In January, MDAD countersigned the Developer Water and Sewer Agreement from the Miami Dade Water and Sewer Department. Sky Harbour had previously executed this Water and Sewer Agreement last December. A title report is being prepared and counsel will provide an Opinion of Title to accompany the fully executed Agreement. When these documents are completed, the executed agreement and supporting documentation will be submitted to the Miami Dade Water and Sewer Department which will result in lower impact fees for the project.

2. Schedule Variances

Construction of phase 2 is currently scheduled to begin in the 2nd quarter of 2023. Ownership is evaluating a modification to the current unit mix. This modification will require a 2–3-month redesign of the construction drawings before submission of the revised plan set and building department application can occur. This change in unit mix will push the start of construction to the 3rd quarter of 2023.

3. Change Orders that impact project Completion date:

None

4. Loss Events:

None

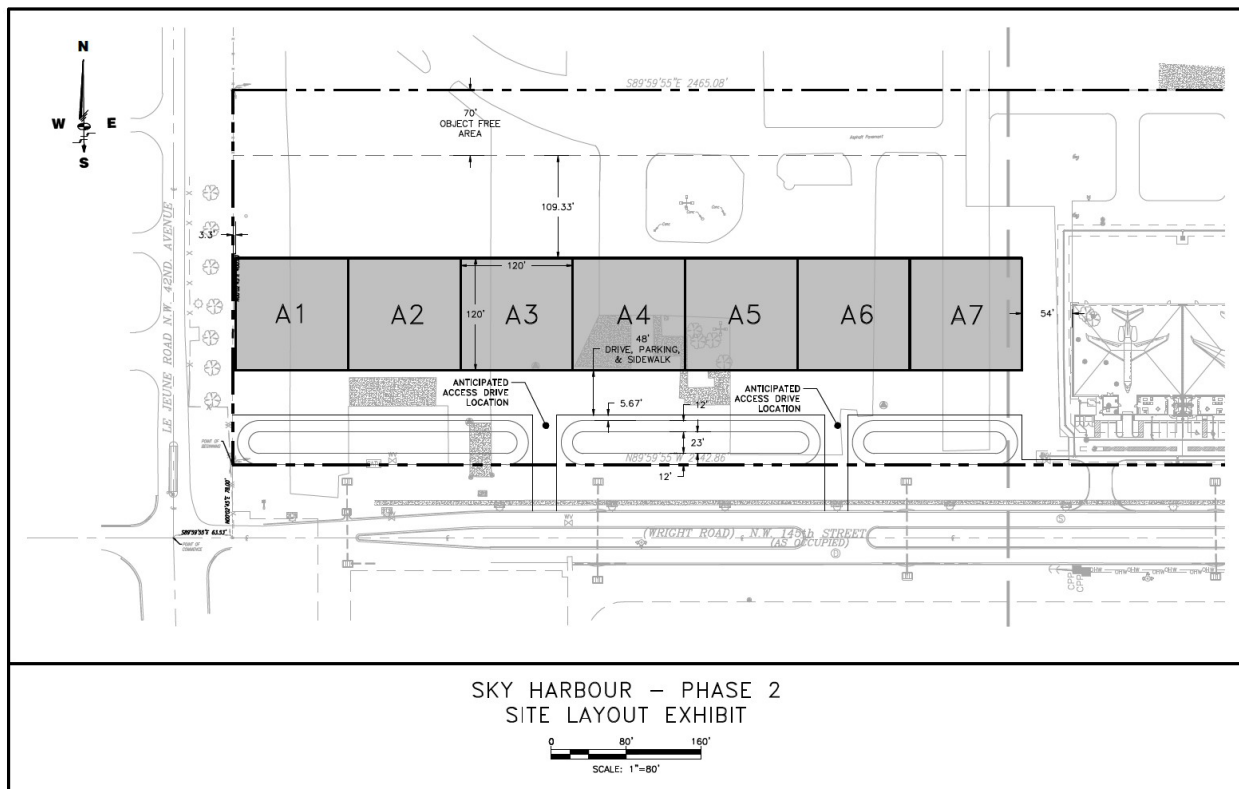
5. Design, Construction and Manufacturing Critical Issues:

See #2 above.

6. List of construction activities / milestones to be completed in February.

- Confirm final site plan and release design team to commence the revised construction drawings.

7. Progress Photos:



Site Plan

Field: BNA – Nashville, Tennessee

Reporting Period: January 2023

1. Construction Status:

The remaining punch list items, except for the sod replacement and mailbox installation, were completed in January. The overhead door shrouds have been installed. All end wall panels in hangars A1, A4, B1, and B5 have been installed. The LED building and monument signs were installed throughout the development per plan. The sidewalk and concrete pad for the GSE lavatory dump have been completed. The back ordered mailboxes for the development, and hangar appliances are expected in February and will be installed upon receipt.

2. Schedule Variance

None

3. Change Orders that impact project Completion date:

None

4. Loss Events

None

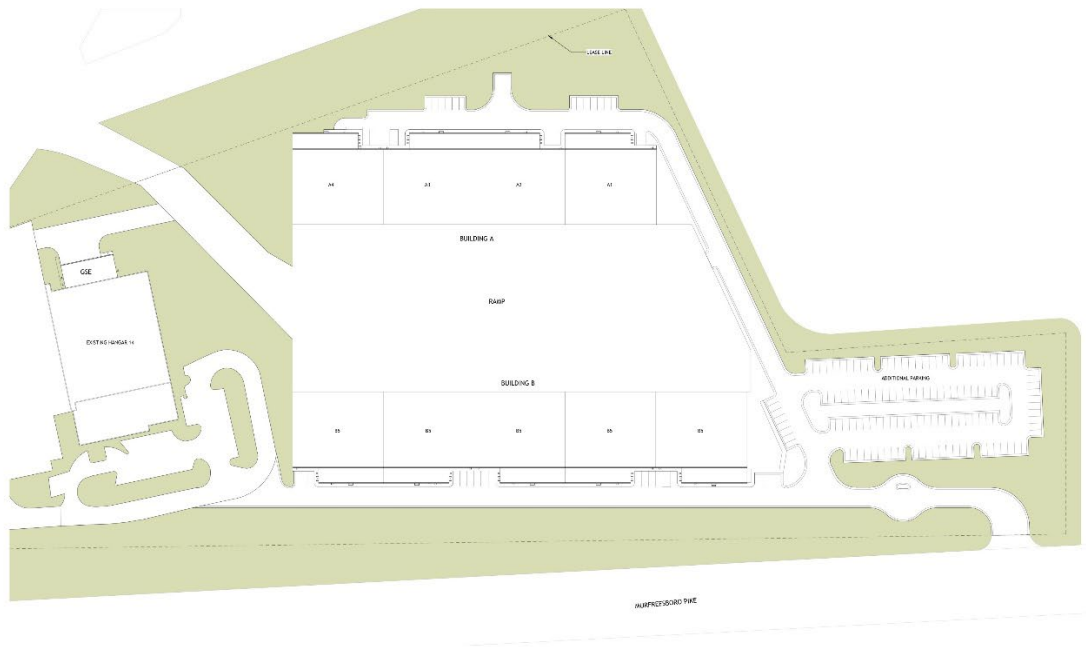
5. Design, Construction and Manufacturing Critical Issues:

None

6. List of construction activities / milestones to be completed in January.

- Installation of mailboxes
- Installation of all appliances

7. Progress Photos:



Site Plan



The picture above is looking west. Murfreesboro Pike runs into the tunnel under the runway to the south of our hangar campus.



Building signage installed on eastern side of building B near entry.



Monument Sign on eastern side of development at Murfreesboro Pike

1. Design and Permitting Status:

A final review of the civil drawings by Arapahoe County Water & Wastewater Authority (ACWWA), required a revision to the plan set. These revisions include the removal of lateral sewer lines that connect to the hangars in the second phase of the development. The civil engineer for the project has revised the civil drawings to accommodate ACWWA's request and resubmitted to ACWWA for their approval. Once ACWWA's approval is received, the civil drawings will be submitted to South Metro Fire Rescue (SMFR) for their approval. Even though SFMR has no oversight on the sanitary sewer system, ACWWA requires that all utility plans be stamped by SFMR. Once the plans are stamped and approved by SMFR, the drawings must be resubmitted to ACWWA for issuance of the utility permit. After the ACWAA utility permit is issued, the application for a building permit can be submitted to the Arapahoe County Building Department. Both ACWWA and SMFR approvals are prerequisites for Arapahoe County to issue a master building permit.

2. Construction Status:

The general contractor, A&F General Contractors, continues to perform earthwork on site with stripping and moisture conditioning of the soil performed to mitigate the impact of existing expansive soil. The building pad for Hangar building B has been completed and the building pad for Hangar building A is 50% complete. The underdrain for each hangar building has been installed and the team has begun the demolition of the existing storm water drainage system on site. A&F General Contractors will continue with earthwork into February, and then commence with the installation of utilities.

3. Change Orders that impact project Completion date:

None

4. Loss Events

None

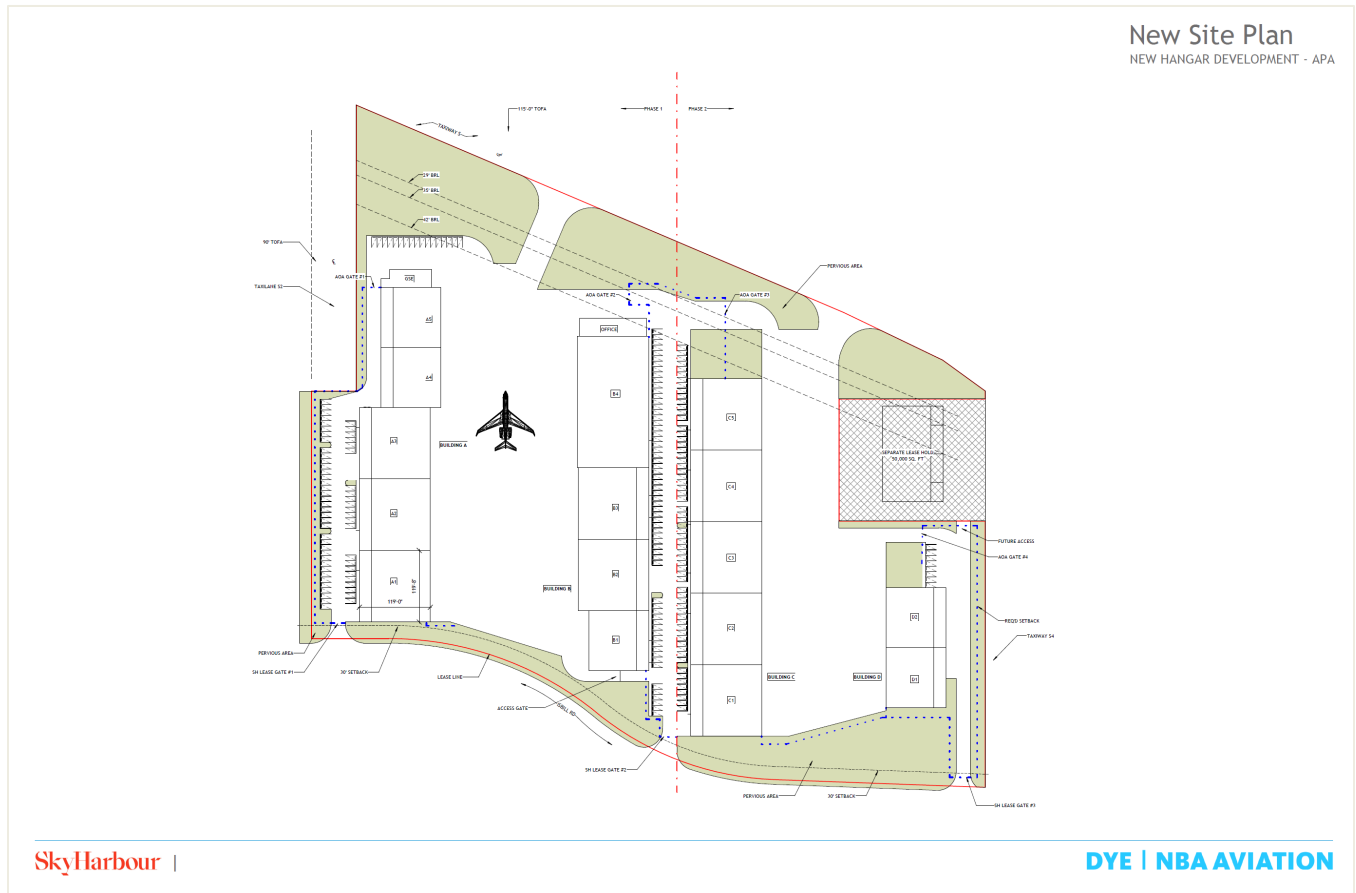
5. Design, Construction and Manufacturing Critical Issues:

- Additional revisions requested by ACWWA to pull utility permit – the team is working on second set of revisions.
- Structural Engineer needs to revise the building foundations related to use of Insulated Metal Panel (IMP) being used for fire walls between hangars.

6. List of construction activities / milestones to be completed in February.

- Permit issuance from ACWWA.
- Permit issuance from Arapahoe County Building Department.
- Complete hangar A building pad.
- Complete over excavation of Apron.

7. Progress Photos:



Site Plan



Western view of the project site towards the “B” hangar pad



Southern view towards Isbill Rd. Water trucks undertaking moisture conditioning protocol.

Field: DVT – Phoenix, Arizona

Reporting Period: January 2023

1. Design and Permitting Status:

The City of Phoenix Planning and Development Department (PDD) has issued comments to the construction drawings accompanying the master building permit application. The design team is currently preparing responses to these comments. Response completion and resubmission to PDD will occur in February.

2. Construction Status:

Haydon Building Corporation (the general contractor) has commenced with earthwork and begun the over-excavation of the site. Once earthwork is completed, Haydon will start the foundation and underground

rough-in scope. RapidBuilt, Sky Harbour's pre-engineered metal building (PEMB) partner, has fabricated all the structural elements of the metal buildings. The next step in RapidBuilt's fabrication process is to galvanize the steel and paint where required. After the galvanizing and painting is completed, the steel structures can be shipped to the site.

3. Change Orders that impact project Completion date:

- The Project had seven days of severe rain which stopped all work on site. After discussion with the general contractor, only 4 additional days were added to the construction schedule.

4. Loss Events

None

5. Design, Construction and Manufacturing Critical Issues:

- Developer response to PDD review comments related to the full building permit.
- Model hangar HVAC selection and design – long lead time split AC systems.
- Issuance of model hangar design documents.

6. List of construction activities / milestones to be completed in February.

- Complete over-excavation of building pads.
- Complete lime treatment of building pads.
- Installation of Ox Blue jobsite camera system.

7. Progress Photos:



Site Plan



View looking north towards the runway. Site clearing underway.



View looking southwest. Soil moisturizing underway.



Southern view of project. Stripping of site and soil moisturizing started.

Field: SGR Phase 2 – Houston, Texas

Reporting Period: January 2023

1. Design and Permitting Status

Project is still in predevelopment. On October 4, 2022, Sugar Land Regional Airport signed a lease amendment extending the requirement to start construction on Phase 2 to October 15, 2023.

2. Schedule Variances

None

3. Change Orders that impact project completion date:

None

4. Loss Events

None

5. Design, Construction and Manufacturing Critical Issues:

None

6. List of construction activities / milestones to be completed in February:

Update to Timing and Spent-to-Date

As a result of the hangar door failure and subsequent inspection/repairs of all hangars at OPF1, the scheduled completion date was extended to February 2023.

Facility	Status	Scheduled Construction Start	Scheduled Completion Date	Hard Costs (\$mm)	Soft Costs (\$mm)	Project Contingency (\$mm)	Total Project Cost (\$mm)	Spent-to-Date (\$mm)	Contractor	Contract Details
SGR Phase II	Predevelopment	Oct-23	Dec-24	8.1 - 9.8	1.2	1.0	10.3 - 12	0.0		
OPF Phase I	In Construction	Aug-21	Feb-23	22.6 - 24.6	7.4	1.2	31.2 - 33.2	27.7	Link Construction	GMP with 100% P&P Surety
OPF Phase II	In Development	Jun-23	Sep-24	21.5 - 26.1	4.4	2.2	28.1 - 32.7	0.8		
BNA	Occupancy	Jul-21	Oct-22	19.0 - 20.0	5.8	1.0	25.8 - 26.8	24.3	Dunn Building Company	GMP with 100% P&P Surety
DVT Phase I	In Construction	Dec-22	Mar-24	26.1 - 31.4	4.1	2.3	32.5 - 37.8	4.5	Haydon Building Corp	GMP with 100% P&P Surety
DVT Phase II	Predevelopment	Nov-23	Feb-25	22.8 - 27.4	3.3	2.1	28.2 - 32.8	0.0		
APA Phase I	In Construction	Nov-22	Feb-24	28.4 - 34.4	6.1	2.7	37.2 - 43.2	4.7	A&F General Contractors	GMP with 100% P&P Surety
APA Phase II	Predevelopment	Aug-23	Nov-24	21.7 - 26.3	4.7	2.2	28.6 - 33.2	0.0		
Total				170.2 - 200	\$36.9	\$14.8	221.9 - 251.7	\$61.9		

Change Orders Affecting Scheduled Completion

None

Loss Events

None.

Critical Issues

See discussion for each airfield above.

Next Month Milestones

See discussion for each airfield above.