

**Sky Harbour**  
**Monthly Construction Report**  
**September 2023**

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## **Executive Summary**

Sky Harbour continued to make progress at each of its developments during the month of September. At APA Centennial in Denver, Colorado, A&F General Contractors completed the grade beams for building B, and began grading the ramp for concrete ahead of the winter season. At DVT Deer Valley in Phoenix, Arizona, Haydon completed the MEP rough in of all hangars and is preparing for installation of exterior sheathing. At ADS Addison Airport in Addison TX, Holt Construction has been awarded the GC contract and has mobilized. At OPF Phase 1, Opa Locka Airport in Miami Florida, Sky Harbour is negotiating the contract for the hangar 12 nose notch extension. Plans have been developed and submitted to Miami-Dade for review and approval. The project is scheduled to take 3 months to complete from receipt of permit. At OPF Phase 2, the engineering and architectural teams continue to progress on the permit set of drawings with their completion targeted for the middle of October. The following is a summary of progress at each development.

**Field:** OPF Phase 1 – Opa-Locka, Florida

**Reporting Period:** September 2023

1. Property Status:

The project has been completed and turned over to Sky Harbour operations.

2. Progress Photos:



Site Plan



Sky Harbour



The picture above is looking southeast. Wright Road is toward the middle of the photo.  
Phase 2 is in the lower right corner of the photo.



Sky Harbour



The picture above is looking Northeast. Phase 2 is in the bottom left corner of the photo.

**Field:** OPF Phase 2 – Opa-Locka, Florida  
**Reporting Period:** September 2023

1. Design & Permitting Status:

The target completion date for construction drawings was extended from September 30<sup>th</sup> to October 6<sup>th</sup> to allow the structural engineer time to calculate and include the foundation reaction tables in the structural drawings. Once the complete set of construction drawings is completed, they will be submitted to Miami-Dade Airport Division (MDAD), and subsequently Miami-Dade for review and comments.

2. Schedule Variances:

Due to an engineering bottleneck at Rapid Built, an additional week was needed for the structural engineer of record to complete the foundation drawings and load calculations for the PEMBs. To resolve the engineering bottleneck, Ownership has hired an additional structural engineer at Rapid Built to help improve engineering design times.

With the construction drawing revisions over the last 2 months, and an anticipated 4–5-month review process by MDAD and Miami Dade, permit issuance and the projected construction start has shifted from December 2023 to February 2024.

3. Change Orders that Impact Project Completion date:

None

4. Loss Events:

None

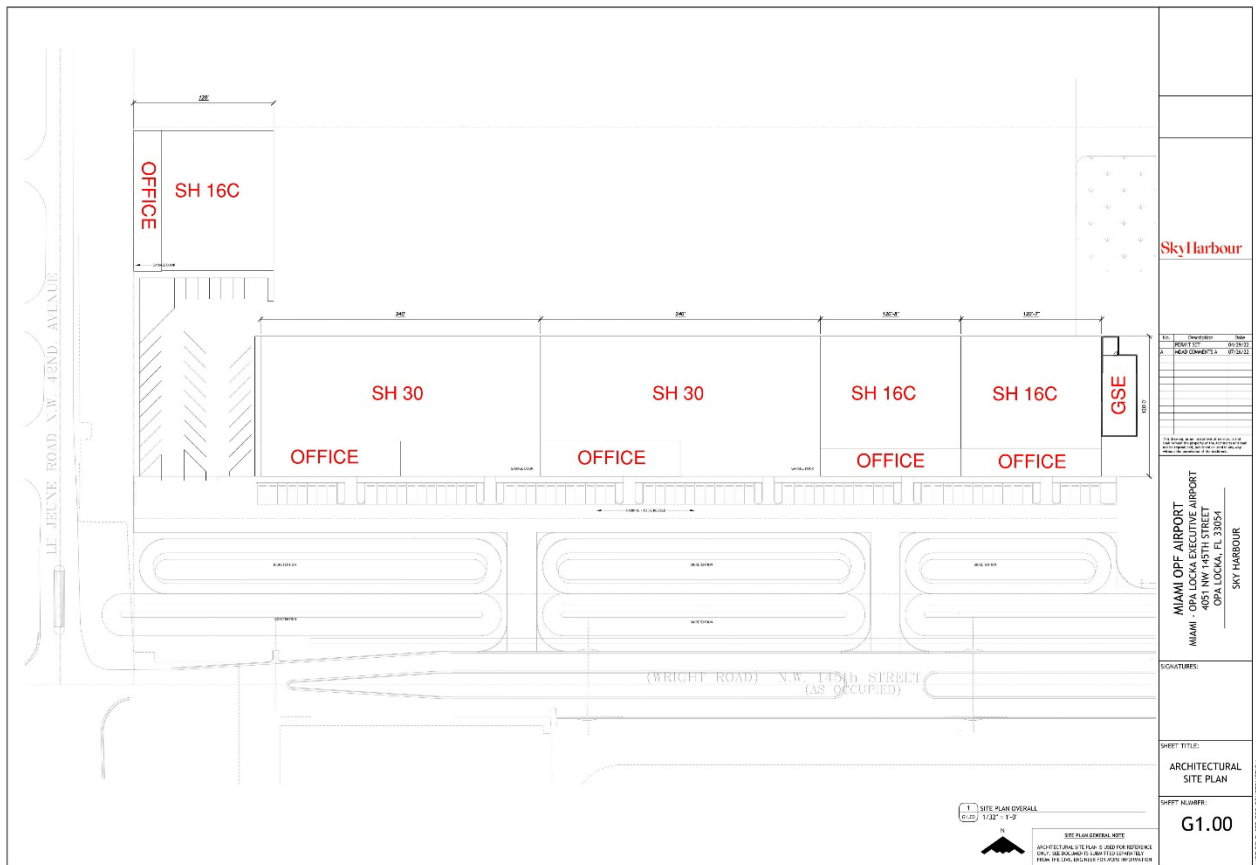
5. Design, Construction and Manufacturing Critical Issues:

None

6. List of construction activities / milestones to be Completed in October:

- Submit the completed set of construction drawings to MDAD and Miami-Dade.

7. Progress Photos:



OPF Phase 2 Site Plan

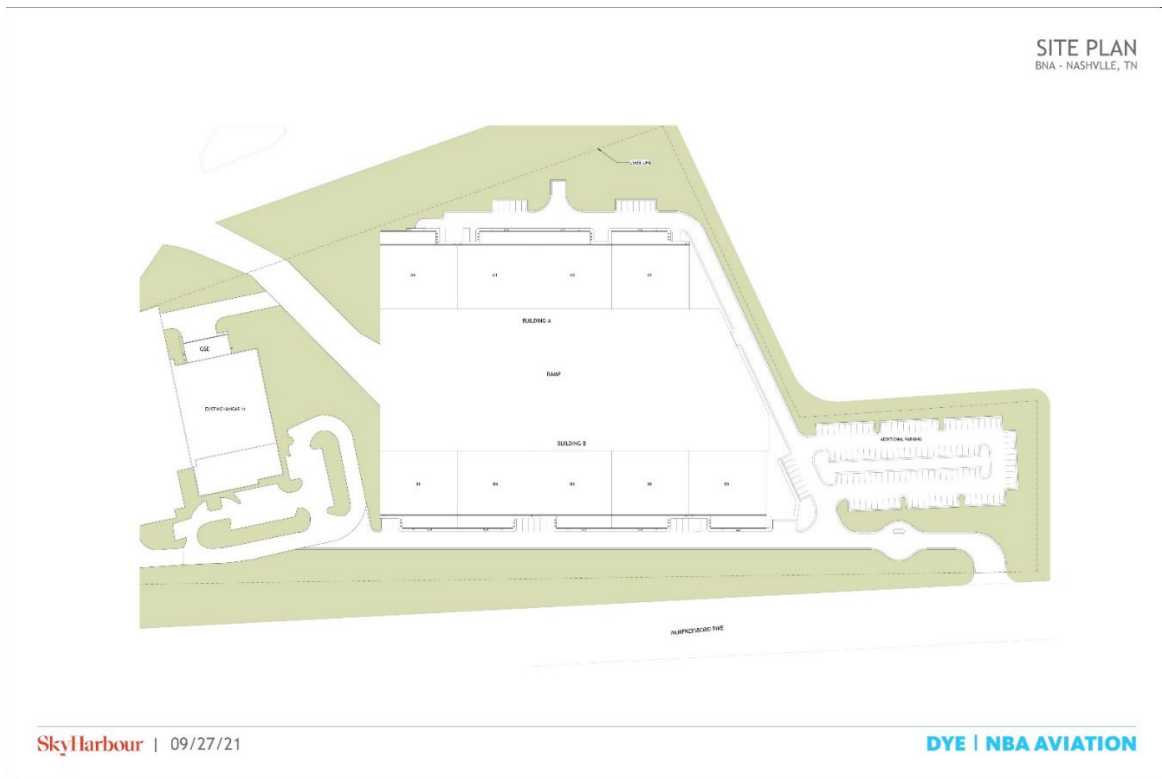
**Field:** BNA – Nashville, Tennessee  
**Reporting Period:** September 2023

1. Property Status:

The project has been completed and turned over to Sky Harbour operations.

2. Progress Photos:





Site Plan



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

1. Design and Permitting Status:

The plan reviewer for Arapahoe County confirmed that permits related to the master building permit, civil, and deferred structural permits for the pre-engineered metal building (PEMB) and for the SH16A and SH10 have been approved and issued. Only the deferred submittal for the SH30 (hangar B4) remains and includes the PEMB and the fire sprinkler system. The team is working to complete the associated PEMB and sprinkler design documents for the SH30 in October and will submit the permit application in November.

2. Construction Status:

The general contractor completed the storm sewer utility system and has commenced with final site grading and preparations for the paving and site concrete packages. The aggregate base work for the apron has begun and the team is working to complete the asphalt and concrete apron work prior to November 1st and the winter season.

Rapid Built completed the fabrication of the SH10 hangars (A4, A5, & B1) and will be delivering these structures to the jobsite the first week of October. The balance of the footing and grade beams for building B will be completed in October. The underground plumbing rough-in for the lounge spaces and trench drains in building A has been completed and the underground plumbing rough-in in building B is expected to begin by mid-October.

3. Change Orders that Impact Project Completion Date:

- The team has approved a change order to expedite the asphalt and concrete apron work for completion prior to November 1<sup>st</sup> and the start of the winter season. This change order is funded from owner's contingency.
- With the deliveries of the SH10 hangars expected the first week of October, ownership has approved a change order for the PEMB erector to remobilize by mid-October to continue the PEMB erection for the remaining SH16As and the SH10s. Once the remaining PEMB trim package and related components are fabricated and delivered to the site, ownership and the general contractor can finalize their overall project recovery schedule and look for ways to improve upon the current April 2024 project completion date.

4. Loss Events:

None

5. Design, Construction and Manufacturing Critical Issues:

The owner and the general contractor continue to revise their recovery plan to minimize delays. For the project to recover days, all remaining PEMB engineering, erection drawings and the fabrication and delivery of materials must adhere to the revised schedule or the substantial completion date will extend beyond April 2024.

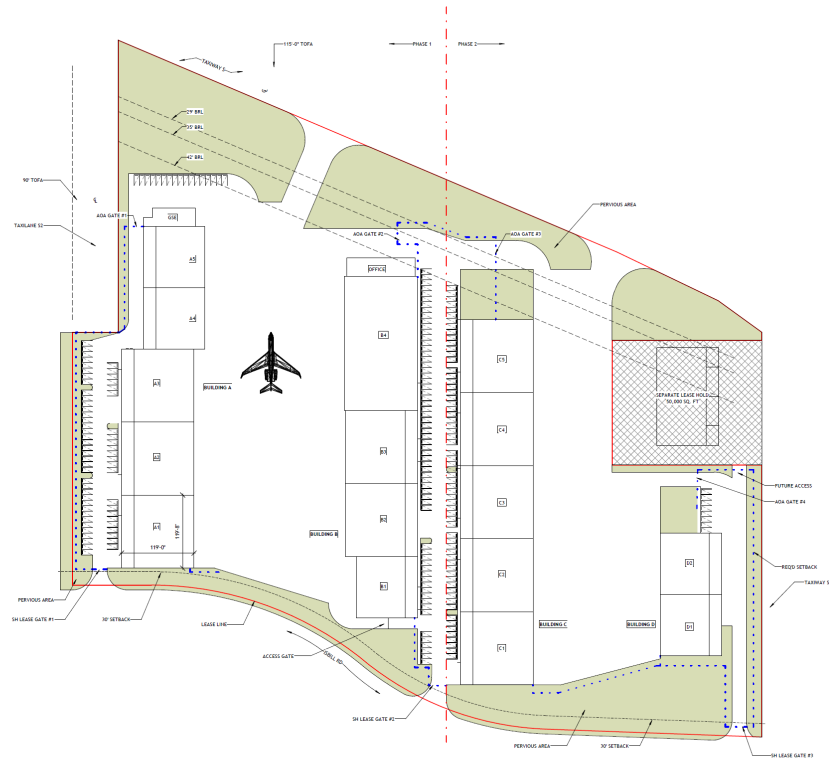
- RapidBuilt fabrication and deliveries of all SH10s must be onsite by the first week of October.
- RapidBuilt PEMB design for the SH30 (B4) must be completed by the end of October.
- RapidBuilt design and fabrication of the hangar sheathing, PEMB Trim and roof trim to support completion of the PEMBs needs to be completed by October 31.
- RapidBuilt design, engineering, fabrication, and delivery of the bi-fold hangar doors for the SH16As by October 31.
- RapidBuilt design, engineering, fabrication, and delivery of the bi-fold hangar doors for the SH10's by November 14.
- WellBilt has completed the shop drawings revision for the SH30 sliding hangar door (a revision of the shop drawing was required). Approval of the revised shop drawing is expected by the end of October.
- The team is working to finalize the app integration into the hangars and all connection points. Ownership will be adding additional cameras to the exterior of the facility.

6. List of Construction Activities / Milestones to be Completed in October:

- Commence delivery and erection of the SH10 PEMB structures.
- Complete foundations and grade beams for the hangars in building B.
- Complete the concrete apron paving.
- Complete the asphalt paving in the east and west landside paving areas.
- Stabilizing the excess stockpile on phase 2 site.
- Begin fabrication of the WellBilt sliding hangar door for the SH30 (B4 hangar).

7. Progress Photos:





## Site Plan



Northwestern view of the grade beams for hangars B1-B4 (foreground) and steel structure of hangars A1, A2, A3 (background). Grading of the ramp in progress.





Northeastern view of the project showing structure for hangars A1, A2, and A3 erected. The grade beams in building B have been formed and the ramp is being graded in preparation for the concrete pour.

**Field:** DVT – Phoenix, Arizona  
**Reporting Period:** September 2023

1. Design and Permitting Status:

Due to an unforeseen existing utility conflict underground, the civil engineer had to redesign the water service connection to the city water mains. This work was to be completed by the end of September but will spill over to the first week in October. The team submitted and secured a technical appeal with the City of Phoenix which allows for submission of the revised drawings and an update to the permit.

The design team has finalized the fire sprinkler supports within the hangars for the fire sprinkler mains along with the supports for the mezzanine ductwork for hangar A (model hangar). The respective contractors have been released to start this work.

RapidBuilt has finalized the design for the SH16C bi-fold hangar doors and has started fabrication of the 8 hangar doors in October. The manufacturers who are responsible for the actuators and the door controllers are on schedule to begin delivery to the project site by the first week in November.

## 2. Construction Status:

The general contractor has completed the remaining PEMB erection and roofing for all hangars and the GSE building. They have substantially completed the interior framing, plumbing rough-in, mechanical rough-in, and electrical rough-in within the first 5 hangars and continues to work through the remaining hangars. The hangar slab has been poured within hangar A, B, C, D, and E and the slabs for the remaining 3 hangars and the GSE will be poured in October.

With the conflicts to the existing utilities at the fuel farm resolved, work has resumed and delivery is now expected by the end of October. The concrete forming/pouring (last step) is scheduled for the last week in October.

## 3. Change Orders that Impact Project Completion Date:

- The project has experienced delays associated with the PEMB trim deliveries. To mitigate the impact on the project schedule, the general contractor has procured a partial order of trim which will release the start of the siding scope. The siding scope is expected to begin by the end of October and the team will focus on completing the pewter color siding and trim on the model hangar first (so that drywall work associated with the model hangar can commence). The delay in the trim / siding scope will delay final grading and paving operations. The impact on the schedule is still being determined.
- Deer Valley Airport has asked Sky Harbour to realign a portion of the future taxiway Delta extension which runs east to west and is located north of the DVT phase 1 project. The project does have access to the western side of the runway through an existing connector to our apron, but this realignment will improve access to the main runway going east from the ramp. The general contractor is preparing a proposal and (upon receipt) the team will coordinate with the City of Phoenix. The team is working to coordinate this taxiway work to be completed in conjunction with phase 1 construction. This will avoid any potential issues if the second phase of development moves forward and is completed prior to the airport completing their taxiway extension and re-alignment.

## 4. Loss Events:

None

## 5. Design, Construction and Manufacturing Critical Issues:

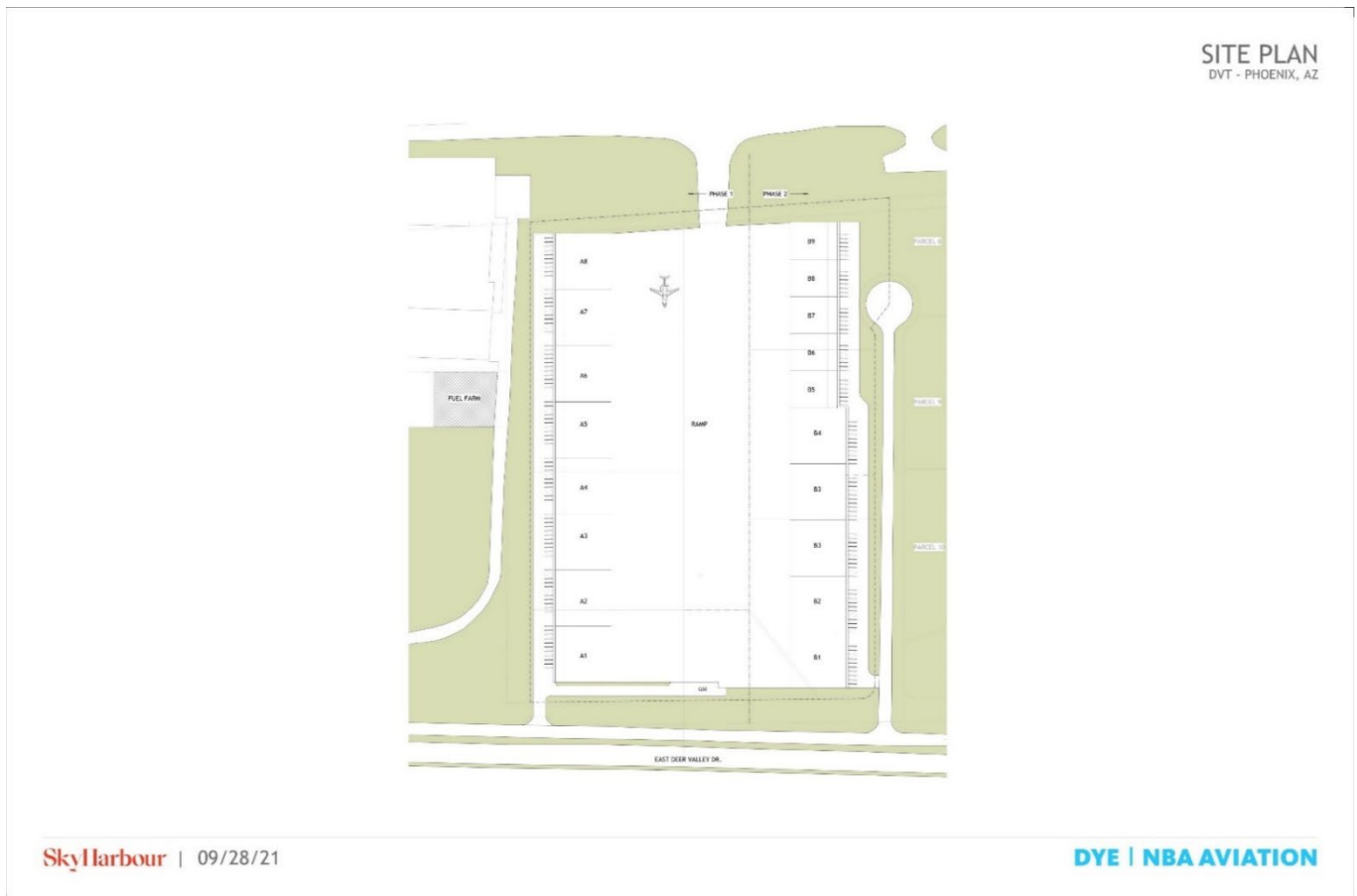
- RapidBuilt final trim orders for the PEMB's.
- RapidBuilt design, engineering, and fabrication of the bi-fold hangar doors.

- Finalize the app integration into the hangars and all connection points. Ownership is adding additional cameras to the exterior of the buildings.

6. List of Construction Activities / Milestones to be Completed in October:

- Complete delivery of trims related to the PEMBs.
- Commence installation of siding.

7. Progress Photos:



Site Plan





Southern view of PEMB superstructure of hangars A-H with IMP walls installed and roof installed on hangars.



Northeastern view of hangars A-H with roofing and mezzanines installed and landside framing in place. The fuel farm is in the foreground.

**Field:** ADS Phase 1, Addison, TX  
**Reporting Period:** September 2023

1. Design and Permitting Status

The target completion date for the revised structural design was extended to October 20<sup>th</sup> to allow the PEMB enough time to be reviewed by Burns Engineering. Once the revised structural design drawings are complete, they will be submitted to the Town of Addison to address previous permit review comments. The site demo and tree removal permits were received from the city of Addison and delivered to the general contractor.

2. Construction Status

Holt Construction was awarded the project as general contractor. A Letter of Intent (LOI) was executed September 25th, and the finalized contract will be executed in October. Holt mobilized their construction trailer to the site September 29th and will begin site demolition in October.

3. Change Orders that Impact Project Completion Date:

None

4. Loss Events:

None

5. Design, Construction and Manufacturing Critical Issues:

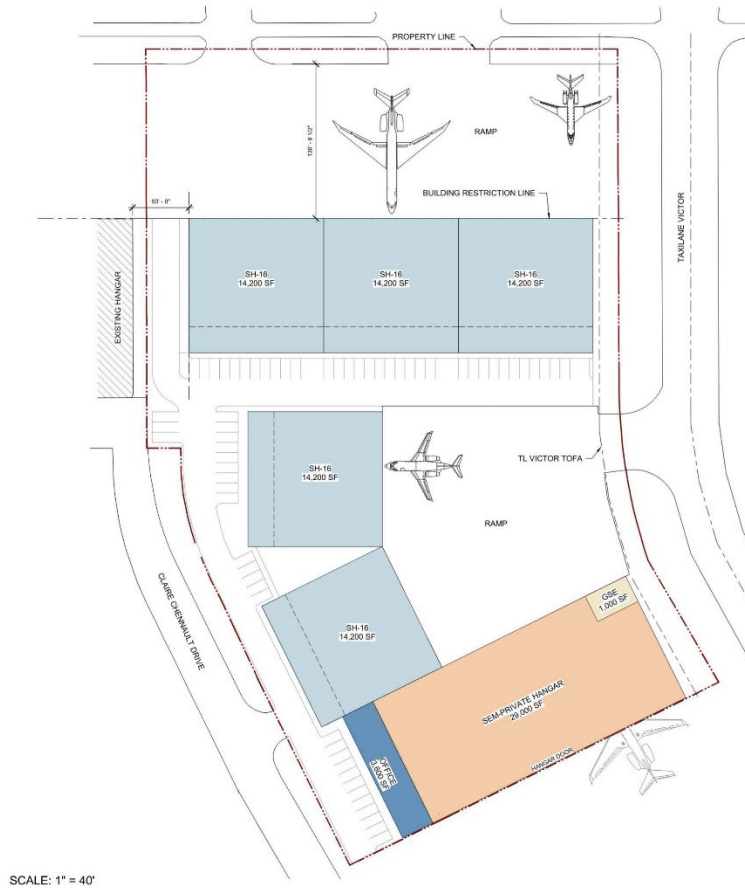
- Design and fabrication of the SH30.

6. List of Construction Activities / Milestones to be Completed in October:

- Completion of the revised structural design and resubmission of master permit construction documents to the Town of Addison.
- Installation of construction fencing.
- Implementation of the erosion and sediment control plan (SWPPP).
- Commencement of site demolition and tree removal.

7. Progress Photos:





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## ADS-1 Approved Site Plan



Northern view of the project from Claire Chenault. Holt Construction has mobilized onsite.

## Update to Timing and Spent-to-Date

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
OPF Phase I	Occupancy	Aug-21	Feb-23	22.6 - 24.6	7.4	1.2	31.2 - 33.2	32.0	Link Construction	GMP with 100% P&P Surety
OPF Phase II	In Development	Jan-24	Mar-25	21.5 - 26.1	4.4	2.2	28.1 - 32.7	1.3		
BNA	Occupancy	Jul-21	Oct-22	19.0 - 20.0	5.8	1.0	25.8 - 26.8	25.7	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	18.4	Haydon Building Corp	GMP with 100% P&P Surety
DVT Phase II <sup>1</sup>	Predevelopment	2Q-24	Feb-25	22.8 - 27.4	3.3	2.1	28.2 - 32.8	0.0		
APA Phase I	In Construction	Nov-22	Apr-24	28.4 - 34.4	6.1	2.7	37.2 - 43.2	16.4	A&F General Contractors	GMP with 100% P&P Surety
APA Phase II	Predevelopment	2Q-24	Nov-24	21.7 - 26.3	4.7	2.2	28.6 - 33.2	0.0		
ADS Phase I	In Construction	Sep-23	Dec-24	19.0 - 21.0	5.2	1.2	25.4 - 27.4	3.2	Holt Construction	
Total				189.2 - 221	\$42.2	\$15.9	247.3 - 279.1	\$97.0		

## 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.

<sup>1</sup> Same as footnote 1.