



Aviation Consulting Capabilities Statement



2025

www.DEALTURAfl.com

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01 Introduction

At DEALTURA, we recognize that every aviation project carries unique challenges—whether in phasing, funding, stakeholder dynamics, or operational impact. Our firm was created to serve as a true partner to aviation stakeholders by offering insight, leadership, and results.

Airports are more than transportation nodes—they are regional economic engines and community landmarks.

Every project, whether large or small, affects passenger experience, operational efficiency, safety, and long-term financial performance.

At DEALTURA, we approach each engagement with this holistic understanding. Our team collaborates with owners and/or consultants from the earliest planning stages through project delivery, ensuring alignment with long-term strategic goals.

With over 20 years of experience in aviation projects—including more than a decade leading design and construction programs for Southwest Florida’s major airports—we bring firsthand knowledge of what it takes to deliver successful projects in active aviation environments. **Our team has worn the hats of engineer, contractor, consultant, and owner, and that broad perspective is what makes us an asset to any aviation client.**

Our approach is guided by:

- Transparency and accountability in project communication
- Technical rigor combined with practical field experience
- Deep stakeholder coordination—including tenants, airlines, TSA, FAA, DOT, and the traveling public
- A commitment to efficiency without compromising quality

DEALTURA integrates modern project controls, predictive scheduling tools, and data visualization to give owners real-time insight. But just as important, we offer personal service, direct principal involvement, and an unwavering focus on your goals.

This document outlines our capabilities, our values, and our record of delivery. We hope it opens the door to a conversation about how we can support your success.

Sincerely,



Hector Yanez, P.E., C.M

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02 Company overview & services

DEALTURA is a Florida-based, **WMBE/DBE-certified** consulting firm specializing in aviation project delivery. We provide a unique blend of **Owner's Representation, Program & Project Management, and Project Controls**—backed by AI-enhanced tools and direct principal leadership.

Founded by **Hector Yanez, P.E., C.M.**, a Florida-licensed **Professional Engineer**, former **Project Manager** in the private sector for construction management companies delivering

commercial projects, many of them in aviation, and former **Director of Engineering & Construction** at the Lee County Port Authority (RSW and FMY), DEALTURA was created to give aviation clients the confidence of seasoned, hands-on guidance. With more than 20 years of experience across commercial and aviation projects—including terminal expansions, airfield improvements, and hangar developments—Hector brings a **360° perspective** that bridges the priorities of owners, consultants, and contractors..

Our mission is simple: help aviation clients deliver better projects. We achieve this through **clear communication, rigorous oversight, and tailored strategies** grounded in real-world experience.

What Sets DEALTURA Apart:

- Proven delivery of **\$500M+** in aviation projects
- Expertise from both the **owner and contractor perspectives**
- Experience with **FAA and DOT grant-funded project management**
- **AI-driven tools** to forecast and monitor performance
- Minority-owned, bilingual, and relationship-focused

Whether acting as your representative in the field, your advisor at the table, or your project controls partner behind the scenes—**DEALTURA delivers with integrity, agility, and precision.** We scale to fit each engagement, stay ahead of challenges, and keep the client's priorities front and center.

The following pages outline our services, experience, and the value we can bring to your aviation development efforts.

02 Company overview & services (cont)

Core Services: - Owner's Representation
- Program & Project Management -
Project Controls - Consultant Project
support services.

Technology-Enhanced Capabilities: - AI-driven
schedule risk and cost performance tools -
Cloud-based reporting systems for transparency
and accountability - Bluebeam document markup and
coordination - Integration with major project management
platforms (e.g., Procore, Oracle Primavera, Microsoft Project)

Owner's
Representation



Program/Project
Management



Project
Controls



Project Support
Services



03 Owner's Representation

The Advantage of Having an Owner's Representative

In aviation projects, the stakes are high—tight timelines, complex phasing, limited windows for construction, and multiple stakeholders. Without dedicated leadership and clear oversight, projects risk falling behind, exceeding budgets, or underdelivering on expectations. That's why having an Owner's Representative (OR) isn't just helpful—it's a strategic advantage.

A qualified OR acts as the owner's eyes, ears, and voice throughout the project lifecycle. From early planning to closeout, they ensure the owner's priorities remain front and center while bridging the gap between technical teams, regulatory bodies, and executive leadership.

Key Advantages of Owner's Representation:

Accountability: ORs track progress, performance, and compliance—ensuring scope, timeline, and deliverables remain intact. Issues are identified and addressed before they escalate.

Experience-Driven Decision Making: With deep experience in design and construction, ORs help owners navigate unfamiliar territory with confidence.

Resource Optimization: ORs augment internal teams, allowing staff to focus on operations while capital projects move forward.

Stakeholder Alignment: ORs facilitate coordination among consultants, contractors, tenants, regulators, and leadership.

Change Order & Claims Management: ORs rigorously monitor scope and costs to reduce change order exposure and resolve issues quickly.

At DEALTURA, we offer all these benefits and more—combining technical expertise with AI-enhanced tools for proactive planning, schedule visibility, and early risk detection. We provide full-lifecycle Owner's Representation services, including:

- Early planning and programming
- Procurement support and consultant selection
- Design oversight and constructability reviews
- Construction progress tracking and issue resolution
- QA/QC, document control, and project documentation
- Stakeholder coordination and executive-level reporting

Whether supporting a terminal upgrade, airfield project, or specialized facility, DEALTURA acts as your dedicated partner—protecting your investment and keeping your project on track with clarity, precision, and results.

04 Program & Project Management

Orchestrating Success Across Programs

While Owner's Representation safeguards your interests, effective Program & Project Management ensures that those interests are turned into tangible results. It is the discipline of **planning, coordinating, and executing** aviation projects so that scope, schedule, budget, and quality are delivered with precision.

At DEALTURA, our role is hands-on: we take the strategy and vision defined with the owner and translate it into action. From managing procurement to coordinating contractors in the field, our team drives the project forward while keeping decision-makers fully informed.

Our Program & Project Management services include:

- **Program Planning & Integration:** Building roadmaps that align multiple projects under a cohesive strategy.
- **Procurement & Contracts:** Supporting RFP/RFQ development, bid evaluations, and contract negotiations.
- **Budget & Cost Control:** Developing baselines, tracking expenditures, and enforcing financial accountability.
- **Schedule Management:** Creating and monitoring detailed schedules to identify risks and keep milestones on track.
- **Construction Oversight:** Coordinating daily field activities, verifying progress, and resolving conflicts.
- **Quality & Compliance:** Ensuring deliverables meet technical requirements, safety standards, and regulatory obligations.

Whereas Owner's Representation is about advocacy, Program & Project Management is about execution. DEALTURA delivers both — giving aviation clients confidence that their priorities are protected and their projects are carried through to successful completion.

05 Project Controls

The Value of Strategic Project Controls

In aviation projects, success depends not only on building the right project, but on maintaining control of scope, cost, and schedule throughout its lifecycle. That's where Project Controls provide their value. Project Controls is the discipline of collecting, analyzing, and presenting data in ways that allow owners and consultants to make informed, proactive decisions.

At DEALTURA, we combine industry-standard tools with modern, AI-enhanced analytics to deliver clarity and foresight. Our controls approach moves beyond traditional reporting — we provide **early warnings, scenario analysis, and actionable insights** that help leadership stay ahead of risks.

Our Project Controls services include:

- **Cost Management:** Establishing budgets, tracking expenditures, and monitoring trends to avoid overruns.
- **Schedule Management & Forecasting:** Developing baseline schedules, updating progress, and applying risk modeling to predict impacts before they occur.
- **Change Management:** Logging, evaluating, and tracking scope changes with full cost/schedule implications.
- **Performance Measurement:** Using Earned Value Management (EVM), productivity tracking, and KPIs to measure true progress.
- **Data Visualization:** Turning raw project data into dashboards and executive-level reports for clear, fast decision-making.
- **Document & Controls Systems:** Implementing platforms for submittal tracking, RFIs, and audit-ready recordkeeping.

Why it matters: Project Controls acts as the **owner's navigation system** — showing not just where the project stands today, but where it is heading tomorrow. With DEALTURA's combination of hands-on field knowledge and advanced controls technology, clients gain confidence in both the accuracy of information and the strength of decisions being made.



06 Project Support Services

Extending your team with specialized aviation project expertise.

Not every project requires a full program management team, but every project benefits from targeted expertise at the right time. That's where DEALTURA's **Project Support Services** deliver value. We act as an extension of your team—whether you are an owner, prime consultant, design firm, or construction manager—providing specialized expertise that enhances delivery, strengthens client relationships, and drives better outcomes.

Our support services include:

- **Specialized project controls** – schedule development, cost tracking, change management, and risk assessment
- **Project management augmentation** – leadership, coordination, and oversight during critical phases
- **Owner's representation support** – assisting consultants with client advocacy, reporting, and stakeholder alignment
- **Stakeholder communication & tracking** – logging issues, risks, and action items with accountability
- **Constructability reviews** – identifying conflicts, omissions, and constructability challenges before construction begins
 - **Drawing/document reviews** – ensuring accuracy, completeness, and coordination to minimize costly change orders
 - **On-demand technical expertise** – supplementing consultant teams during peak workloads or complex assignments

The Benefit:

With DEALTURA's flexible support model, clients expand capacity without the overhead of permanent staffing. We help teams stay responsive, reduce risk, and deliver higher performance. Whether filling a short-term gap or providing specialized long-term support, DEALTURA ensures aviation projects are delivered smarter, stronger, and more successful.

07 Project Experience

Representative Project Experience

(More projects and more information at our website www.DEALTURAfl.com)



RSW Air Traffic Control Tower

The new Air Traffic Control Tower (ATCT) at Southwest Florida International Airport (RSW) is a landmark modernization project that enhances **safety, visibility, and operational efficiency**.

Rising **200 feet above ground**, it nearly doubles the height of the former 135-foot facility, giving controllers unmatched views of the airfield.

Designed to withstand **170-mph hurricane-force winds** and supported by **225 piles driven 110 feet deep**, the structure is built for resilience and long-term reliability. Beyond its function, the tower stands as a **signature architectural feature of the airport**. Its modern profile not only reflects RSW's growth strategy but also serves as a visual icon of Southwest Florida International Airport.

FMY Base Ops Building

This aviation support facility was developed to enhance both pilot amenities and overall airport operations. The project features a welcoming pilot's lounge, quiet rooms, recreational areas, a café, and a flight planning center, all designed to support rest, collaboration, and mission preparation. A full-size replica of a P-51D aircraft suspended in the main lobby creates a distinctive focal point that celebrates aviation heritage. Additional components include seminar and training rooms, employee break areas, administrative offices, car rental spaces, gift shop concessions, and equipment storage facilities.

The design blends functional, operational spaces with hospitality-driven amenities, creating an environment that elevates the experience for pilots, airport staff, and visitors alike.



07 Project Experience (cont.)



RSW Passenger Boarding Bridges Replacement

The Passenger Boarding Bridge (PBB) Replacement project at Southwest Florida International Airport (RSW) involved the full replacement of 27 aging passenger boarding bridges across the terminal. This comprehensive upgrade modernized the airport's gate infrastructure, improving both aesthetics and operational performance.

The new bridges feature sleek designs with integrated glass paneling, elevating the visual appeal of the terminal and enhancing the passenger experience. In addition to their modern appearance, the upgraded bridges were selected for their reliability and reduced maintenance requirements — addressing long-standing issues with the previous aging systems. The result is a more efficient and dependable boarding process that supports RSW's long-term growth and customer service goals.

RSW RW 6-24 Rehabilitation

The rehabilitation of Runway 6-24 at Southwest Florida International Airport (RSW) was a pivotal infrastructure project that enhanced the airport's operational efficiency and safety. Spanning 12,000 feet in length, the runway underwent comprehensive milling, repaving, and the installation of new centerline lighting. A notable aspect of the project was the innovative conversion of Taxiway A into a temporary runway, a first for a single-runway, medium-hub airport in the United States. This approach allowed uninterrupted airport operations during construction. The project was completed ahead of schedule, earning accolades such as the 2007 BIA Summit Award for Best Public Works Project, the Florida Department of Transportation's Outstanding Airport Project award, and the FAA Airport Safety Mark of Distinction Award.



07 Project Experience (cont.)



RSW Apron Expansion and TW L & K

The project involved expanding the current terminal apron by about 185,000 square yards of asphalt, creating more space for aircraft parking, overnight staging, and better taxiing routes between the runway and terminal gates. Alongside the apron expansion, five new taxiways, including Taxiways L and K, were built to improve aircraft movement efficiency and support the expected future parallel runway system. These taxiways were fitted with centerline and edge lighting circuits, new guidance sign circuits, and integrated controls for the airfield lighting control system, ensuring compliance with FAA standards and enhancing operational safety.

Additionally, the project involved the restoration of existing stormwater detention pond slopes, encompassing approximately 49,100 square yards. This aspect of the project was essential for managing increased stormwater runoff resulting from the expanded paved surfaces, thereby contributing to the airport's environmental sustainability goals.

The successful completion of this project not only improved the immediate operational capabilities of RSW but also laid the groundwork for future developments, including the planned parallel runway and additional terminal expansions. The project's excellence was recognized with the 2014 Commercial Service Airport Project award by the Florida Department of Transportation.



RSW Terminal Access Road

The Terminal Access Road Rehabilitation Project at Southwest Florida International Airport (RSW) significantly improved access between Interstate 75 and the airport terminal. The project expanded the main roadway to six lanes, added a new off-ramp, and enhanced traffic flow with upgraded lanes and intersections. Designed to ease congestion and accommodate increasing passenger volumes, these improvements were a critical step in supporting the airport's long-term growth and operational efficiency. The project reflects RSW's commitment to providing seamless, safe, and efficient access for travelers and airport services.

07 Project Experience (cont.)



RSW Remote Loading Dock

The Remote Loading Dock facility at Southwest Florida International Airport (RSW) was finished in 2023 as a component of the airport's Terminal Expansion Phase I. This independent structure improves the airport's logistical processes by offering a dedicated area for the efficient management of goods and services. Thoughtfully designed, the facility connects with the terminal's mechanical and low-voltage systems, ensuring smooth integration with the current infrastructure. Its completion represents a major advancement in RSW's continuous efforts to enhance operational efficiency and accommodate future growth.



FMY Multi-Use Hangar

The Multi-Use Hangar at Page Field (FMY) in Fort Myers, Florida, was built to address the growing demand for aircraft storage and operational space. This 24,000-square-foot facility includes four crew offices and is complemented by 58,000 square feet of paved apron space, enhancing ramp capacity for seasonal aircraft parking. This development supports the increasing business and general aviation activities at Page Field, which serves as a vital reliever airport for Southwest Florida International Airport (RSW).

07 Project Experience (cont.)



FMY Solar Panel Array System

200-kW rooftop solar system installed on Multi-Use Hangar Building.

The solar installation at Page Field was designed to harness Florida's abundant sunlight to generate clean, renewable energy. By integrating solar panels into the airport's infrastructure, the project aimed to reduce operational energy costs and decrease the airport's carbon footprint.



FLL Southwest Airlines

As part of the strategic integration of Southwest Airlines and its newly acquired AirTran Airways, a specialized consolidation project was undertaken at Fort Lauderdale-Hollywood International Airport (FLL).

This project focused on combining all apron-level operational spaces — including offices, break rooms, mechanical areas, restrooms, and crew support facilities — into a cohesive, upgraded environment. The effort streamlined daily operations, improved staff efficiency, and enhanced operational coordination between the two formerly separate airlines.

By modernizing and centralizing key airline functions at the apron level, the project supported Southwest's transition into a unified, expanded operation at FLL, ensuring consistency in service delivery and optimizing back-of-house logistics critical to airport and airline performance.

07 Project Experience (cont.)



RSW Cargo Apron, A3 & A4

The Cargo Apron Rehabilitation project at Southwest Florida International Airport (RSW) focused on upgrading critical airside infrastructure to support growing cargo operations.

The work included the reconstruction and resurfacing of concrete and asphalt pavement in cargo apron areas, along with the rehabilitation of Taxiways A3 and A4.

These enhancements improved pavement strength, operational safety, and overall efficiency for aircraft maneuvering and cargo handling activities on the west side of the airfield.

The project supports the airport's long-term cargo growth strategy by modernizing key logistics infrastructure.



RSW New Airfield Lighting Vault

The Airfield Lighting Vault project at Southwest Florida International Airport (RSW) was a critical infrastructure upgrade designed to enhance the airport's airfield lighting systems. Located east of Taxiway L and north of the new Air Traffic Control Tower (ATCT) and existing Aircraft Rescue and Fire Fighting (ARFF) facility, the new vault houses electrical infrastructure that supplies power to the airport's airfield lighting system. This facility was constructed to accommodate current operational needs and future expansions, including the planned parallel runway and associated taxiways.

07 Project Experience (cont.)



RSW Taxiway F Rehabilitation

The Taxiway F Rehabilitation project at Southwest Florida International Airport (RSW) was a critical airfield infrastructure effort focused on restoring and improving the airport's primary 12,000-foot taxiway.

The scope included comprehensive pavement rehabilitation, with select areas requiring full-depth reconstruction to support long-term durability and increased aircraft loading.

The project also included upgrades to the airfield lighting system, enhancing visibility and operational safety across the taxiway.



FMY Runway 5-23 Rehabilitation

The project encompassed the milling and resurfacing of the 6,406-foot asphalt runway, incorporating saw-cut grooving to improve surface drainage and aircraft braking performance. Additional upgrades included the installation of new runway markings, improvements to site utilities and drainage systems, and enhancements to the airfield lighting. The project also included the realignment of a section of Taxiway A, along with rehabilitation of select pavement areas.



07 Project Experience (cont.)



RSW Terminal Expansion Phase I

Phase 1 focuses on enhancing passenger experience and operational efficiency. Key components include:

- Consolidation of Transportation Security Administration (TSA) checkpoints into a 16-lane configuration to streamline security processes
- Addition of over 164,000 square feet of remodeled space and 117,000 square feet of new walkways and concession areas
- Introduction of expanded seating, diverse dining options, and a business lounge to improve passenger amenities

This phase represents a significant step in accommodating the growing number of travelers and enhancing the overall airport experience.

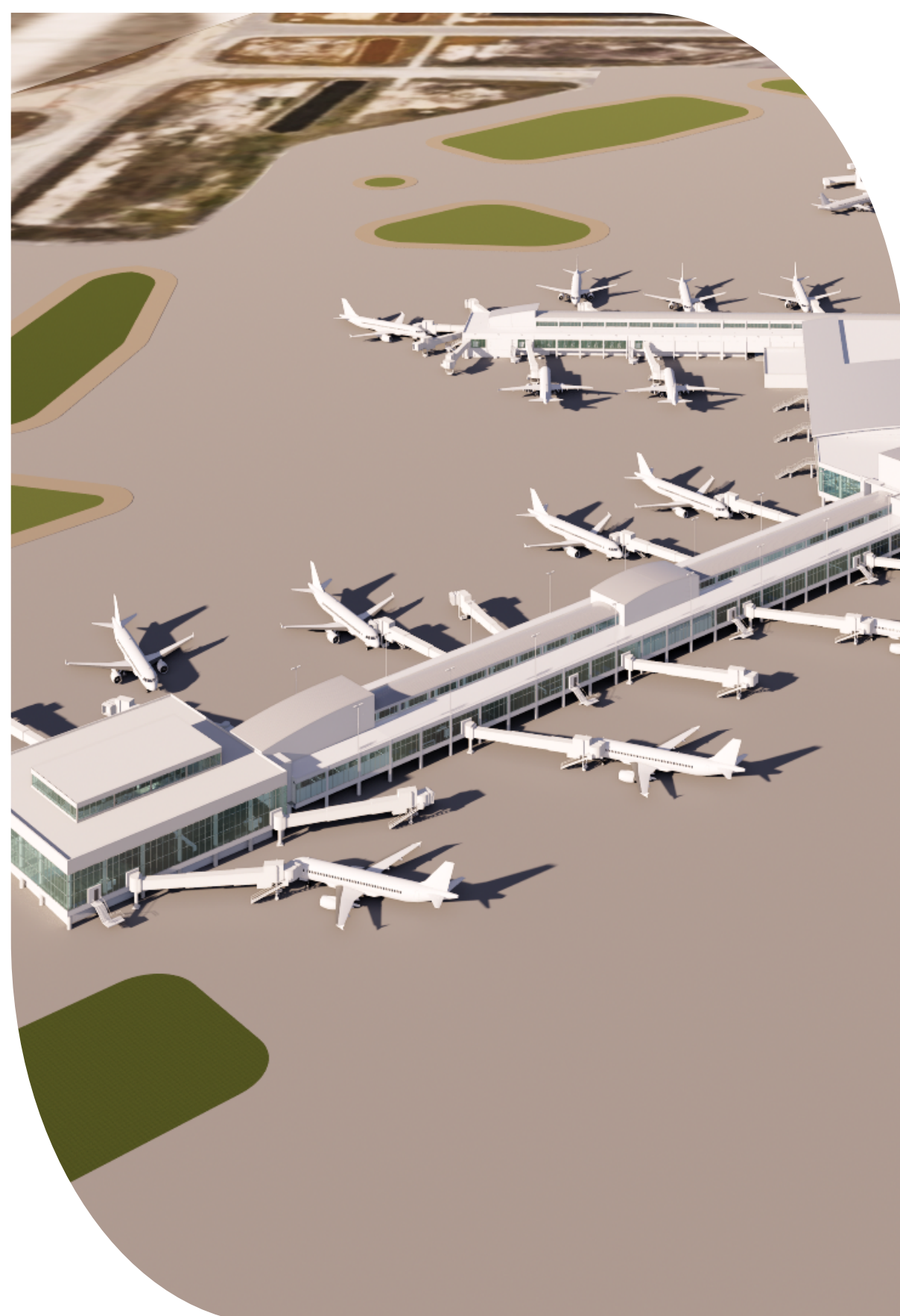


RSW Terminal Expansion Phase II - Conc E

Phase 2 is the most extensive public works project in Lee County's history, with an investment of \$1.1 billion. Highlights include:

- Construction of Concourse E, featuring 14 new gates with infrastructure to support up to 19 gates in the future.
- Expansion of the terminal on all three levels, including a new ticketing lobby, baggage claim area, and an advanced baggage handling system.
- Enhancements to airside and landside facilities, such as taxiway improvements, roadway reconfigurations, and terminal curb modifications.
- Implementation of energy-efficient systems, including a new chiller plant and high-tech windows designed for sustainability and passenger comfort

Phase 2 aims to significantly increase the airport's capacity, supporting an additional 10,000 to 15,000 passengers daily upon completion in 2027

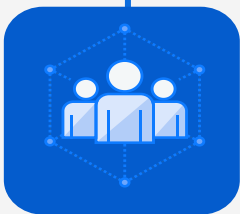


08 Why DEALTURA

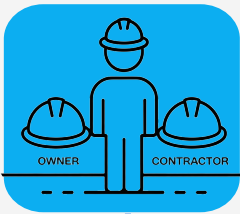
Choosing the right partner is critical to the success of any aviation project. DEALTURA was founded to ensure that **owners and consultants** have a trusted ally who not only understands the technical execution but also protects the priorities of the client. We deliver projects with the clarity, accountability, and confidence that decision-makers expect.



What sets us apart:



Executive-Level Experience: Leadership shaped by delivering \$500M+ in aviation capital projects, including terminals, airfields, and support facilities.



Dual Perspective: Expertise from both the owner and contractor sides, giving us the ability to anticipate issues and align priorities.



Proven in Public & Private Settings: Experience with FAA- and FDOT-funded programs as well as privately financed aviation projects.



Advanced Tools: AI-enhanced forecasting, modern controls, and digital coordination platforms to provide real-time visibility and risk management.



Stakeholder Alignment: Skilled at navigating airlines, tenants, agencies, boards, and contractors to keep projects on track.



Minority-Owned & Relationship-Focused: Certified WMBE/DBE firm, bilingual, and committed to building trust through partnership.

At DEALTURA, we are more than project managers — we are **strategic partners**. We combine seasoned judgment with innovative tools to protect investments, optimize resources, and elevate aviation projects from concept to closeout.

Our promise is simple: **your priorities, delivered with integrity, precision, and results.**