



CASE STUDY

SARASOTA-BRADENTON INTERNATIONAL AIRPORT (SRQ)
GROUND BOARDING FACILITY

SARASOTA, FLORIDA



SCOPE

Sarasota-Bradenton International Airport (SRQ) Ground Boarding Facility Sarasota, Florida

KHS&S Delivers Key Upgrades as SRQ's Growth Takes Flight

KHS&S successfully completed key elements of Sarasota-Bradenton International Airport's (SRQ) ongoing \$200 million expansion. The ground-based boarding facility encompassed a range of interior and exterior services including framing, EIFS, drywall and finishing, constructing a trailer deck, expanding the baggage handling area and installing prefabricated security booth units and a valet kiosk. The team installed 250,000 square feet of drywall, with an additional \$513,000 in work added during the project. As one of the fastest-growing airports in the nation, SRQ continues to see a significant year-over-year increase in passenger traffic. The new ground-based boarding facility, featuring five new gates, is designed to accommodate more than 2.5 million passengers annually.

PROJECT SCOPE

- ✓ Interior and Exterior Metal Framing
- ✓ EIFS
- ✓ Waterproofing
- ✓ Drywall Hanging and Finishing
- ✓ Fry Reglet Reveals



PHOTO CREDIT: RANDY VAN DUINEN PHOTOGRAPHY

KEY FACTS

OWNER/CLIENT:	Sarasota-Manatee Airport Authority (SMAA)
GENERAL CONTRACTOR:	DeAngelis Diamond
ARCHITECT:	Gresham Smith
CONTRACT VALUE:	\$ 5,336,400
PROJECT DURATION:	May 2023 to December 2024 – 20 months
MAJOR SUPPLIERS:	L&W Supply, Herc Rentals

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BY THE NUMBERS

250,000 square feet of drywall	4,000 linear feet Fry Reglet Reveals
30,000 square feet of High Impact EIFS	48,000 work hours to complete



NARRATIVE

Sarasota-Bradenton International Airport (SRQ) Ground Boarding Facility Sarasota, Florida

VALUE ENGINEERING TO ENHANCE INTERIOR

The framing for SRQ's open interior design featured soaring 19-foot ceilings and a striking 35-foot atrium for concessions. Additional framing was completed for mechanical rooms, back-of-house areas, restrooms and five new gate areas, requiring the installation of over 250,000 square feet of drywall. To achieve the architect's design intent for the interior walls, KHS&S applied value engineering by recommending Fry Reglet reveals. These thin metal strips cut into the drywall replicate the look of metal paneling at a significantly lower cost than full metal panels. The final result was highly praised by the architect, who noted they would incorporate this approach in future projects.

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DELIVERING A RESILIENT EXTERIOR ON SCHEDULE

Time was of the essence as the building exterior had to be dried in before the interior build could begin requiring multiple steps. To meet the strictest hurricane codes, a heavy mesh was applied to the EIFS stucco across the entire exterior, enhancing durability against harsh weather and protecting the high-traffic airport environment from damage caused by luggage transport and equipment. On the airside, netting was strategically installed around the exterior to contain particles, preventing any foam pieces from entering the tarmac during EIFS rasping to safeguard aircraft engines from potential dust and debris. While the majority of the exterior was completed early on, KHS&S returned at the end of the project to finalize areas that required additional work after awnings and electrical installations were in place to successfully deliver on time.

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WING SHAPED EXTERIOR SOFFIT

On the airside of the exterior, the architect designed a large airplane inspired wing-shaped soffit as a statement piece. KHS&S value engineered the soffit work to meet the architect's design intent. The complex 450-foot-long soffit included 8,600 feet of metal, 6,300 square feet of exterior sheathing and was built in place using a traditional string line run along the entire length of the soffit to ensure exact specifications were met.

EARNING ADDITIONAL INTERIOR AND EXTERIOR SCOPES

KHS&S demonstrated exceptional schedule management, safety and craftsmanship in both interior and exterior work. While completing the EIFS, the client was impressed with how KHS&S outpaced the work schedule. As a result, KHS&S was awarded \$513,000 in additional scopes including the waterproofing of the entire 52,000-square-foot exterior, along with more carpentry work and the installation of the valet kiosk. This recognition underscores KHS&S' commitment to excellence and ability to exceed client expectations.

NAVIGATING TIGHT JOB SITE WITH PRECISION LOGISTICS AND COORDINATION

With a congested job site and multiple contractors working simultaneously on the exterior and interior, trade coordination, strategic material management and placement was essential to maximize efficiency in the shared space. A designated laydown area on airport property was crucial for storing and maneuvering the massive 36-foot studs, each weighing hundreds of pounds. Materials arrived in carefully planned, staggered deliveries to ensure just-in-time availability. For the exterior, materials were staged by façade with each façade package broken into manageable sections for seamless handling. Every delivery included detailed shop drawings and labeled components, allowing the team to quickly locate and install materials with precision.

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SAFETY WHILE WORKING IN AN ACTIVE AIRPORT

No time was lost due to work-related injury, which is significant on a project of this scale. KHS&S prioritized safety by equipping workers with the necessary tools and knowledge to stay protected, contributing to one of the company's strongest safety records in 2024 — an achievement reinforced by projects like SRQ. Safety inspections were conducted at key milestones, with the company's safety director frequently walking the job site alongside superintendents and foremen, who completed daily safety protocol checklists. Temporary interior and exterior walls were constructed to prevent unauthorized access to construction zones with the safety of airport personnel and travelers top of mind. These barriers were clearly marked to guide travelers unfamiliar with the terminal and maintain a secure environment in the busy airport.



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QUALITY CONTROL IMPORTANT IN MAINTAINING SCHEDULE

In addition to the general contractor's QC initiatives, KHS&S adhered to its internal protocol and project-specific plan. At the completion of each scope layer, KHS&S conducted QC checks to guarantee material, client and KHS&S standards were met. This extra layer of review assured work was in compliance so inspectors could sign off as scheduled and keep the project on track. The rigor of the KHS&S QC management program was once again proven to reduce rework – saving time and money while providing a superior work product.