

**Program Administrator Report
Triumph Gulf Coast Board Meeting
November 4, 2020**

The Triumph Gulf Coast staff continues regular work with grantees on the implementation of projects and the accompanying requests for funds and compliance activities. Staff have been preparing training videos and documents to assist Grantees with those activities.

Staff also continues to work with applicants and potential applicants, to review pre-applications, applications and to negotiate agreements. There are a number of active competitive economic development projects across the region that Triumph staff is supporting the recruitment of on behalf of the Board.

The Performance Review committee met and reviewed the performance of Ms. Susan Skelton, Dr. Rick Harper, Mrs. Cori Henderson and Dr. Frank Fuller. The Committee found Ms. Skelton once again exceeded expectations and agreed with her review that Drs. Harper and Fuller and Mrs. Henderson also exceeded expectations in 2020.

The Auditor General's review is ongoing, and staff continues to answer their requests for information.

Pre-Applications

As of Monday, November 2, 2020, Triumph Gulf Coast had received 239 Pre-Applications and Applications totaling \$1,784,858,942 in requests. 1 Pre-application was received between September 18, 2020 and November 2, 2020 totaling \$100,000.

Staff recommends Pre-Application 241 as ineligible.

Applications

As of Monday, November 2, 2020, Triumph Gulf Coast has received 94 Applications totaling \$657,268,657 in requests.

Triumph staff proposes that the Board consider authorizing counsel and staff to negotiate Grant Agreements with:

206 AMIkids Panama City Marine Institute, STEM Certificate Program	\$1,737,500	Bay
231 Northwest Florida Beaches International Airport, Project Gator	\$4,780,800	Bay
240 Santa Rosa BOCC, Santa Rosa Industrial Park East (SRIPE)	\$6,000,000	Santa Rosa

Triumph staff proposes that the Board consider authorizing counsel and staff to negotiate Term Sheets with:

230 Walton County School District, IT and Healthcare Workforce Training	\$3,846,000	Walton
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Q3 2020 and October 2020 Construction Reports

Staff continues to review and approve construction bid documents, contracts, change orders and or task orders for projects. Additionally, site visits have resumed. Please see attached Construction Report and Site Visit reports provided by Mr. Randy Lewis for details.

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Construction Items Reviewed Q3 2020 and October 2020

29 Wakulla School Board Career and Tech

- School Bus Maintenance Project Site Visit occurred (see attached write up). 8-28-20
- Reviewed Contract Documents, Schematics for Welding Workshop. 8-28-20

43 Okaloosa HWY 90 Sewer and Water

- Change Order for to Gator Boring for additional boring expense based on their original Contract unit pricing approved. 9-11-20

46 Okaloosa Southwest Crestview Bypass

- Construction cost estimate for Phase IV reviewed with Change Order request for C.W. Roberts Contracting which was also reviewed and approved. 7-4-20, 7-8-20
- Southwest Crestview Bypass (Phase V and East-West Connector) Invitation to Bid was approved to advertise and proceed with bidding along with a review of Drawings and Specifications for the bid. 8-18-20
- Review Engineer Task Work Order, approved. 9-11-20
- Bid docs, AGREEMENT BETWEEN OWNER AND CONTRACTOR FOR CONSTRUCTION CONTRACT, reviewed and approved for Phase V and East-West Connector project to be constructed by Anderson Columbia, Inc. 10-20-20

49 Port Panama City Eastern Terminal

- Change order reviewed and approved. 8-25-20
- Final Project Site Visit occurred (see attached write up). 10-14-20

98 Walton County Sherriff Office/Emerald Coast Technical College

- Construction of pavement reviewed, meets FDOT standards and approved. 7-1-20
- Change order reviewed and approved with AIA G107 addition. 10-21-20
- Review A/E Contract- note estimate exceeds construction Grant Budget. 10-28-20

157 Franklin School Board Phase 1

- Contract Document Plans and Specifications were reviewed and approved to proceed with construction of the Welding Lab. 7-1-20
- Construction site visit occurred, on schedule (modified). 10-14-20

143 Haney HVAC

- Final Project Site Visit (see attached write up). 10-14-20

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185 City of Panama City/Eastern Ship Building Group

- Aluminum Fab Building design build bid and awarded, design / engineering in progress; PC Attorney said PC Procurement Policy and Statutes are complied with; PC/ESG to provide 3rd party A/E oversight/construction administration. 10-7-20
- Phase 1 Bulkhead; PC/ESG has provided Design Build Criteria Package.
- Whitaker Building Demo, reviewed, not approved 7-8-20; Asbestos survey provided, approved 10-7-20; PC/ESG to provide 3rd party A/E oversight/construction administration.
- Phase 2 Transfer Rail & Seawall reviewed 8-4-20, 8-18-20; PC/ESG to provide Design Build Criteria Package.

207 Gulf Coast State College Nursing

- Building plans reviewed 7-15-20; approved for Nursing Simulation Lab modular building. 10-1-20

FIELD OBSERVATION REPORT

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PROJECT: #29 Wakulla School Board - Career and Technical Education Center

OWNER: Wakulla County School Board

REPORT NUMBER: 1

CONTRACTOR: Culpepper Construction, Inc.

ARCHITECT / ENGINEER: CRA, Architects

DATE: 08/28/2020 TIME: 1:00 EST WEATHER: Cloudy- Rain in AM TEMP RANGE: 85-90F

WORK IN PROGRESS: Mechanical and Elect.
Subcontractors in Classroom / Office area finishing
rough-in; site work subcontractor grading entry drive
and south side site earthwork

PRESENT AT SITE: Randy Bristol; Facilities Director Wakulla Co. School District
Shane McKinsey Super. Culpepper Const.
Numerous workmen from several subcontractor.

Site Observation Notes:

Site Preparation

- Majority of earthwork rough grading complete, storm ponds excavated, south side site work grading for parking and drive in progress.

Building:

Maintenance bays, offices, classroom, storage and fueling station constructed, Concrete pads, structure complete, envelope 98% complete, except overhead doors..

- Interior framing and MEP rough-in 95% complete.

Phase II Renovation of Exist. Bus Maintenance Building for HVAC training classrooms (other site):

- Mr. Bristol and Architect finalizing conceptual / schematic design to begin Const. Documents.

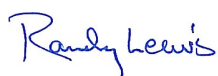
Overview and Misc:

- The construction is a little ahead of projected progress schedule. The work was reviewed and discussed with Mr. Bristol (AHJ) in some detail. Storage Pad, parking areas and future planning) and project progress.
- The Project is progressing very well and this will be an attractive Wakulla School District facility.

Observed construction work in place and stored materials are congruent with the Contract Construction Progress Schedule 1 (uploaded this line) and Wakulla School Board Schedule update in Smartsheet. It is Consultant's opinion that the construction project is a little ahead of schedule.

ATTACHMENTS: PHOTOGRAPHS AND COMMENTARY ATTACHED.

BY: Randy Lewis



8/298/2020



South elevation- entry



South and East elevation



Bus Maintenance bays- looking north



Bus Maintenance bay, stored material looking west



Bus Maintenance bays- looking south



Looking offices to entry door, HVAC rough-in



West elevation- Bus Maintenance bays

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PROJECT: PC Port Authority East Terminal Expansion Phase II Const.

REPORT NUMBER: 3 -

OWNER: Panama City Port Authority
10/14-2020

CONTRACTOR: Culpepper Construction, Inc.

ARCHITECT / ENGINEER: Billy Perry PE, Mott MacDonald Engineers

DATE: 10/14-2020

TIME: 1:30 CST

WEATHER: sunny

TEMP RANGE: 85-90F

WORK IN PROGRESS: Channel Dredging
completion yesterday, Culpper scheduled to
complete punchlist item on roof next week.

PRESENT AT SITE: Wayne Stubbs, Director, PC Port Authority
Tommy Bullock, Port Authority Fac. Mgr.
Cal Madden PE, Mott MacDonald Engineering

Site Observation Notes:

- Tommy Bullock reviewed the project completion with Consultant. The facility is in full operation and the warehouse has been full on several occasions.
Mr. Stubbs explained several of the shipping client opportunities and projections.
- Consultant requested Cal Madden PE provided Final Completion Certificate (Phase II, Bulkhead Deepening Project, Cargo Storage Pad, parking areas and future planning) and final inspection report.
- Mr. Stubbs explained the completion of the dredging project and the Engineer would review and approve the final survey profile of the channel.

ATTACHMENTS: PHOTOGRAPHS AND COMMENTARY ATTACHED.

BY: Randy Lewis

Randy Lewis



Warehouse (WHSE) East Elevation- Entry



Warehouse (WHSE) West



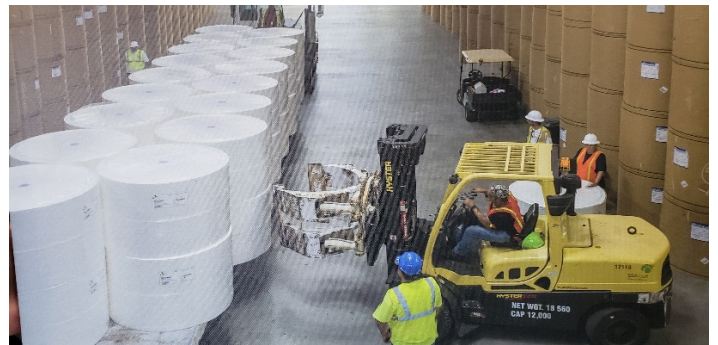
Loading Dock / Platform and Bulkhead



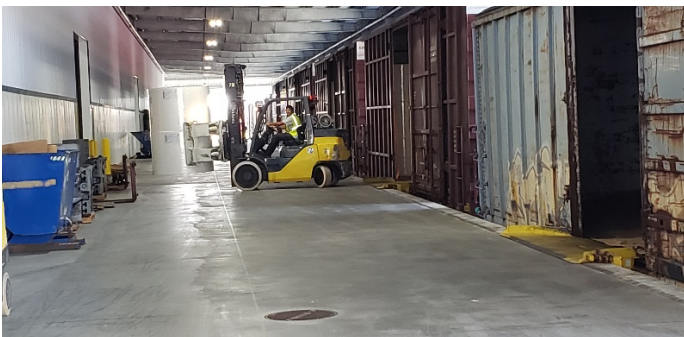
Inside Warehouse (WHSE) looking West



WHSE in full operation- past photograph



WHSE in full operation- past photograph



Off loading rail cars on north loading dock f



Dredging equipment being demobilize

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PROJECT: #143 Haney HVAC Technical Education Center

OWNER: Haney Technical Center / Bay District Schools

REPORT NUMBER: 1

CONTRACTOR: Anderson Construction, Inc.

DATE: 10/14/2020 TIME: 3:00 CST WEATHER: Sunny TEMP RANGE: 85-90F

WORK COMPLETED: Interior Mechanical and Elect. Systems replaced in classroom, office, and training workshop.

PRESENT AT SITE: Ann Leonard; Director Tom Haney Technical Center
Angela Reese, Assit. Director, Haney Technical Center
Lavoy Anderson, Anderson Const.
Randy Lewis, Triumph Gulf Coast Architect Consultant

The construction renovation was completed a few months ago, well ahead of schedule, and the HVAC workshop is in operation. The work was reviewed and discussed with Mrs. Leonard, and Mr. Anderson, the Contractor, in some detail.

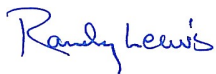
The completed construction renovation work included interior mechanical and elect. systems replacement, and new finishes (walls, floors ceilings) in a classroom, office, and training workshop.

It is Consultant's opinion that the construction renovation project was very well done. The work appears to be professional and clean. Consultant requested a copy of the Final Completion Certificate, Contractors Final Pay Application and Schedule of Values.

Mrs. Leonard pointed out much of the building reroofing and repairs that have been completed since Hurricane Michael, but there appeared to be significant roofing and siding damage remaining. Two buildings on campus are now scheduled to be demolished due to storm damage.

ATTACHMENTS: PHOTOGRAPHS AND COMMENTARY ATTACHED.

BY: Randy Lewis AIA, Triumph Architect Consultant



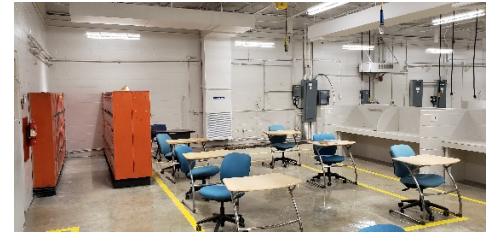
10/14/2020



South elevation- entry



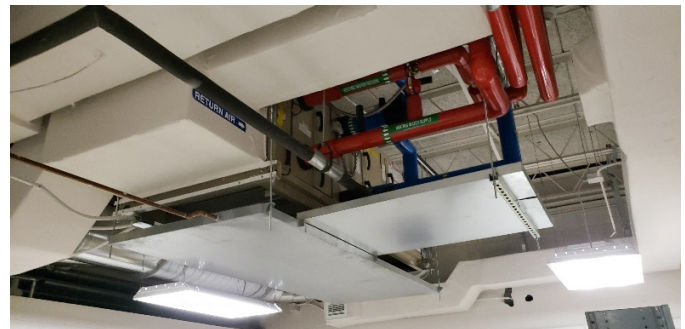
Workshop and class area



Workshop and class area, new HVAC and electric- lighting, drop cords, new panels and distribution to work stations



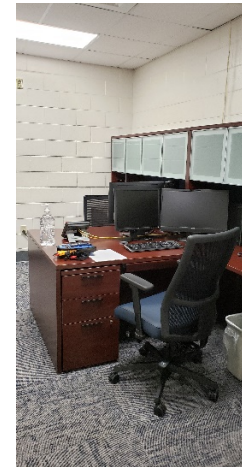
Workshop and class area



New HVAC



Classroom



Office space

FIELD OBSERVATION REPORT

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PROJECT: #157 Franklin County Schools-Welding Workshop and Classroom
OWNER: Wakulla County School Board

Field Observation 201014
REPORT NUMBER: 1

CONTRACTOR: Culpepper Construction, Inc.

ARCHITECT / ENGINEER: CRA, Architects

DATE: 08/28/2020	TIME: 1:00 EST	WEATHER: Cloudy- Rain in AM	TEMP RANGE: 85-90F
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WORK IN PROGRESS: Drywall/insulation subcontractors in classroom / office area, and painting subcontractors painting exterior. Mechanical and Elect. rough-in at back of building almost complete (in classroom / office area)- duct work next week, before ceiling grid goes up.

PRESENT AT SITE: David Hughes, Franklin County Co. Schools
Adam Ely, Supervisor, Culpepper Const.
Numerous subcontractor workmen.

Site Observation Notes:

Site Preparation:

- Earthwork rough grading some complete

Building:

Adam Ely, Supervisor, Culpepper Const. Maintenance bays, walked through the building with Consultant, the structure is dried-in, masonry complete, building envelope 85-90% complete, except doors, overhead door, standing seam metal roof system, fascia and soffits.

Interior framing and MEP rough-in (no ductwork); most drywall is installed, the building shell \pm 85-90% complete.

The work was reviewed and discussed with David Hughes, and Adam Ely, Supervisor, Culpepper Const..

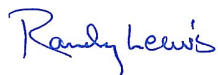
The Project appears well designed and constructed.

The construction timeline is progressing very well, faster than originally proposed by the contractor.

This will be an attractive Franklin County School District facility.

ATTACHMENTS: PHOTOGRAPHS AND COMMENTARY ATTACHED.

BY: Randy Lewis AIA
Triumph Gulf Coast Architect Consultant



10/14/2020



South elevation- entry



Workshop looking at classroom



Southwest corner- looking north



Workshop looking at office and storage



Northwest elevation