

**Program Administrator Report
Triumph Gulf Coast Board Meeting
April 26, 2022**

The Triumph Gulf Coast staff continues regular work with grantees on the implementation of 39 active projects, with an additional eight projects completed, totaling over \$316,000,000. Staff monitors and reviews projects for compliance and processes requests for funds on an ongoing basis, and continues to work with applicants and potential applicants, to review pre-applications, applications and to negotiate agreements.

The 2020-2021 Auditor General's audit is ongoing.

Pre-Applications

As of Wednesday, April 20, 2022 Triumph Gulf Coast had received 272 Pre-Applications totaling over \$2,052,835,000 in requests.

Pre-applications 261, 273 and 274 are recommended as eligible:

261 Bay Economic Development Alliance, Project Arrow	\$2,000,000 Bay
273 Bay Economic Development Alliance, Project Cast	\$3,675,000 Bay
274 Embry-Riddle Aeronautical University, Embry-Riddle Okaloosa	\$48,000,000 Okaloosa

Applications

As of March 4, 2022, Triumph Gulf Coast had received 110 Applications totaling over \$795,4000,000 in requests. Between March 4, 2022 and April 20,2022 Triumph received one Application:

261 Bay Economic Development Alliance, Project Arrow	\$2,000,000 Bay
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Triumph staff proposes that the Board consider authorizing counsel and staff to negotiate a term sheet with:

261 Bay Economic Development Alliance, Project Arrow	\$2,000,000 Bay
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Triumph staff proposes that the Board consider authorizing counsel and staff to negotiate a grant agreement with:

265 Florida State University -Panama City, FSU Panama City Collegiate Lab School	\$7,651,600 Bay
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Triumph staff proposes that the Board approve a grant agreement with:

258 Bay EDA/Bay BOCC, Project Lightning Strike	\$7,000,000 Bay
264 Wakulla County School Board, War Eagle Career Academy	\$20,011,606 Wakulla

De-obligation of Funds

The following applicant has notified Triumph that it is withdrawing its application due events that make the originally proposed project no longer viable. Staff requests the Board's approval to de-obligate the funds.

26 City of Apalachicola, Port of Apalachicola Improvements	\$1,100,000 Franklin
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March 2022 Project Status Snapshot

Staff has developed a project status snapshot document to provide members with an overview of each project. This document reflects the most recent quarterly reports and/or field visits for each project

February-April Construction Report

Staff continues to review and approve construction bid documents, contracts, change orders and/or task orders for projects. Please see attached Construction Report provided by Mr. Randy Lewis for details.

Construction Completion Site Visit Report

69 Florida State University, ABSI (Oyster Hatchery Lab)

157 Franklin County School Board, Career and Technical Training (Welding Lab)

2021 Quarter Four Progress Reports

Construction

29 Wakulla School District, Career and Technical Edu

43 Okaloosa County, HWY 90 Sewer and Water

46 Okaloosa County, Southwest Crestview Bypass

69 Florida State University, ABSI

72 Santa Rosa County, Whiting Aviation Park

98 Walton County Sheriff Office, Career and Technical Edu

157 Franklin Schools, Career and Technical Edu

185 City of Panama City/Eastern Shipbuilding Group, Panama City Industrial Complex

190 Walton County, 331 Sewer and Water

191 Franklin County, Apalachicola Airport

207 Gulf Coast State College, Nursing

210 Gulf Coast State College, Unmanned Systems Bootcamp

211 Pensacola State College, Truck Driver Training

227 Port Panama City, Intermodal Distribution Center

Workforce/Education

206 PCMI Properties/ AMIKids Panama City, STEM and Construction Career and Tech Edu

210 Gulf Coast State College, Unmanned Systems Bootcamp

215 Wakulla School Board/Lively College, A&P

216 Northwest Florida State College, A&P

217 AMIKids Pensacola, Career and Tech Ed

			Construction	Construction	Construction	Construction		Metrics	Metrics	Metrics	Metrics
#	Grantee	Project Name	Ahead	On Track	Delayed	Completed		Ahead	On Track	Delayed	Completed
Infrastructure, Ad Valorem, Emergency Response & Promotins Grants											
43	Okaloosa County	Hwy 90 East Water and Sewer Expansion*				X			N/A		
46	Okaloosa County	Southwest Crestview Bypass*		X				X			
49	Panama City Port Authority	Port Panama City Eastern Terminal				X			X		
72	Santa Rosa County BOCC	Whiting Aviation Park				X			X		
120	City of Pensacola	Comm. Aircraft Maintenance Campus*		X					N/A		
185	City of Panama City	Panama City Industrial Complex		X					N/A		
190	Walton BOCC	US 331 Infrastructure*		X					N/A		
191	Franklin County BOCC	Apalachicola Regional Airport Fuel System Upgrade		X					N/A		
209	Santa Rosa County BOCC	Project Lionheart		X					N/A		
227	Panama City Port Authority	Intermodal Distribution Center Expansion		X					N/A		
240	Santa Rosa County BOCC	Santa Rosa Industrial Park East (SRIPE)		X					N/A		
186	Gulf County Board of County Commissi	Hurricane Michael Recovery Ad Valorem Request		None							X
189	Bay County Board of County Commissi	Hurricane Michael Recovery Ad Valorem Request		None							X
213	Florida's Great Northwest (FGNW)	Education ROI Research and Marketing		None					X		
237	Port St. Joe Port Authority	Dredging of Shipping Channel		X					X		
251	Santa Rosa County BOCC	Milton Interchange Park		X					X		
259	PEDC	Project Pioneer		None					X		
Workforce/Education Grants											
29	Wakulla County School Board	Career and Technical Education Center*		X				X			
69	FSU Marine Lab	Apalachicola Bay System Initiative*		X					X		
98	Walton County Sheriff/ETC	Vocational/Technical Training Program*		X					X		
143	Bay District Schools	HVAC*				X			X		
148	Gulf District Schools	Agri-Science Program Expansion*		None					X		
153	Gulf County School District	Unmanned Systems*		None					X		
157	Franklin County School District/ABC Sch	Career and Technical Training, Phase I*		X	X			X			
180	Gulf County School District	WHS Welding Program*		None					X		
198	Wakulla County School Board	UAS/VSO Certification Program*		None					X		
187	Northwest Florida State College	Walton Works Training Center of Excellence*				X			X		
200	Franklin County School District	Career and Technical Training, Phase II*		None					X		
202	Gulf Coast State College - Gulf/Franklin	Tech Center for Emergency Response and Comms		X					X		
206	AMikids Panama City Marine Institute	Unmanned and Construction Certification Program		None					X		
207	Gulf Coast State College - Gulf/Franklin	Nursing Simulation Center		X					X		
210	Gulf Coast State College	UAS Pilot Boot Camp for Exiting Military		None				X			
211	Pensacola State College	Truck Driver Training Expansion		X					X		
215	Wakulla County School Board	Wakulla/Lively Tech A&P Cert Program		None					X		
216	Northwest FL State College	Center of Aviation Excellence: Airframe & Powerplant		None					X		
217	AMikids Pensacola Inc.	AMikids Pensacola Workforce Development Program		None					X		
221	Locklin Technical College	Hurricane Michael Skilled Labor Recovery Fund		None							X
222	Okaloosa Technical College	Hurricane Michael Skilled Labor Recovery Fund		None							X
223	Emerald Coast Technical College	Hurricane Michael Skilled Labor Recovery Fund		None							X
224	Wakulla County School Board/Lively Te	Hurricane Michael Skilled Labor Recovery Fund		None							X
228	Pensacola State College	Infrastructure and Logistics Training Fund		None							X
229	Tallahassee Community College	Infrastructure and Logistics Training Fund		None							X
230	Walton County Schools	A I& Healthcare Certification Program		None					N/A		
233	IHMC	Center for Human Healthspan, Resilience and Perform		None					N/A		
243	Okaloosa School District	AI Learning Institutes		None					X		
246	Florida State University - Panama City	Cybersecurity and New Technologies		None					N/A		
	* 6 month COVID Extension Granted										
	N/A - Not Applicable (Metrics not due at this time)										

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Construction Review Update 1st Qtr. Since Feb. 10, 2022

The following items reflect contract, construction, and quarterly reporting review activity since the February Triumph G.C. Board meeting.

#29 Wakulla School Board Career and Tech

- I made a brief site visit March 14 to the Career and Technical Center construction renovation to observe the progress to completion.. The construction appears to be substantially complete and possibly available for the Triumph G.C. Board meeting in April. The Superintendent explained there was an electrical issue with the service size not being adequate for all the power requirements in the training bays. Talquin Electric and the electrical engineers are working on a solution, and may require a larger transformer and electrical drop to the building.

#49 Panama City Port Authority East Terminal

- I reviewed the Panama City Port Authority East Terminal 2022- 1st Quarter Report, it appears complete and acceptable. The construction activities have been completed and the terminal is in its second year of successful operation.

#69 FSU Marine Lab - Apalachicola Bay System Initiative

- I conducted a site visit observation with Chris Doty, Construction Superintendent, Rippee Construction, on March 23, 2022. The new marine lab building is substantially complete; equipment, pumps, tanks, electrical supply and controls are being installed. The Marine Lab Facility project is progressing and appears to be compliant with the grant agreement.
- I discussed the project with Mary Jo Soector, the FSU Project Manager of the Marine Lab Project. She explained a several of the issues and change modifications that have been required to set up the equipment and research labs.

#157 Franklin County School Board Welding Facility and ABC Computer Facility

- I conducted a site visit observation with Jennifer Leach, Franklin Co. Schools Grants Coordinator, and Michael Youngblood, Instructor/ Director Welding Program on March 23, 2022. FCS Welding Facility is complete, all equipment and furnishings are installed and in full operation with workshop and classroom use. The FCS Welding Facility project appears to be very successful and compliant with the grant agreement.
- I reviewed the updated Apalachee Bay Charter School Computer Facility Project Cost Estimate provided by CRA architects and the AIA Document B101 Standard Form of Agreement Between Owner and Architect with CRA Architects. Triumph GC. will require the Architect visit the project site a minimum of once a month (in conjunction with contractor pay request review and approval) and provide brief inspection report to be provided to Triumph G.C. The Agreement was revised to require one monthly visit to the site during construction.
- I have reviewed the corrected Notice of Invitation to Bid in the Project Manual for the Gulf Coast State College Building 'A' Remodel and Renovations at GCSC Gulf- Franklin Campus. The corrected Invitation to Bid and submitted documents appear acceptable to Triumph G.C.
- I have reviewed the updated project Cost Estimate provided by CRA and the AIA Document B101 Standard Form of Agreement Between Owner and Architect with CRA Architects. Triumph GC. will

require the Architect visit the project site a minimum of once a month (in conjunction with contractor pay request review and approval) and provide brief inspection report to be provided to Triumph G.C. Please revise Agreement Paragraph 4.2.3 item 2. to be: One (1) Monthly visit to the site during construction.

- I have reviewed the revised Standard Form of Agreement Between Owner and Architect with CRA Architects that will require a monthly site visit to the project site and observation report during construction. The revised Agreement appears acceptable to Triumph GC.

#185 City of Panama City/Eastern Ship Building Group

- I reviewed the uploaded Bollards & Padeyes project Change Orders #1 and #2 and discussed the scope of work with Greg Boudreax. Th Change orders appear acceptable to Triumph G.C. and compliant with the Grant Conditions
- I reviewed the proposed Contract Change Order #3 to Diamond Const. to expand the dredge area west, and DRMP's letter explaining and recommending the ESG Fin Stabilizer Dredge Project extension. This expanded dredge area was included in the Triumph GC Grant scope of work and these dredge activities were included in the original dredge permit. The unit cost for dredging is significantly less than all other bidders of the ESG Fin Stabilizer Dredge Project, This Change Order required approval of the City Commission to proceed and the Commission has approved the Change Order.

#207 GCSC Gulf/Franklin Campus Nursing Simulation Center

- I reviewed the submitted Project Manual and Specifications, and the Contract Document Drawings for the Gulf Coast State College Building 'A' Remodel and Renovations at GCSC Gulf- Franklin Campus. The Notice of Invitation to Bid requires update to comply with the ITB #3-2022 E Schedule dates. The submitted documents appear generally acceptable to Triumph G.C. with correction of the Invitation to Bid dates.
- I reviewed the corrected Notice of Invitation to Bid in the Project Manual for the Gulf Coast State College Building 'A' Remodel and Renovations at GCSC Gulf- Franklin Campus. The corrected Invitation to Bid and submitted documents appear acceptable to Triumph G.C. and the Project may proceed.

#227 Panama City Port Authority Intermodal Distribution Center

- I reviewed the Contract Documents, and found the documents appear acceptable to Triumph G.C.
- I reviewed the NOA, NTP and Agreement with ECSC LLC. The submitted documents appear acceptable to Triumph G.C.
- I reviewed ECSC Owner Change Order, which required McNeil Carroll Engineering, engineer of record Triumph review, approval recommendation letter. I reviewed the approval recommendation letter of this Change Order by McNeil Carroll Engineering, and the Change Oder documents appear to be acceptable to Triumph G.C. for approval and the project to proceed.

#251 Milton Interchange- SRC Economic Development Office

- I reviewed the proposed Program Management Engineering Services contract to assist with the build-out of the infrastructure of the Milton Interchange Park – the procurement method will be through the County RFQ process.
- Triumph requires review of the RFQ Advertisement, firm selection ranking and the selection committee recommendation letter..
- I reviewed RFQ for Project Management and Engineering Services Contract. The RFQ appears acceptable to Triumph G.C. with minor edits, which were corrected and resubmitted for Triumph G.C. acceptance

- I have reviewed the proposed RFQ for Project Management Engineering Services. The RFQ and invitation appear acceptable to Triumph G.C

#257 Pensacola State College Cyber/IT Programs Expansion Draft Agreement

- I reviewed the proposed Grant agreement and agree with all provisions.

#261 Bay EDA- Project Arrow- Grant Application

- I reviewed the preliminary Rough Order of Magnitude (ROM) Sitework Construction Budget prepared by a 3rd party Contractor. The proposed budget estimate appears adequate and appropriate. The County will be required to provide a 3rd party engineer for construction administration/oversight as discussed by phone with grantee. The County indicated they planned to do that.

#264 Wakulla County School District War Eagle Career Academy- Grant Application

- I reviewed the schematic plan stated to be 56,224 SF that is used in the budget. The schematic plan was incorrect version and has been replaced in the Application.
- The preliminary construction budget estimate, Wakulla War Eagle Technical Center Expansion Cost Analysis was reviewed, I discussed the basis with the Architect and questioned line items costs used in budget. The Architect is comfortable with the budget cost analysis and no changes were made.

FIELD OBSERVATION REPORT

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PROJECT: #69 FSU Marine Lab - Apalachicola Bay System Initiative.
REPORT NUMBER: 1

OWNER: FSU

CONTRACTOR: Rippee Construction, Inc.

ARCHITECT / ENGINEER: BKJ Architecture / H2 Engineers

DATE: 03/23/2022 TIME: 11:00 EST

WEATHER: Raining

TEMP RANGE: 68-70F

WORK IN PROGRESS: The Laboratory Building is complete and equipment, tanks, pumps, electric and controls are being installed

PRESENT AT SITE: Chris Doty, Super. Rippee Const.
Lawson Electrical Subcontractor (3 men)
Randy Lewis, Consultant, Triumph G.C.

Site Observation Notes:

Site Preparation

- The earthwork, site grading and sidewalks are complete, bollards at building corner remain to be installed.

Lab Building:

- The laboratory building, a pre-engineered metal building, is complete and marine laboratory equipment, tanks, pumps, electric and controls are being installed.

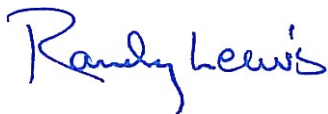
Overview and Misc:

- Consultant discussed the construction completion schedule with Callie Rippee, Construction Project Manager, and minor changes in the work to accommodate the equipment and FSU modifications.
- The project is expected to be completed in about a month.
- Consultant met with Mary Jo Spector, FSU Director of Research Facilities, and discussed the Marine Lab completion and modifications that FSU may propose in the Grant. The project has been given Substantial Completion, and the Certificate of Final Completion was requested be sent to Consultant when it is completed.

ATTACHMENTS: PHOTOGRAPHS AND COMMENTARY ATTACHED.

BY: Randy Lewis

Date: 03/28/ 2022





South elevation of new Marine Lab Facility



Northwest corner, east end elevation, and southwest corner of new Marine Lab Facility



Interior lab rooms and tanks. Electrical being installed.





Interior lab rooms and tanks. Electrical being installed.

FIELD OBSERVATION REPORT

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PROJECT: #157 Franklin County School Board Welding Classroom Facility

OWNER: Franklin County School Board

REPORT NUMBER: 2

CONTRACTOR: Culpepper Construction, Inc.

DATE: 03/23/2022 TIME: 2:30 EST WEATHER: Sunny TEMP RANGE: 70-75F

WORK COMPLET: The building is complete and all equipment and furnishings are installed.

PRESENT AT SITE: Jennifer Leach, Grants Coordinator
Michael Youngblood, Welding Instructor-Administrator
David Hughes, Franklin Co. Schools Administrator.
Randy Lewis, Triumph Gulf Coast Architect Consultant

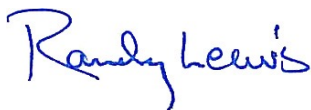
The new building construction and equipment installation was completed several months ago, and the welding training workshop is in full operation and classes are being held.

The new building facility has a classroom, office, storage, restrooms, and large welding training workshop (with separated booths).

It is Consultant's opinion that the construction project was very well done. The work appears to be professional and clean. Mrs. Leach and Mr. Youngblood briefly discussed the completed Certifications and expanding the welding program to night / adult classes. Consultant suggested Mr. Youngblood notify the Franklin County Schools Facilities Director of any warranty issues / defects he notices during the one year warranty period, that he may to notify Culpepper Construction.

ATTACHMENTS: PHOTOGRAPHS AND COMMENTARY ATTACHED.

BY: Randy Lewis AIA, Triumph Gulf Coast Architect Consultant



03/28/2022



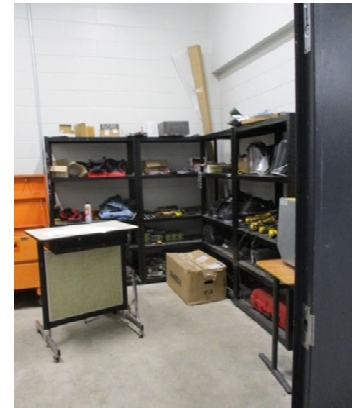
East- front elevation- entry



North side- exhaust equipment and gas tanks



Workshop and workstations area



Welding workshop / workstations class area, and storage area.



Classroom area

