

SUMMARY  
OF  
GRANT AWARD AGREEMENT  
BETWEEN  
TRIUMPH GULF COAST, INC.,  
AND  
THE SCHOOL BOARD OF OKALOOSA COUNTY, FLORIDA  
(Project #326)

This summarizes the basic terms of a Grant Award Agreement (the “**Agreement**”) that has been negotiated between the staffs of Triumph Gulf Coast, Inc. (“**Triumph**”), and The School Board of Okaloosa County, Florida (“**Grantee**”) under the Triumph Gulf Coast Trust Fund. This summary is intended for notice purposes only and (a) does not constitute a grant, or an approval of a grant, by Triumph to Grantee, and (b) does not create any binding obligations on Triumph or Grantee with respect to (i) any grant, (ii) any approval of a grant, or (iii) engaging in any further discussions or negotiations with respect to a grant. The final terms and conditions of the grant (the “**Grant**”) will be contained in the definitive Agreement approved by the Board of Directors of Triumph and executed by Triumph and Grantee.

**GRANT AMOUNT:** Up to Seven Million Eight Hundred Fifty Thousand and 00/100 Dollars (\$7,850,000) (the “**Grant**”).

**PURPOSE:** To provide partial funding partial funding for the following project (the “**Project**”): (i) purchase of 5660 John Givens Road, Crestview, Florida (the “**Property**”); (ii) building renovations to the Property, (iii) purchase of equipment, supplies, software, exams, and utilities, and (iv) personnel and project management expenses, to support Grantee’s Okaloosa Technical College North’s programs for students that will deliver at least 2,904 net new (i.e., that would not have been otherwise issued but for the Grant) industry-recognized Florida Department of Education-approved Career Technical Education (CTE) credentials in Advanced Manufacturing and Production, Welding, Electronic Systems, Automotive Service, Plumbing, and Applied Cybersecurity (“**Certificates**”), all as further described in Grantee’s Application for Funds submitted to Triumph (the “**Grant Application**”).

## COMPETITIVE BIDS

Grantee shall, with respect to all contracts and/or purchases exceeding \$325,000 for services, commodities, or construction or renovations to public property in connection with the Project, obtain or cause to be obtained, competitive bids or proposals when required under applicable statutes. Grantee shall upload a copy of the applicable statutes to Triumph's SmartSheet system upon request. Grantee shall notify Triumph in writing of the proposed award, and Triumph shall thereafter have fifteen (15) days to approve or disapprove the award. Triumph's failure to either approve or disapprove within such fifteen (15) day period shall be deemed approved.

## FUNDING:

The Grant shall be allocated as more fully shown in the Budget attached hereto as **Exhibit "B"** (the "**Budget**").

The first Request for Funding shall be in connection with Grantee's purchase of the Property. No Grant funds shall be disbursed to Grantee with respect to Grantee's purchase of the Property unless and until (i) Triumph has reviewed and approved the purchase and sale agreement for the Property ("**Purchase Agreement**"), which Purchase Agreement shall provide for, among other things, Grantee to purchase fee simple title to the Property for a purchase price of not more than \$3,700,000, (ii) Grantee and the seller of the Property are ready, willing, and able to consummate the purchase and sale of the Property on and subject to the terms set forth in the Purchase Agreement, (iii) the closing and consummation of the purchase and sale of the Property on and subject to the terms set forth in the Purchase Agreement (the "**Closing**") is scheduled for a date certain with a title insurance company or law firm ("**Closing Agent**") reasonably acceptable to Triumph, (iv) Triumph has reviewed and approved the deed and the settlement statement for the closing of the transaction, and (v) Grantee has submitted a Request for Funding in connection with the proposed purchase of the Property. In the event the Closing does not occur for any reason, then any Grant funds funded by Triumph to the Closing Agent shall be to Triumph.

After the first Request for Funding, each subsequent Request for Funding may only be submitted after Triumph's approval of the immediately preceding Request for Funding. Each Request for Funding shall include the following items (A) through (H): (A) completed detailed Project account spreadsheet (i.e., in a tab on the Budget), (B) a completed Expense Itemization Sheet in a form provided by Triumph ("**Expense Itemization Sheet**") for each category of funds requested and for Matching Funds

category, together with invoices, receipts, or contracts from vendors providing equipment, materials, and services; (C) payroll ledgers, percentage of time dedicated to the Project, and job descriptions as they relate to the Project, (D) documentation evidencing the completion of the work that is the subject of the requested funding, (E) to the extent that any portion of the current funding request is for reimbursement of amounts already paid by Grantee, copies of front and back of cancelled checks for funding, (F) to the extent that all or any portion of the prior funding was a disbursement for items to be paid rather than a reimbursement of amounts already paid, a completed Expense Itemization Sheet and receipts or other documentation evidencing that the funds disbursed previously were in fact paid in the proper amounts to the proper vendors for such items, including copies of front and back of cancelled checks for funding, (G) copies of the insurance policies required by the Agreement and evidence that such policies are in current force and effect, and (H) such other documents as Triumph shall require in order to determine that the funding is consistent with the purposes of the Grant. Grantee shall notify the Triumph Program Administrator via email each time a Request for Funding is submitted. Other than the final Request for Funding, no single Request for Funding shall be submitted for a funding request amount of less than \$196,250. In no event shall the cumulative fundings made by Triumph exceed the \$7,850,000 maximum amount of the Grant. Upon Triumph's receipt of (a) notification to the Program Administrator, and (b) a Request for Funding that includes all required supporting documents, Triumph shall have forty-five (45) days from receipt to review and either approve or disapprove of a Request for Funding. If Triumph approves a Request for Funding, then it shall fund the approved amount to Grantee within thirty (30) days after approval. If Triumph disapproves a Request for Funding, Triumph shall deliver a notice of disapproval within such forty-five (45) day period that states the reasons for such disapproval. If the stated reasons for disapproval can be cured by Grantee's submittal of missing or corrective items, Grantee shall have thirty (30) days following receipt of the notice of disapproval to submit such missing or corrective items. If Triumph fails to notify Grantee of its disapproval of the Request for Funding within forty-five (45) days of receipt, such Request for Funding shall be deemed disapproved.

None of the Grant shall be used as a reimbursement of items purchased by Grantee prior to the date of the Agreement. None of the amounts paid by Grantee in connection with the invoices submitted in a Request for Funding and then funded by Triumph shall also have been or will in the future be in any manner (a) reimbursed, returned, refunded, rebated, or otherwise credited to, Grantee by any contractor, materialman, vendor, or any other person or entity, or (b) paid, reimbursed, returned, refunded, rebated, or otherwise credited to Grantee by the State of Florida, the United States, or any agency or instrumentality of any of the foregoing, whether

under any grant or loan program or other method of contribution, it being expressly understood and agreed that Grantee shall not receive payments, refunds, reimbursements, rebates or credits from any sources in amounts collectively exceeding 100% of the amounts paid or owing by Grantee. The final funding shall not be funded unless and until Grantee has provided to Triumph satisfactory evidence that all Matching Funds have been expended on the Project.

None of the Grant funds shall be used to pay, reimburse, or recover any overhead or other indirect costs, including, but not limited to, general and/or administrative overhead, facilities overhead, continuing education fees, and auxiliary fees.

Triumph will honor the Request for Funding; provided, however, that Triumph may elect by notice in writing not to make a funding if:

- (a) There is missing or incomplete documentation;
- (b) The Request for Funding seeks funding for items other than as shown in the Budget or seeks funding for more than amounts actually invoiced by contractors, materialmen, or other vendors under any contracts;
- (c) The amount requested for funding under the Request for Funding, together with all amounts previously funded under the Grant, would exceed the \$7,850,000 maximum amount of the Grant; or the amount requested for funding under the Request for Funding for a particular Budget category, together with all amounts previously funded for such Budget category, would exceed the maximum amount allocated to such Budget category; or Grantee failed to use any Grant funds funded to date in the amounts and for the purposes stated in the Budget;
- (d) Grantee made a misrepresentation or omission of a material nature in the Grant Application, or any supplement or amendment to the Grant Application, or with respect to any document or data furnished with the Grant Application or pursuant to the Agreement;
- (e) There is any pending litigation with respect to the performance by Grantee of any of its duties or obligations pursuant to the Grant which may jeopardize or adversely affect the Project, the Agreement, or funding of the Grant;

(f) Grantee has taken any action pertaining to the Project which, under the Agreement, requires the approval of Triumph, and Grantee failed to obtain such approval;

(g) There has been a violation of the prohibited interests provisions of the Agreement;

(h) Grantee is in material violation, default, or breach of or under any provision of the Agreement;

(i) Grantee is in breach of any material representation or warranty contained in the Agreement;

(j) Any federal, state, or local organization or agency (including Grantee) providing financial assistance to the Project has revoked, suspended, or terminated that financial assistance to the Project, including, but not limited to, the Matching Funds;

(k) Not all of the Matching Funds required to be secured as of the date of the Request for Funding have been secured and/or not all of the Matching Funds have been used for the intended purposes and in the amounts and at the times as set forth in the Budget, and/or Grantee has failed to provide Triumph with evidence that such Matching Funds have been timely secured and used toward completion of the Project;

(l) With respect to previous fundings of the Grant and payments under contracts, Grantee has failed to pay, or has failed to provide Triumph with evidence of payment of, the Grant for the purposes of such funding. Such evidence shall include, but not be limited to, payroll ledgers, state and federal payroll returns, job descriptions, front and back of cancelled checks, wire transfer confirmations;

(m) Prior to the Completion Deadline (as defined below), Grantee has abandoned or discontinued the Project, or for any reason the commencement, prosecution, or timely completion of the Project by Grantee is rendered improbable, infeasible, impossible, or illegal, or Grantee has failed to make substantial progress toward student attainment of achieving not less than 2,904 Certificates;

(n) All or any portion of the requested funding includes funding for items that are outside the scope of the Project that is contemplated under the Budget;

(o) One or more of the contracts previously approved or deemed approved by Triumph have been modified, amended, or terminated, or have been subject to a change order, without the prior written consent or deemed approval of Triumph; provided, however, that any change order under \$65,000 shall not be subject to approval under the Agreement;

(p) Intentionally omitted;

(q) Without the prior approval of Triumph, the total Project cost as set forth in the Budget, the overall Budget, and/or a particular Budget category, has cumulatively increased or decreased by more than 5%; and/or the Matching Funds have cumulatively increased or decreased by more than 5%;

(r) Completion of the Project is not on schedule for completion by the Completion Deadline and it is objectively unlikely that the Project will be completed by the Completion Deadline;

(s) Grantee has failed to maintain, or has failed to cause to be maintained the insurance required under the Agreement;

(t) Grantee is not in compliance with all applicable environmental laws and regulations in accordance with the Agreement;

(u) Grantee failed to comply with the competitive bidding and proposal requirements described above; and/or

(v) Grantee is not in compliance with the equal employment opportunity and other labor provisions as required by the Agreement.

ELIGIBLE COSTS/  
DOCUMENTATION/  
DEADLINES

The total cost of the Project is \$19,690,040, of which (i) a match is being contributed by Grantee and others in the amount of \$11,840,040 (the “**Matching Funds**”), and (ii) \$7,850,000 is being provided by the Grant. The total estimated cost of the Project is based upon the Budget. To the

extent that the actual cost of the Project exceeds \$19,690,040, Grantee shall be solely responsible for such excess. Grantee shall monitor the Budget and submit an amended Budget to Triumph in the event that (a) the total cost of the Project cumulatively increases or decreases by greater than five percent (5%), (b) the total Budget cumulatively increases or decreases by greater than five percent (5%), (c) the Budget cumulatively increases or decreases by greater than five percent (5%) within a particular Budget category, and/or (d) Grantee's portion of the Matching Funds cumulatively increases or decreases by greater than five percent (5%). If Grantee proposes an increase or decrease by greater than five percent (5%) as described above, such proposal shall be submitted to Triumph in writing along with a proposed amended Budget, and Triumph shall have the right to approve or disapprove both the proposed Budget category increase or decrease and the proposed amended Budget. If Grantee fails to obtain Triumph's approval, that failure shall be sufficient cause for nonpayment by Triumph. Using the Grant, its own funds, and funds from other sources (including, but not limited to, the Matching Funds), Grantee agrees to bear the entire cost and expense of the Project, including but not limited to, all costs and all expenses in excess of the total estimated cost of the Project, it being expressly understood and agreed that the Grant shall operate only to pay, on and subject to the terms and conditions set forth herein, a portion of the costs and expenses of the Project. Furthermore, Grantee agrees to spend all of the Matching Funds as contemplated in the Budget, and agrees that its failure to do so shall be deemed a material breach of the Agreement.

#### MAINTENANCE OF RECORDS:

Grantee shall submit to Triumph such data, reports, records, contracts and other documents relating to the Project as Triumph may require at any time and from time to time and continuing for a period of one (1) year after the Completion Deadline. In addition, Grantee shall on an annual basis on or before October 31 of each year submit to Triumph an activity report which contains, in addition to any other information requested by Triumph (a) the progress of the Project, (b) costs incurred to date, (c) how Grantee is progressing with student attainment toward achieving not less than 2,904 Certificates, and (d) Grantee's most recent audited financial statements. Grantee's failure to be making substantial progress toward student attainment of achieving not less than 2,904 Certificates shall be grounds for suspension or termination of funding any unfunded portion of the Grant. In addition, Triumph shall have the right, at any time and from time to time upon reasonable notice to Grantee, to access the Project and inspect any work being performed or as completed. Grantee shall also

make available to Triumph copies of any and all invoices, contracts, plans and specifications, and other documentation relating to the Project.

Grantee shall establish and maintain within its existing accounting system or independently from its accounting system a detailed listing of all expenses related to the project. Records of costs incurred under terms of the Agreement shall be maintained in the listing along with supporting documentation and be made available upon request to Triumph during the period of the Agreement and for five (5) years after final payment of the Grant is made.

**AUDITS:** The Grant shall be subject to audits and/or monitoring by Triumph and applicable public records laws.

**TERMINATION  
OR SUSPENSION  
OF PROJECT:**

If Grantee abandons, suspends, or discontinues the Project, or fails to complete the Project by the Completion Deadline (subject to *force majeure* events), or for any other reason, the commencement, prosecution, or timely completion of the Project by Grantee is rendered improbable, infeasible, impossible, or illegal, Triumph shall have the right, by written notice to Grantee, to (i) suspend any further disbursements of the Grant and/or any or all of Triumph's other obligations under the Agreement until such time as the event or condition resulting in such abandonment, suspension, or discontinuation has ceased or been corrected, and/or (ii) revoke and terminate the Grant. If Triumph issues a final termination or revocation notice, then Grantee shall, upon written demand by Triumph, repay to Triumph all portions of the Grant theretofore disbursed to and received by Grantee.

**BREACH OF  
AGREEMENT:**

In the event Grantee shall (i) have made any misrepresentation of a material nature in the Grant Application, or any supplement or amendment to the Grant Application, or with respect to any document or data furnished with the Grant Application or pursuant to the Agreement, (ii) have breached a representation or warranty made in the Agreement, and/or (iii) have



breached, violated, or is in any way in default under any of its obligations under the Agreement, then Grantee shall upon written demand by Triumph repay to Triumph all portions of the Grant theretofore funded to and received by Grantee.

COMPLIANCE  
WITH LAWS:

Grantee shall comply with all applicable laws regarding third party contracts, labor laws, and civil rights laws. The Agreement also has prohibitions on conflicts of interest.

INSURANCE:

At all times during the term of the Agreement, Grantee shall keep and maintain (i) casualty insurance on all improvements, fixtures, and equipment, that constitute the Project, the cost of which was in whole or in part funded using the Grant, but only to the extent that such equipment and improvements can in fact be insured, and (ii) workers compensation insurance with respect to the construction or renovation of any improvements.

PERFORMANCE  
METRICS/  
CLAWBACKS:

In the event Grantee fails to award a cumulative total of at least 2,904 Certificates by the Completion Deadline, then Grantee shall upon written demand by Triumph repay to Triumph an amount equal to (A) \$2,703, multiplied by (B) the sum of (a) 2,904, minus (b) the actual number of Certificates issued as of the Completion Deadline. The foregoing is collectively referred to herein as the “**Performance Metrics.**”

OTHER TERMS  
AND  
CONDITIONS:

This is a summary only. The Agreement contains such other covenants, representations and warranties, and other terms and conditions as agreed to by Triumph and Grantee.

EXHIBIT "B"

BUDGET

[see attached]

**Exhibit B**

**Project #, name** OTC-North 326  
**Budget** 20,690,040  
**Estimated Renovation start date if applicable** Summer of 2024  
**Estimated education component start date if applicable** Fall of 2025

	Property Acquisition	Equipment, Supplies, Software, Exams, Utilities	Personnel and Project Management	Renovation	Total
Please change year # to actual year					
<b>Project Total</b>					
Calendar Year 1	3,700,000	120,000	100,000	3,000,000	6,920,000
Calendar Year 2	-	1,839,277	1,047,395	-	2,886,672
Calendar Year 3	-	1,289,277	1,047,395	-	2,336,672
Calendar Year 4	-	839,277	1,047,395	-	1,886,672
Calendar Year 5	-	839,277	1,047,395	-	1,886,672
Calendar Year 6	-	839,277	1,047,395	-	1,886,672
Calendar Year 7	-	839,282	1,047,398	-	1,886,680
<b>Project Total</b>	<b>3,700,000</b>	<b>6,605,667</b>	<b>6,384,373</b>	<b>3,000,000</b>	<b>19,690,040</b>
<b>Triumph</b>					
2024	3,700,000		100,000	2,000,000	5,800,000
2025		1,000,000	100,000		1,100,000
2026		450,000	100,000		550,000
2027			100,000		100,000
2028			100,000		100,000
2029			100,000		100,000
2030			100,000		100,000
<b>Triumph Total</b>	<b>3,700,000</b>	<b>1,450,000</b>	<b>700,000</b>	<b>2,000,000</b>	<b>7,850,000</b>
<b>Grantee</b>					
2024		120,000		1,000,000	1,120,000
2025		839,277	947,395		1,786,672
2026		839,277	947,395		1,786,672
2027		839,277	947,395		1,786,672
2028		839,277	947,395		1,786,672
2029		839,277	947,395		1,786,672
2030		839,282	947,398		1,786,680
<b>Grantee Total</b>	<b>-</b>	<b>5,155,667</b>	<b>5,684,373</b>	<b>1,000,000</b>	<b>11,840,040</b>