

**Program Administrator Report
Triumph Gulf Coast Board Meeting
October 22, 2025**

The Triumph Gulf Coast staff continues regular work with grantees on the implementation of 66 active projects, with an additional 16 projects closed, totaling over \$754,000,000 in grants approved. 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.

Triumph staff regularly participates with the region's economic developers in meetings and at site visits with prospective companies and continues to meet regularly with workforce education grantees.

Pre-Applications

As of Monday October 13, 2025, Triumph Gulf Coast had received 363 Pre-Applications totaling over \$3,057,500,000 in requests. Pre-applications 364 and 365 are recommended as statutorily eligible. Projects 361 and 366 are recommended as not statutory eligible. Additional information is needed for 363. ***Staff recommendation of statutory eligibility does not guarantee grant funding.***

361 Gulf Coast State College, Gulf Coast Guarantee	\$10,000,000 Bay
363 Home Builders Institute, Careers in Residential Construction	\$9,331,270 ALL
364 University of West Florida, Water Quality Risk Assessment	\$10,500,000 Escambia
365 Bay County BOCC, Project Kilowatt	\$12,825,000 Bay
366 Grayton Automotive, Hybrid Manufacturing, R&D, & Workforce Initiative	\$3,500,000 Walton

Applications

As of Monday October 13, 2025, Triumph Gulf Coast had received 160 Applications totaling over \$1,546,500,000 in requests. *Five Applications, not including agenda items and projects previously presented to the Board, are available for review.* New applications received:

365 Bay County BOCC, Project Kilowatt	\$12,825,000 Bay
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Triumph staff proposes that the Board authorize counsel and staff to negotiate a Term Sheet with:

365 Bay County BOCC, Project Kilowatt	\$12,825,000 Bay
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Triumph staff proposes that the Board authorize counsel and staff to negotiate an agreement with:

323 University of West Florida, IA(2) Research for Tomorrow	\$32,515,120 Escambia
327 Gulf District Schools, Digital Technology Training	\$6,886,150 Gulf
339 Tallahassee State College, Wakulla Workforce Development	\$10,007,946 Wakulla
353 Pensacola State College, Workforce Training Center	\$3,250,00 Escambia

Triumph staff proposes that the Board Approves a grant award agreement with:

360 Franklin County BOCC, Haney Aviation Academy	\$250,000 Franklin
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October 2025 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

August – October 2025 Construction Report

Staff continues to review and approve construction bid documents, contracts, change orders and/or task orders for projects. Staff reviewed Grantee Annual Reports.

Deobligations

191 Franklin BOCC, Apalachicola Airport, Fuel Farm \$180,001.10
143 Haney Technical College HVAC \$161,640.40
319 Renaissance Charter School, Warrington Prep Academy \$7,454,867

Closed Project

319 Renaissance Charter School, Warrington Prep Academy

2025 Q2 Workforce Education Reports

206 AMI Kids Panama City, Marine Institute
244 Bay Schools, Thunderbird
270 Northwest State College, Nursing Expansion
282 Gulf Coast State College, Nursing Expansion
293 University of West Florida, Nursing Expansion
312 Florida State University, InSPIRE
318 Santa Rosa Schools, Center for Innovation
319 Renaissance Charter School, Warrington Prep Academy

		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					X
46	Okaloosa County	Southwest Crestview Bypass*		X				X			
48	Wakulla County	Emergency Radio System		X				N/A			
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				X			
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	NWFL Industrial Park at I-10		X				X			
227	Panama City Port Authority	Intermodal Distribution Center Expansion				X					X
240	Santa Rosa County BOCC	Santa Rosa Industrial Park East (SRIPE)				X		N/A			
186	Gulf County Board of County Commission	Hurricane Michael Recovery Ad Valorem Request		None							X
189	Bay County Board of County Commission	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			
258	Bay County Commission	Project Lightning Strike				X		X			
273	Bay County Commission	Project Cast		None						X	
284	City of Defuniak Springs	Center for Emerging Professional Technologies in Aviation		X							
315	City of Pensacola	American Magic		X				X			
296	NWFL Beaches Airport	Project Maple		X				X			
291	PEDC	Project Laser		X				X			
320	Visit Florida	Adventure Within Reach		None				X			
324	Walton BOCC	Public Safety Communications System		X				X			
331	Santa Rosa County BOCC	Bagdad Distribution Building		X				X			
333	Franklin County BOCC	Emergency Radio System		X				X			
338	NWFL Beaches Airport	Project Spinner		X				X			
345	Wakulla County BOCC	Project Safety		X				X			
350	Santa Rosa BOCC	Project Turbo		X				X			
356	Okaloosa County BOCC	Project Opal		X				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/ECTC	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			
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 Tec	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	IT & Healthcare Certification Program			X			X			
233	IHMC	Center for Human Healthspan, Resilience and Perform		X				X			
243	Okaloosa School District	AI Learning Institutes		None				X			
244	Bay District Schools	Thunderbird Tech Program		None				X			
246	Florida State University - Panama City	Cybersecurity and New Technologies/ASCENT		None				X			
257	Pensacola State College	Cybersecurity and IT Programs Expansion				X		X			
264	Wakulla County School Board	War Eagle Career Academy				X		X			
265	Florida State University - Panama City	FSU - PC Collegiate Lab School		None				X			
271	Okaloosa School District	Nursing Expansion		X				X			
270	Northwest FL State College	Nursing Program Expansion				X				X	
282	Gulf Coast State College	Nursing Program Expansion		X				X			
293	University of West Florida	Nursing Program Expansion		X				X			
297	PRIDE Enterprises	Construction Trades Training		N/A				X			
299	Pensacola State College	Deisel Mechanic Training		X				X			
317	Pensacola State College	A&P		X				X			
318	Santa Rosa County District Schools	Center for Innovation		X				X			
319	Warrington Prep Academy	Rocketing to the Future		X				X			
312	Florida State University	InSPIRE		X				X			
326	Okaloosa Technical College	OTC North		X				X			
332	Escambia County School District	J.M. Tate High School		X				X			
330	University of West Florida	Watercraft and Vessel Engineering (WAVE)		X				X			
	* 6 month COVID Extension Granted										
	N/A - Not Applicable (Metrics not due at this time)										

Construction and Contract Compliance Review for Triumph G.C. Board Meeting October 22, 2025.

The following items reflect contract, construction, quarterly reporting, and review activity since August 20, 2025, by the Triumph Design and Construction Review Team. This report is for the October 22, 2025, Triumph Gulf Coast Board Meeting.

#048 Wakulla County Emergency Communications Public Radio System

- Reviewed July and August TUSA Monthly Construction Reports. TUSA has performed Final Site Visits/Inspections for Punch List Review, issues were documented and forwarded to Wakulla County and Motorola for resolution. Additional Final Close-Out Documents were requested to Motorola by TUSA for Wakulla County review and approval. These Monthly Reports appear acceptable to Triumph G.C.

#120 City of Pensacola Comm. Aircraft Maintenance Campus- Project Titan

- Reviewed the executed Standard form of Agreement Between Owner and Design-Build Contractor- Lump Sum dated Aug. 1, 2025, for Hanger 4 of Project Titan at Pensacola Airport, between the City of Pensacola and Wharton-Smith, Inc. in the amount of \$32,187,000. The contract is complete and appears acceptable to Triumph G.C. We requested Grantee provide the proposed Change Order for enlarging Hangar #4 with the use of Contingency Funds from Hangar # 3 on Smartsheet and include the following for Triumph G.C. review: A letter from ST Engineering requesting enlarging Hangar #4 explaining
 - The increased need for accommodating the larger Aircraft requirements and the specific Aircraft. The specific requirements (clear door opening, including Building total length and width) adequate clearance needed for working space in Hangar with comparison to what is spelled out in Hangar #4 Design Criteria Package developed by Architect (AtkinsRealis) and reviewed by ST Engineering. Explain why Hangar #3 isn't able to accommodate the anticipated demand for the wide body fleet maintenance requirements. Comparison plans/graphics would be beneficial.
 - Requesting Hangar #4 modifications and use of Contingency funds from Hangar #3 with explanation from City of Pensacola on why this Change Order is required
 - A letter of Recommendation for Change Order from Architect of Record (Caldwell Architects) stating the percentage of Project Design Complete and percentage of Design requiring a re-do including Design Cost/Time Frame of additional work for Change Order.
 - A letter of Recommendation for Change Order from Design Criteria Package Architect (AtkinsRealis).
 - A letter from Design/Build Contractor Wharton-Smith, Inc. with complete breakdown of Change Order Construction Cost/Time added to Project.
 - A deductive Change Order, reducing the contingency amount, will be necessary for the Roy Anderson, Corp. Contract for Hangar #3

#209 Santa Rosa BOCC Interstate-10 Industrial Park

- Reviewed the Bid Evaluation Tabulation, the Standard Construction Bid Agreement between Santa Rosa County and Roads Inc. of NWF for the I-10 Industrial Park Phase 3 Improvements project (RFQ 24-014), including the ITB and Response Doc from Roads Inc., and the Notice of Award from Santa Rosa County. There is a significant difference / spread of the bid proposals. Requested a letter of bid review and recommendation of award from the engineer of record, Baskerville-Donovan Engineers and that Triumph be added to the

indemnification clause of the Construction Agreement, Article 20. Indemnification and Waiver of Liability. These items / actions are needed to complete the review of contract award agreement.

#243 Okaloosa School District- Crestview Career and Technical Ed- AI Lab

- Grantee notified Triumph on Sept.19 that they decided to not move forward with the AI construction project.

#282 Gulf Coast State College-Nursing & Healthcare Expansion Project

- Reviewed the Contract Document Drawings and the Project Manual and Specifications. The Drawings appear complete and adequately detailed, and acceptable to Triumph G.C. Requested the Division 00- Procurement and Contracting Requirements of the Project Manual include the "AGREEMENT BETWEEN OWNER AND CONTRACTOR" along with the GERNERALCONDITIONS & SUPPLEMENTARY CONDITIONS; Triumph Gulf Coast, Inc. Indemnification Clause be added in Section 3.18.1 INDEMNIFICATION; and Section 007400 GEOTECHNICAL DATA REPORT was apparently moved to Specification Section 023201 GEOTECHNICAL DATA / ENGINEERING REPORT, Section 007400 should be removed from the Table of Contents.
- Reviewed revised Project Manual and Specifications. The Division 00- Procurement and Contracting Requirements of the Project Manual now include the "AGREEMENT BETWEEN OWNER AND CONTRACTOR" along with the GERNERAL CONDITIONS & SUPPLEMENTARY CONDITIONS; Triumph Gulf Coast, Inc. Indemnification Clause has been added in Section 3.18.1 INDEMNIFICATION; Section 007400 has been removed from the Table of Contents. The revised Project Manual and Specifications appear to comply with Florida Statutes and Triumph G.C. Grant conditions and requirements, The revised Project Manual and Specifications and Contract Document Drawings are acceptable to Triumph.

#299 PSC Diesel Maintenance Facility

- Reviewed 100% Construction Documents from Grace Hebert Curtis Architects (GHC) dated 7/25/25 for Detached Restroom Facilities at Diesel Maintenance Building located at Santa Rosa Industrial Park. Reviewed Guaranteed Maximum Price Proposal (GMP) from Hanto & Clarke General Contractors dated 8/29/25. Reviewed AIA Document A 133 Amendment (\$348,744) for Detached Restroom Facility dated 9/9/25, awarded Hanto & Clark Gen. Contractors.

#315 City of Pensacola- American Magic

- Requested the City Commission approval of the 95% GMP Estimate Report, the Work Packages GP01 - GP04 from Greenhut Const., or signed approval by the City and Architect, and recommendation for approval by the Architect. The CM at Risk Agreement between the City and Greenhut does not define scope or cost, requested City written approval of the requested items, and the Architect review and recommended approval.
- Requested and Grantee explained who the Engineer is that has signed the Contractor's Application and Certificate for Payment, and why the Architect of Record, that is performing Construction Administration, is not signing the Contractor's Application and Certificate for Payment.
- Requested letter of authorization to sign construction contracts uploaded.

#317 PSC-Airframe & Powerplant Maintenance Training Facility

- Reviewed the 100% Contract Document Drawings and Specifications for the PSC- Airframe & Powerplant Maintenance Training Facility prepared by Grace, Hebert, Curtis Architects, dated Oct. 1, 2025. Spoke to the project manager with Grace, Hebert, Curtis Architects concerning questions and comments about the submitted Contract Document Drawings and Specifications. He indicated that the corrections, modifications, and clarifications would be issued by Addenda.
- Requested Triumph be added to Section 3.18 Indemnification, Article 3 of the Supplemental General Conditions, under 1.1 Form of Agreement and General Conditions, part of DOCUMENT 00 60 00 - FORMS in the 100% CD Set Specifications and be included in the Indemnification Clause in the Agreement between Owner and Contractor or Construction Manager,. Architect said Morette Construction, the Construction Manager, would handle that.

#326 Okaloosa County School District, Okaloosa Tech College.

- Reviewed the Construction Bid Package 643 issued by Jacobs/Titan dated August, 2025 , Interior Renovations Okaloosa Technical College- North, Contract Document Drawings and Specifications (Bid Set) by Caldwell Architects dated Jan.17, 2025, Addenda Nos. 1-6, and Bid Tabulation indicating Lord and Sons the apparent low bidder, dated Sept. 25, 2024. Requested Triumph be added to Section 9.1 Indemnity, in Article 9 of the Contract for Construction Services. With this addition, the Contract Documents and bidding process and tabulation appear acceptable to Triumph G. C.
- Reviewed revised Section 9.1 Indemnity, in Article 9 of the Contract for Construction Services. Triumph Gulf Coast, Inc. has been added to the Indemnity Clause of the Contract as requested.

#333 Franklin Co. BOCC Phase I First Responder Communications Project

- On July 2nd, 2025 Franklin County BOCC accepted responses to the RFQ for the First Responder Communications System Upgrade. BOCC authorized County Staff to begin Contract Negotiations with Omnicom. Included in Selection Process/Presentation Agenda were Advertising Requirements, Scoring Criteria for Ranking Committee, Ranking Sheets showing Committee Members and their Scorings. This RFQ Selection Package appears to meet all requirements of FL Statute 287.055 (CCNA) and is acceptable to Triumph G.C.
- Review Draft Design Criteria Services Contract between Franklin County BOCC and Omnicom Consulting Group, and Notice of Intent to award Contract to Omnicom Consulting Group. Included was Scope of Work Proposal to Franklin County BOCC for required Task with Cost/Breakdown to complete Phase I of Project (Needs Assessment, Alt. Design Development. RFP Development, Procurement Support and Contract Negotiations).

#356 Project Opal- Okaloosa County

- Reviewed the Letter of Recommendation from AVCON, Inc. dated 10/2/25 to Okaloosa County Public Works (Tabulation of Award and Bid Recommendation) for Talcon Group, LLC., Low Bidder for Okaloosa County ITB W 71-25. Reviewed the Letter from Okaloosa County BOCC - Public Works Department dated 10/2/25 agreeing with award of Bid Package #1 Mass Grading Improvements to Talcon Group, LLC. Triumph G.C. concurs with the recommended contract award to Talcon Group, LLC. and the bid process complies with Grant Conditions and Florida Statutes.

#360 Haney Technical Center-Franklin County

- Staff requested review/research "FL Statutes 287.055" and "287.017" for CCNA requirements/ compliance.

Comments Prepared by: Randy Lewis AIA, Architect / Triumph G.C. Consultant And: Harold V. Branch, Triumph G.C. Construction Consultant

10-16-2025

