

**Program Administrator Report
Triumph Gulf Coast Board Meeting
January 28, 2026**

The Triumph Gulf Coast staff continues regular work with grantees on the implementation of 70 active projects, with an additional 19 projects closed, totaling more than \$815,000,000 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 Friday, January 16, 2026, Triumph Gulf Coast had received 367 Pre-Applications totaling more than \$3,157,000,000 in requests.

Applications

As of Friday, January 16, 2026, Triumph Gulf Coast had received 161 Applications totaling more than \$1,545,000,000 in requests. *Two Applications, not including agenda items and projects previously presented to the Board, are available for review.*

Triumph staff proposes that the Board authorize counsel and staff to negotiate a Term Sheet with:

367 City of Pensacola, Project Maeve \$76,000,000 Escambia

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

365 Bay County BOCC, Project Kilowatt \$12,825,000 Bay

January 2026 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

December 2025 – January 2026 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.

Deobligation

237 Port of Port St. Joe - \$15,000,000

Workforce Modifications

198 Wakulla School, Unmanned Systems – Aviation certs added
200 Franklin Schools, Career and Technical Training – Aviation, Unmanned Systems, Information Technology, and Agriscience certs added
265 FSU PC, The Collegiate School – Technology Pre-Engineering and Robotics certs added

Construction and Contract Compliance Review for Triumph G.C. Board Meeting January 28, 2025.

The following items summarize contract, construction, quarterly reporting, and review activities undertaken since Dec.10, 2025, by the Triumph Design and Construction Review Team. This report has been prepared for presentation at the Triumph Gulf Coast Board Meeting scheduled for January 28, 2026.

#046 Okaloosa County- Southwest Crestview Bypass

- Reviewed change Order #10, amendment to the Contract/Agreement between C.W Roberts Contracting Inc. and the Okaloosa Co. Board of County Commissioners, dated Nov. 15, 2025, adding the amount of \$721,565.01 to the contract. Requested grantee upload a letter of review and recommendation for approval by the Engineer of Record, HDR Engineering, and the CEI, Mott McDonald Engineering to complete the Triumph G.C. review of this Change Order.
- Reviewed letter of review and recommendation for approval by the Engineer of Record, HDR Engineering, and the CEI Project Manager, Mott McDonald Engineering, for Change Order for Pond 1 Claim by C.W. Roberts. The recommendation letters explain and justify Change Order #10. The Change Order #10 and the backup provided appear acceptable to Triumph G.C.

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

- Reviewed the "hold harmless" indemnification clause included in the proposed Amendment #1 to Panhandle Grading and Paving, Inc. contract appear acceptable to Triumph G.C.
- Reviewed the Proposed Change Order #1 to the Wharton-Smith Contract for Pensacola International Airport MRO Project #120, Hangar #4, and the City's letters of request for approval of the Proposed Change Order #1 with request for amendment to the Grant Agreement for changes to the Budget and schedule associated with the Change Order. Included in the request is (1) a letter from ST Engineering requesting enlarging Hangar #4, (2) a letter of Recommendation for Change Order from Design Criteria Package Architect (AtkinsRealis) and (3) a Change Order proposal letter from Design/Build Contractor Wharton-Smith, Inc. detailing the proposed changes to the scope of Hanger #4, the cost, and schedule implications. The Proposed Change Order #1 to the Wharton-Smith Contract for Pensacola International Airport MRO Project #120, Hangar #4, the Contractor's Change Order Proposal, and the recommendation letters appear complete and acceptable to present to the Triumph G.C. Board of Directors for necessary Amendments to the Grant.

#157 Franklin County Schools, Career and Technical Training

- Reviewed the Certificate of Completion and the Certificate of Occupancy from the Building Official and have requested the "Contractor's Affidavit of Contract Completion" form and the "Certificate of Final Completion" from Architect/Engineer to Triumph and Franklin Schools.

#209 Santa Rosa BOCC Interstate-10 Industrial Park

- Responded to Santa Rosa request to omit CEI services from BDI contract and Santa Rosa Engineering Dept. perform CEI services. Construction inspections (CEI) shall be performed by a third party (BDI).

#282 Gulf Coast State College Nursing & Healthcare Expansion Project

- Reviewed the executed Standard Form of Agreement Between Owner (Gulf State College) and Contractor (Reliant South Construction Group), dated Jan 12, 2026, in the amount of \$13,704,158.00. The Contract Agreement appears compliant with the Grant conditions and acceptable to Triumph G.C.
- Reviewed GCSC Nursing Simulation Set Rev. 9-9-2025, it only contains undated Project Manual, there are no updated Drawings. Requested GCSC upload Nursing Simulation Center Letter Of Recommendation (Architect's Letter of Recommendation of Award to Reliant South Const.) and Project Meeting Minutes in PDF format to Smartsheet for Triumph access and review when complete.
- Reviewed Meeting Minutes (Contractor Scoring Review Meeting) project dated November 3, 2025. This meeting was to evaluate Contractor Scoring Sheets and determine the most Qualified Bidder out of six eligible Construction Firms with Reliant South Construction being the lowest and most Qualified Bidder. Also reviewed DAG Architects Letter of Recommendation for Reliant South Construction dated November 12, 2025. These requested Documents appear complete and acceptable to Triumph

#317 Pensacola State College Airframe/Power Plant Training Facility

- Reviewed Executed Construction Management Contract between PSC and Morette Company dated September 11, 2025 (uploaded to SmartSheet Row 43 October 15, 2025).
- The Contract Documents submitted were not 100% complete as labeled. There are only a couple architectural drawing sheets, no wall sections, building elevations, no details, no foundation plans, no building plan dimensions, etc. The Project Manual is incomplete, Specification Divisions 2-14 are not included, labeled "Reserved" (all of the architectural specifications). Requested the combined completed, signed and sealed Drawings and Project Manual in one file for the full set of drawings and one file for the completed Project Manual.
- Reviewed the 95% Mod.1 Set Specifications and Mod.1 Pkg.-95% CDs- GMP Pricing Set Drawings.
 - The Metal Building System Specification Section 133419 specifies Trapezoidal Metal Roof Panels and Bagged Batt Insulation, though there is none indicated in the Drawings. A TPO Single Ply Roofing System is detailed over all building roof areas.
 - The TPO Specification Section 0754237, Paragraph 1.15 Warranty, C.!. indicates that the maximum wind speed coverage shall be 55 mph, though Drawing Sheet S-002.1 indicates a Nominal Wind Velocity of 120 mph.
 - The note "For this scope, refer to the related specification requirements section noted paragraph 1.1B, table of contents in this project manual" appears throughout the Metal Building System Specification Section 133419, I was not able to find paragraph 1.1B in the Table of Contents.
 - Drawing Sheets A-230.1 through A-242.1 shows a Keynote Tag + Scope Note Legend, though there are none of these notes indicated on the Birds View or Ground View (isometrics) of the building shown in these drawings.
 - The Roof Plan Legend on Drawing Sheet A103.1 doesn't correlate with the roof plan shown. Please review, edit, correlate drawings and specifications, and omit unused, extraneous items.
- Reviewed the email response to comments concerning the 95% Mod.1 Set Specifications and Mod.1 Pkg.-95% CDs- GMP Pricing Set Drawings by Project Architect Grace Design Studios. The response is acceptable. Triumph review is not in-depth and comprehensive. Grantee to ensure that Grace Design Studios review, edit, correlate drawings and specifications, and omits unused, extraneous items. Requested upload of 100% MOD-1 Construction Documents when available.

#326 Okaloosa Technical College North Campus

- The response to previous questions does not explain the following items on the Jacobs/Titan Application for Payment, Continuation Sheet (the A/E fees are in parenthesis): Budget adjustment (\$150,000); Total Jacobs/Titan Contract Sum to Date- Column G (\$450,000); Cost of Work to Date (\$297,99838). The Jacobs/Titan contract with Caldwell Architects is \$284,731.52, including Change Order #1, The cost of work is greater than the contract, please explain discrepancies. Total Jacobs/Titan Contract Sum to Date for A/E fees- Column G is \$450,000, yet the A/E contract is \$284,731.52.
- The A/E fees exceed 20% of the Lord and Sons Contract, for all the work. The Caldwell Architects fee for the Automotive Repair Training Building (Alternate #2) appears to be 28% of Lord and Sons Add Alternate #2 Bid. Requested explanation of these very high A/E fees. Requested the Application for Payment and Continuation Sheet (schedule of values) from Lord and Sons to Jacobs/Titan be uploaded. when received, to provide detail of construction progress requested upload photographs in one file with date and caption for context and relevance.

#333 Franklin BOCC Phase 1 First Responder Emergency Comm. System

- Participated in teleconference call 12-23-2025, with Erin Griffith, Cori Henderson, Therese Baker regarding Omnicom Consulting Grp. proposal for additional services. Agreed that the proposal exceeded the RFQ outlined services and the contract agreement for the Design Criteria Package Professional, and the proposed work is intended to be in the "Design- Build Contractor" scope of work, with oversight by the Design Criteria Package Professional, Omnicom. Omnicom shall provide a proposal for assisting the county in selecting the communications systems contractor, and oversight and review of the system construction and implementation.
- Reviewed Additional Services Request for the First Responder Communications Network from Omnicom dated Jan. 8,2026. Agree with the proposed Required Tasks and Optional Tasks 1 and 3. Omnicom requested to explain and justify why OCG recommends that the elevated shelter platform design and construction drawings at the Air Force and Lenoard's Landing sites be completed by Omnicom and not by the selected vendor.

#356 Okaloosa County- Project Opal

- Reviewed the Agreement between Owner (Okaloosa County) and Contractor (Talcon Group, LLC) for Construction Contract, for Project Opal Bid Package #1 Mass Grading Improvements, executed on Nov. 6, 2025. The Contract Agreement appears acceptable to Triumph G.C.
- I have reviewed CO #2 to Talcon Grp. Contract for project Opal Bid Package #1 Mass Grading Improvements. This is an upgraded soil stabilization requirement for building pad #2, to accommodate the updated building design loads and structural engineering documents. Grantee requested to provide copy of AVCON's Plan Revision ES#1 referenced in CO#2, and letters of explanation and recommendation from AVCON (EOR) and from Tenant's Engineering Representative. Requested verification that the CO does not include aggregate piers or footings and only addresses bearing capacity and certification.
- I have reviewed the documents uploaded 1/14/2026. Based on the information provided, Mr. Craig Vincent, Walbridge, agrees and approves the use of the updated structural drawings as a requirement to construct the building pad and soil stabilization. The email from Jason T. Autrey, P.E., Deputy County Administrator, clarifies that the work included with CO#2 is wholly a soil stabilization effort, to accommodate the more recent building design loads and structural engineering documents (uploaded for reference). There is no work proposed in CO#2 that will include building footer construction or building piers.

Change Order #2 appears justified and acceptable to Triumph G.C., though requested letters of explanation and recommendation have not been received from AVCON (EOR) and from Tenant's Engineering Representative.

- CO #3 to Talcon Grp. Contract for project Opal Bid Package #1 Mass Grading Improvements, in the amount of \$297,147.40, has been submitted and is under review. This is an upgraded soil stabilization requirement for building pad #2, to accommodate the more recent building design loads and structural engineering documents. Requested additional information to complete the review.

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

1-21-2026