

**Program Administrator Report
Triumph Gulf Coast Board Meeting
March 22, 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 \$827,000,000 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 Tuesday, March 17, 2026, Triumph Gulf Coast had received 369 Pre-Applications totaling more than \$3,202,000,000 in requests. Pre-applications 371 and 372 are recommended as not eligible.

371 First Veteran Melt-Blown Fabric, IncMelt-Blown Fabric Manufacturing Facility	\$45,264,000	Bay
372 CivicIQ, Project Roava	\$500,000	ALL

Applications

As of Tuesday, March 17, 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.*

March 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

January 2026 – March 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.

Construction and Contract Compliance Review for Triumph G.C. Board Meeting March 24 , 2025.

The following items summarize contract, construction, quarterly reporting, and review activities undertaken since January 28, 2026, by the Triumph Design and Construction Review Team. This report has been prepared for presentation at the Triumph Gulf Coast Board Meeting scheduled for March 24.

The following were reviewed:

#046 Okaloosa County- Southwest Crestview Bypass

- Reviewed 4th Quarter, 2025 Construction Progress Report for Project #046 Okaloosa County Southwest Crestview Bypass. Contractor (Anderson Columbia, Inc.) for Phase V and the East-West Connector Phase is still progressing smoothly and on-schedule. A very detailed and comprehensive engineering construction update is provided in the Okaloosa County 4th Quarter, 2025 Status Report. This Quarterly Construction Report appears acceptable to Triumph G.C.

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

- Reviewed 4th Quarter 2025 Construction Progress Report for Project #120 Pensacola Comm. Aircraft Maintenance Facility dated 1/30/26. Hanger 3 Construction Activity progresses with Roy Anderson, Corp. (Design Builder). Substantial Completion is anticipated in July, 2026. Schedule Update, Photos and Project Construction Details are provided in Hanger 3 Monthly Report from Roy Anderson, Corp.
- Hanger 4 Contract was awarded to Wharton-Smith (Design Builder) in August, 2025 and Project is currently in Design Phase with Caldwell Architects (Design Build Architect). Construction anticipated to begin in June, 2026 with estimated Completion Date of August 2027. Construction bid for Taxiway and Apron Approach was awarded to Panhandle Grading & Paving, Inc. in December 2025. Contractor has mobilized with Construction and November 2026 is the estimated completion date. Funding status information/table has been provided by Grantee along with additional photos.
- Reviewed the draft Wharton-Smith Inc. Contractors Application and Certificate for Payment #1. Requested additional information related to in the Total Contract Amount and the Contractors Continuation Sheet Certificate for Payment (Schedule of Values).
- Reviewed the Revised Wharton-Smith Inc. Contractor Application and Certificate for Payment Request #1. The Revised Payment Request #1 and Contractor Continuation Sheet (Schedule of Values) appear acceptable to Triumph G.C.

#157 Franklin County School Board

- Performed a Construction Site Visit to Project #157 Apalachicola Bay Charter School Technology Building on February 5th, 2026. The Facility is operating and appears to be in compliance with the Architectural Drawings and Details by Clemens, Rutherford & Associates, Inc. "Architect of Record" and Construction by Riley Palmer Construction Company, Inc. The Certificate of Completion and Certificate of Occupancy dated 12/15/25 have been issued by the City of Apalachicola. Project Interior and Exterior Photos are attached in Smartsheet. Based on Site Visit and review of Final Close-Out Documents the Completed Construction appears acceptable to Triumph G.C.

- Review Notarized "Contractor's Affidavit of Contract Completion" for Project #157 Apalachicola Bay Charter School "New Technology Building" dated 1/20/26 from Riley Palmer Construction Company, Inc. and "Certificate of Contract Completion by Contractor" certificated by CRA Architects of Record dated 3/2/26. These executed Contractor/Architect Documents along with the Franklin County Certificates of Completion and Occupancy appear acceptable to Triumph G.C. for Close-Out of Project.

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

- Reviewed the 2025 4th Quarter Report for Project #185 City of Panama City-Eastern Shipbuilding Group dated January 29, 2026. All individual projects have been completed, the "Fender and Bumper Project" final invoice and close out are being processed. Photos are included in the Report. This Report appears acceptable to Triumph G.C.

#209 Santa Rosa BOCC Interstate-10 Industrial Park

- Responded to Santa Rosa request to omit CEI services from BDI contract and Santa Rosa Engineering Department perform CEI services: Triumph has previously reviewed and approved the BASKERVILLE-DONOVAN, INC. (BDI) contract with Santa Rosa County. It is my understanding that the design and CEI services are being paid with Triumph grant funds, and construction inspections (CEI) shall be performed by a third party (BDI).
- Reviewed the proposed Task Order 03 to BDI dated January 2026, for SRC I-10 INDUSTRIAL PARK Phase 3 IMPROVEMENTS. The proposed SCOPE OF CONSTRUCTION ENGINEERING AND INSPECTION (CEI) SERVICES includes several items included in the original Construction Administration Services provided in the Task Order 1 Agreement with BDI. Requested additional information regarding previous Task Order 1 Agreement with BDI.
- Review 4th Quarter 2025 Construction Progress Report for Project #209 Santa Rosa BOCC Interstate-10 Park, Phase 3 dated 1/26/26. Contract for Phase 3 Infrastructure Construction was awarded to Roads, Inc. in the amount of \$621,306. Construction To Proceed was issued 12/8/25, Change Order #1 for additional Drainage and Sanitary Sewer Materials was approved on 12/11/25. Clearing and Grubbing Operations have been completed and Contractor is preparing to install Water Line in new Utility Easement. This Quarterly Report appears acceptable to Triumph G.C.

#251 Santa Rosa BOCC - Milton Interchange Park

- Reviewed 4th Quarter, 2025 Construction Progress Report dated 1/26/26. Roadway Construction is progressing with approval of Road Dedication Agreements, FDOT Permits received for Traffic Signal and Clearing for Florida Power & Light Easement has started. Roberson Underground Utility is working on SR87 Right Turn Lane, Utility Connections and Paving. Construction Progress is on schedule (76% complete) with Substantial Completion in September, 2026. This Quarterly Report appears acceptable to Triumph G.C.

- Reviewed Change Order #4 to Roberson Underground Utility LLC, in the amount of \$231,16.40, dated 2/5/2026, for excavation of unanticipated unsuitable soils and replacement and compaction of suitable soils for the industrial roadway base. Moffatt and Nichol has provided a letter dated 2/5/2026 for justification of scope, verification of work, and recommendation of CO #4, acceptable to Triumph G.C. The Change Order #4 appears necessary and acceptable to Triumph G.C. for completion of the Grant conditions and requirements.

#282 GCSC Nursing Simulation Expansion Project

- I have 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.

#315 City of Pensacola-American Magic

- Reviewed 4th Quarter, 2025 Construction Progress Report dated 1/29/26. The High-Performance Maritime Center of Excellence (HPMCE) at the Port of Pensacola, Warehouse #10 was completed in December 2025. Project is in the Final Stages of financial and construction Close-Out procedures/forms to assure compliance with Triumph Grant Agreement. American Magic hosted a Grand Opening event on January 7th, 2026 with Triumph Board Members, State/Local Elected Officials and Regional Stakeholders (Photos Attached). This Final Quarterly Construction Report appears acceptable to Triumph G.C.

#317 Pensacola State College Airframe/Power Plant Training Facility

- Reviewed the GMP Amendment (AIA Doc.A133 Exhibit A) dated 2/17/2026 for GMP Contract Agreement between PSC and Morette Const., with Exhibits I, II, and III, and Change Order #1 dated 2/17/2026 in the amount of \$6,632,382.00, bringing the GMP price to \$14,833,582.00. The GMP Amendment and CO #1 appear complete and acceptable to Triumph G.C.

#318 Santa Rosa Center for Innovation:

- Reviewed 4th Quarter, 2025 Construction Progress Report. Construction of the S.R. Center for Innovation is Progressing Smoothly with Bi-Weekly Owner, Architect and Contractor Meetings. Interior Build-Out Activities are nearing Completion, and the District anticipates Substantial Completion in February 2026. A Construction Site Visit is being scheduled by Triumph G.C. Staff along with a District Grand Opening and Ribbon-Cutting Event later this Spring (Project Photos are included in Report). This Quarterly Construction Report appears acceptable to Triumph G.C.
- Project close-out: Triumph G.C. requested "Contractors Affidavit of Contract Completion" (Notarized by Contractor) and the "Certificate of Contract Completion by Contractor" (Completed & Signed by Architect) be uploaded to Smartsheet with Certificate of Occupancy.

#323 UWF Institute for Industry Advancement and Analytics-IA

- The Grant was executed Jan. 6, 2026, the CM, reviewed that Triumph funds are only for costs that occurred from that date forward. UWF noted they were using state matching funds for costs incurred prior to that date including the construction document drawings. Triumph to review the 100% construction document drawings prior to funding any construction.
- Reviewed Amendment #1 to the Agreement between UWF and Greenhut Const. Co., indemnifying Triumph G. C., The Amendment appears acceptable to Triumph G.C.

#331 Santa Rosa BoCC- Bagdad Distribution Building

- Reviewed the 100% Construction Document Drawings, Gateway Logistics Center- Site Improvements prepared by Moffatt and Nichol and the Project Manual, including the NWFMD agency permit approval, and the Geotechnical Report by Southern Earth Sciences. The bid documents appear complete and acceptable to Triumph G.C. Requested the non-tech specifications with the bid form and draft contract, advertisement, and ITB. Following the bid opening requested the bid tabulation, with Moffatt and Nichol recommendation of bid award and any addendum be uploaded to Smartsheet.

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

- Reviewed the explanation and justification why OCG recommends that the elevated shelter platform design and construction drawings at the Air Force and Lenoard's Landing sites. The Additional Services Request for the First Responder Communications Network from Omnicom dated Jan. 8, 2026, appears acceptable to Triumph G.C. with the proposed Required Tasks and Optional Tasks 1, 2, and 3. Requested that OCG provides signed and sealed construction documents for the elevated shelter platforms at the Air Force and Lenoard's Landing sites, ready for permitting by the selected vendor.

#345 Wakulla BOCC Project Safety

- Reviewed the "Design Criteria Documents For New Manufacturing Facility" by Akel Logan and Shafer architects, the RFQ "INTENT AND GENERAL INFORMATION" , the Required Forms, Documents and Certifications and the "INSTRUCTIONS TO PROPOSERS." Requested Triumph G.C. be included in the indemnity clauses in the draft Design-Build Agreement, Article 7. Indemnification, included in the RFQ "INTENT AND GENERAL INFORMATION" and in the RFQ "Required Forms, Documents and Certifications" Form 4. Indemnification and Hold Harmless. The Triumph Indemnity clause may be added by Addendum to the Documents. The Design Milestone Dates, Article 3.1.1 (page 8 of 181) under "Intent & General information for RFQ", are very aggressive, with questions due on March 5 allows little time after the advertisement and interested contractor.
- Triumph G.C. will not need to review the RFQ and selection of the Design-Build Criteria Professional, Akel Logan Shafer Architects that are be paid for w/FL Commerce funds as match to Triumph Grant funds for this project.

#353 PSC Workforce Training Bldg 21 Renovation

- Reviewed the advertisements, RFQs, and selection documents for architect, Grace Herbert, Curtis Arch., and Constructions Manager, Morette Co., and the Architect's proposal and PO

for Architecture services. Requested detailed project Schedule / CM timeline, Construction Manager at Risk Executed Contract and schedule of values, and 100% Contract Documents for Triumph G.C. review.

#356 Okaloosa County- Project Opal

- Reviewed CO #3 to Talcon Grp. Contract for project Opal Bid Package #1 Mass Grading Improvements. Requested cost justification/breakdown for additional site/soil compaction from Talcon Grp. and letter of recommendation from Halff Associates, Inc., the CEI. The contractor is onsite performing Co#2, requested revised the Change Order omitting the Mobilization.
- Reviewed the Halff Associates CEI letter of approval and recommendation and the revised Change Order #3, cancelling the mobilization cost. The Halff and Assoc. recommendation letter and revised Change Order #3 appear acceptable to Triumph G.C.
- Reviewed 4th Quarter, 2025 Construction Progress Report. There are two phases of Design & Construction Work for Project Opal: First Phase of Design (and Construction) includes Site Rough Grading Plan, Storm Water Management Facilities, Building Pads and Minor Utility Work. Second Phase of Design (and Construction) includes Final Site Grading, Roadways, Parking and Utilities. The First Phase of Design is complete with the Second Design Phase scheduled for completion during the 1st/2nd Quarter of 2026. AVCON, Inc. is the Engineer of Record (Drawings/Construction Documents) for the project and Halff, Inc. are the Engineers responsible for Construction Engineering & Inspections Services (CEI) and Management Oversight. Design for Bid Package #1 is complete and construction for Bid Package #1 is underway with an estimated 2nd Quarter, 2026 completion date. Bid Package #2 (second phase of Construction) will be advertised in the 2nd Quarter of 2026 once Design/Engineering is complete for Phase 2. Project is on schedule and moving smoothly thru each phase of design and construction. This Quarterly Construction Report appears acceptable to Triumph G.C.

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

3-16-2026