

**Program Administrator Report
Triumph Gulf Coast Board Meeting
May 13, 2026**

The Triumph Gulf Coast staff continues regular work with grantees on the implementation of 67 active projects, with an additional 22 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, May 5, 2026, Triumph Gulf Coast had received 373 Pre-Applications totaling more than \$3,260,000,000 in requests. Pre-application 373 needs additional information, 374 is recommended as not eligible, and 375 is recommended as eligible.

373 Strydent Autonomous Technologies, Inc., Project AUV	\$60,000,000 Bay
374 NAJ Innovations, Increasing Profit Margins In Real Time Food & Beverage	\$500,000 ALL
375 Gulf School District, Gulf Maritime Academy	\$10,040,600 Gulf

Applications

As of Tuesday, May 5, 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.*

May 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

March - May 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.

Deobligate

157 Franklin School, Career and Technical Training	\$22,808.29
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Projects Closed

- 157 Franklin School, Career and Technical Training
- 202 Gulf Coast State College, Tech Center for Emergency Response and Comms
- 237 Port of Port St. Joe, Dredge

Quarter 4 2025 Quarterly Reports

46 Okaloosa County, Southwest Crestview Bypass
120 City of Pensacola, Comm. Aircraft Maintenance Campus
148 Gulf District Schools, Agri-Science Expansion
153 Gulf School District, Unmanned Systems
185 City of Panama City, Industrial Complex
200 Franklin County School District, Career & Tech Ed
206 AMIkids PC Marine Inst., STEM and Business Workforce Training
209 Santa Rosa BOCC, I-10 Industrial Park
244 Bay District School, Thunderbird Tech Program
251 Santa Rosa BOCC, Milton Interchange Park
282 Gulf Coast State Collge, Nursing Expansion
299 Pensacola State College Diesel Mechanic Training
312 Florida State University – Panama City, InSPIRE
315 City of Pensacola, American Magic
317 Pensacola State College, Airframe/Power Plant Training Program
318 Santa Rosa School District, Center for Innovation
326 Okaloosa Technical College, OTC North Campus
332 Escambia County School District, JM Tate High School
341 Seaside School, Inc., Dream Big Walton County
356 Okaloosa, BOCC Project Opal

Construction and Contract Compliance Review for Triumph G.C. Board Meeting May 13 , 2025.

The following items summarize contract, construction, quarterly reporting, and review activities undertaken since March 24, 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 May 13, 2026.

The following have been reviewed:

#046 Okaloosa County Southwest Crestview Bypass

- Reviewed Anderson Columbia Co., Inc.'s proposed Change Order #6 for the underdrain at the ponds and the spillway at EWC-1, for the East-West Connector for Okaloosa County, and contract time extension due to adverse weather conditions and utility-related impacts. The CO #6 is in the amount of \$203,349.86 and adds 372 days to the contract time. The Engineer's estimate and recommendation justify this Change Order. The CO #6 complies with the Grant Conditions and requirements, and appears acceptable to Triumph G.C.
- Reviewed Amendment to Task Order #14 (Contract #C19-2767-PW) to HDR Engineering, Inc. This Amendment adds \$574,300 to the Original Task Order for Additional Time for Construction Engineering & Inspection Services. Roy Petrey, P.E. County Engineer has approved Task Order #14 which is a Cost Reimbursable, Hourly Basis Amendment (fee breakdown provided). These CEI Services (construction related cost) appear justifiable and acceptable to Triumph G.C.

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

- Reviewed 1st Quarter, 2026 Construction Progress Report dated April 29th, 2026. Panhandle Grading & Paving, Inc. has Mobilized, Construction underway for Taxiway & Apron Approaches and scheduled for Substantial Completion in November 2026. Hangar 3 Contractor Roy Anderson, Corp. (Design Builder) estimates their Substantial Completion in July 2026. Hangar 3 Site Work photos are attached to Quarterly Report along with Contractor's March 26th Construction Report. Hangar 4 Design Drawings/Documents are progressing with Caldwell Architects and Contractor Wharton-Smith, Inc. (Design Builder) with an estimated construction start date in June, 2026. This 1st Quarter, 2026 Construction Report appears acceptable to Triumph G.C.

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

- Reviewed the 2026 1st Quarter Report for Project #185 City of Panama City-Eastern Shipbuilding Group for the period January 1, 2026 through March 31, 2026, from the City of Panama City. The quarterly report states that all the individual projects have been completed and closed out, with exception of the mechanics shop building which will not proceed at present time. ESG has suspended the "USCG Offshore Patrol Cutter Project" due to contract disputes with the government. ESG's FTE figures still maintain the net new job creation performance metric as outlined in the Triumph Grant requirements. ESG continues to pursue commercial and government contracts and has exceeded the performance metrics and continues recruiting employees for the shipbuilding workforce growth into 2026. The commercial shipbuilding backlog stretches to

2032. (Photos from previous reports are included in the Report). This Report appears acceptable to Triumph G.C.

#209 Santa Rosa BOCC Interstate-10 Industrial Park- Phase 3

- Reviewed 1st Quarter, 2026 Construction Progress Report dated April 23rd, 2026. Construction is Progressing ahead of Schedule (Roads, Inc.) with Substantial Completion estimated December, 2026. Baskerville-Donovan, Inc. (Civil Engineering & Surveying) continues with their weekly CEI Services and Reports. This 1st Quarter, 2026 Construction Report appears acceptable to Triumph G.C

#248 DeFuniak Springs Airport

- Spoke with Koby Townsend, DeFuniak Springs City Manager and CRA ED 4/13/2026 concerning his letter briefly describing the proposed modifications to the Grant scope of work at the DeFuniak Springs Airport. The Walton County Board of County Commissioners denied the City's request for an easement that would have allowed building the access road on the East side of the Airport for Hangars 18, 19, and 20 planned in this project.
- The alternative location is Hangars 25-29, on the Southwest side of the Airport, as depicted on the City's Airport Layout Plan. There is an existing airport access road on the west side which would be extended for the proposed new hangar location. The FAA has approved the proposed increased number of hangars, and size changes and the new hangars' location would require much less sitework, fill, and infrastructure change.

#251 Santa Rosa BOCC - Milton Interchange Park

- Reviewed 1st Quarter, 2026 Construction Progress Report dated April 23rd, 2026. Construction is on Schedule with 82% of Work Completed (Roberson Underground Utilities) and the Substantial Completion date is estimated to be September, 2026. Contractor is working with FDOT for Notice to Proceed to begin work within SR 87 Right-of-Way. This 1st Quarter, 2026 Construction Report appears acceptable to Triumph G.C.

#282 GCSC Nursing Simulation Expansion Project

- Reviewed the Quarterly Construction Report dated April 7th, 2026 for Gulf Coast State College-Nursing & Healthcare Expansion Project. The Groundbreaking Ceremony for Project was held on 2/26/2026, Construction submittals are on-going along with Purchase Orders for "Direct Material Purchases". Construction activities are underway along with Bi-Weekly OAC Meetings with Project Construction on schedule. This 1st Quarter, 2026 Construction Report appears acceptable to Triumph G.C.

#293 UWF- Nursing and Respiratory Therapy

- Performed a Construction Site Visit to Pensacola for Project #293 UWF “Nursing and Respiratory Therapy” on March 31st, 2026. We met with Ralph Payne, UWF Project Manager; Jill Van Der Like, Nursing Director; Dr. Renee L. Davis, Executive Director; Anthony Garcia, Facilities Director and Shelly Diviney, Interim Dean. The renovated facility is fully furnished/operational and appears to be in compliance with Architectural/Engineering Drawings and Details by DAG Architects “Architect of Record” and Joy Gordon Construction, Contractor. The Escambia County Building Dept. “Certificate of Completion” dated 8/14/25 and State of Florida, Division of Financial Services, Fire Marshal “Final Construction Inspection” dated 7/29/25 have both been issued to UWF. Based on our Site Visit and review of Final Close-Out Documents the completed construction appears acceptable to Triumph G.C. Project Photos are attached in SmartSheet.

#315 City of Pensacola-American Magic

- Performed a Construction Site Visit to Project #315 City of Pensacola-American Magic on March 31st, 2026. Construction on Facility is completed, fully functional and in operation. Construction appears to be in compliance with Architectural/Engineering Drawings by Sam Marshall Architects "Architect of Record" and Construction Management by Greenhut Construction Co., Inc. Triumph G.C. request the City of Pensacola "Certificate of Completion/Occupancy Letter" and the City of Pensacola "Fire Marshal Approval Letter" be posted on SmartSheet. With the addition of this information the Project appears acceptable to Triumph G.C.

#323 UWF Institute for Industry Advancement and Analytics-IA

- Met with UWF Project Managers for Project #323 UWF “Institute for Industry Advancement & Analytics-IA”. Toured the vacant building site to assist in understanding of upcoming construction with Greenhut Construction Co., Inc. and Caldwell Architects.

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

- Reviewed the executed proposal for additional services requested by Omnicom to Franklin County for the First Responder Communications Network project. The additional service request dated January 8, 2026, in the amount of \$56,500.00 appears justified and acceptable to Triumph G.C.
- Reviewed the Quarterly Report for the period October 1, 2025 to December 31, 2026 for Franklin County First Responder Communications Network. The County Commission approved the Phase 1 Design Criteria Services Contract with Omnicom and approved the preliminary list of communication tower site locations. Requested the Grantee submit future task orders and contracts for Triumph approval prior to approval by the County Commission. The Quarterly Report appears acceptable to Triumph G.C.
- Reviewed the Quarterly Report for the period Jan. 1, 2026 to March 1, 2026 for Franklin County First Responder Communications Network. The communication tower sites have not all been acquired for use and the authorization for additional services for Omnicom to begin site design of selected sites appears quite premature.

Requested Triumph G.C. be updated when the targeted communication tower sites are acquired for use or must be relocated and how the County shall deal with Omnicom's site services.

#344 Project Clear Bay County Incinerator Facility Renov.

- Reviewed the Bay County Procurement Manual and the RFQ for CM at Risk for Renovations to former Bay County Incinerator Facility, including the 40% construction drawings. Requested the Triumph G.C. Indemnity Clause, Section 5.11 of the Grant Agreement be included in the RFQ under the Hold Harmless and Indemnification section, and in the contract agreement. Requested that the CM provide quarterly brief construction progress summary reports and construction progress schedules, with schedule of values, be added to the Construction Manager's Specific Project Requirements, page 37 of RFQ, and be included in Grantees quarterly report to Triumph G.C.
- Reviewed the Architect's response to Anchor CEI engagement and to FBC compliance, and the revised RFQ for CM at Risk for Renovations to former Bay County Incinerator Facility, including the Triumph G.C. Indemnity clause, added in the Hold Harmless and Indemnification section of the RFQ. The revised RFQ and response to Triumph questions appears acceptable.

#345 Wakulla BoCC Project Safety

- Reviewed the Design Build Agreement (for a Manufacturing Facility) between Wakulla County and Allstate Construction dated May 4, 2026. Requested Grantee include Exhibit D Grant Agreements where the pages are blank page with no reference.

#353 PSC Workforce Training Bldg 21 Renovation

- Reviewed the Standard Form of Agreement Between the Owner and the Construction Manager as the Constructor Document A133, the Guaranteed price Amendment Document A133 Exhibit A, the GMP estimate dated 3/31/2026, and the listed Construction Document Drawings and Specifications. Requested that the Triumph G.C. Indemnity clause, Section 5.11 of the Grant Agreement, be included in the Contract Agreement or AIA Document A201™–2017, General Conditions of the Contract for Construction. Triumph G.C. requests that the CM provide Quarterly brief construction progress summary reports and construction progress schedules, with schedule of values, to be included in Grantees Quarterly report to Triumph G.C.
- Responded to Grantee that the Indemnity clause is stated in the Grant requirements as follows:

5.11 Contractual Indemnities. Grantee shall include or cause to be included the following indemnification in the contracts and all other contracts with contractors, subcontractors, consultants, and subconsultants, who perform work in connection with this Agreement:

“The contractor/subcontractor/consultant/subconsultant shall indemnify, defend, save and hold harmless Triumph Gulf Coast, Inc., a Florida not-for-profit corporation, Grantee, a public body corporate, and all of its officers, directors, agents and employees from all suits, actions, claims, demands, liability of any nature whatsoever arising out of, because of, or due to any negligent act or occurrence of omission or commission of the contractor / subcontractor/ consultant/ and its officers, agents or employees.”

Prepared by: Randy Lewis AIA, Architect / Triumph G.C. Consultant
And : Harold V. Branch, Triumph G.C. Construction Consultant 5-6-2026