

**Program Administrator Report
Triumph Gulf Coast Board Meeting
June 22, 2026**

The Triumph Gulf Coast staff continues regular work with grantees on the implementation of 64 active projects, with an additional 25 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 Monday, June 15, 2026, Triumph Gulf Coast had received 375 Pre-Applications totaling more than \$3,265,700,000 in requests. Pre-Application 376 is recommended as eligible, 377 is recommended as not eligible.

376 Gulf School District, Fire Safety Training	\$4,584,600 Gulf
377 Angel Force Foundation - Angel Force Village Workforce	\$1,250,000 Okaloosa

Applications

As of Monday, June 15, 2026, Triumph Gulf Coast had received 162 Applications totaling more than \$1,555,000,000 in requests. *Two Applications, not including agenda items and projects previously presented to the Board, are available for review.*

375 Gulf Schools, Gulf Maritime Academy	\$10,275,000 Gulf
---	-------------------

June 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

Quarter 1 2026 Quarterly Reports

46 Okaloosa County, Southwest Crestview Bypass
69 FSU Marine Lab, ABSI
120 City of Pensacola, Pensacola Airport MRO Campus
148 Gulf District Schools, Agri-Science
153 Gulf School District, UAS
185 City of Panama City, Panama City Industrial Complex
200 Franklin County School District, Career & Tech Education
206 AMIkids PC Marine Inst., Career & Tech Education
209 Santa Rosa BOCC , I-10 Park
251 Santa Rosa BOCC, Milton Interchange Park
282 Gulf Coast State College, Nursing and Healthcare Expansion
299 Pensacola State College, Diesel Mechanic

315 City of Pensacola, American Magic
317 Pensacola State College, Airframe/Power Plant Training Program
318 Santa Rosa School District, Center for Innovation
332 Escambia School District, JM Tate High School
333 Franklin BOCC, Phase 1 First Responder Communication System
341 Seaside School, Inc, Dream Big Walton
356 Okaloosa BOCC, Project Opal

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

The following items summarize contract, construction, quarterly reporting, and review activities undertaken since May 13, 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 June 22, 2026.

The following have been reviewed:

#046 Okaloosa County Southwest Crestview Bypass

- Reviewed 1st Quarter, 2026 Construction Progress Report. The second Construction Contract with (Anderson Columbia Co., Inc.) is nearing Completion with only portions of road construction not completed. Title to Right of Way for Phase V and East-West Connector has been obtained including resolution of all final cost. Substantial Completion of the Bypass has occurred. The Quarterly Construction Report appears acceptable to Triumph G.C., photos of Completed Project are requested at Substantial Completion Inspection.

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

- Reviewed the Project Titan Element 2 Hangar 4 60% Design Drawings, the Early Permit Design Report and Project Specifications, and the RH Design Build Merit Bldg. Systems/ Butler Mfg. PEMB Drawings for Permit, and the Comment Sheet for comments. This review is not a detailed technical evaluation review, it is to check the work completed appears appropriate for the 60% Design Submittal. Recommended adding 133419 METAL BUILDING SYSTEMS section, with roof and wall panel attachment/detail, to the Project Specifications, detail roof gutters and D.S. in Butler Mfg. PEMB Drawings (Sheet 502 not included) and specifying a 20 year manufacturer's silicone sealant warranty, with sealant type locations scheduled. The documents reviewed appear compliant with the grant conditions and acceptable to Triumph G.C. for the 60% design submittal.
- Reviewed the Proposed Change Order #2 to the Panhandle Grading and Paving, Inc. ("Panhandle") Contract for Pensacola International Airport, MRO Apron and Taxiway A Extension in the amount of \$316,022.76, adding 28 days to the construction period, and the letter of request for approval of the Proposed Change Order #2 from Pensacola International Airport, and Avcon Letter of Recommendation of Change Order Proposal. The Proposed Change Order #2 to the Panhandle Grading and Paving, Inc. Contract for Pensacola International Airport MRO Apron and Taxiway A Extension, appear necessary. The Change Order and the recommendation letters are complete and acceptable to Triumph G.C.
- Reviewed the Roy Anderson Contractor's letter of Substantial Completion dated June 5, 2026, Certificate of Substantial Completion dated May 26, 2026, signed by LS3P Assoc. Ltd. and Owner, and punch lists from the Design Build Team and Atkins Team. The submitted Substantial Completion Documents appear acceptable to Triumph G.C.
- Triumph G. C. requests the following documents at final contract completion. Please provide a Letter of Substantial Completion and Letter / Certificate of Final Contract Completion by Atkins, the Owner's Representative, "Certificate of Occupancy"-City of Pensacola, "Fire Marshall Approval Letter"-City of Pensacola,

"Final Project Photos", Contractor's Affidavit of Contract Completion, and Certificate of Contract Completion by Contractor- signed by Atkins (Triumph G.C. may provide these last Forms).

#251 Santa Rosa BOCC - Milton Interchange Park

- Reviewed the PROJECT MANUAL, SPECIFICATIONS, PLANS AND SUPPORTING DOCUMENTATION- Signal at State Road No. 87 and Ray Helms Road, prepared by Moffatt and Nichol Engineers and the signalization costing sheet. Plan Drawings were not provided in Index- 7.0 BID PLANS, requested referenced PLANS.
- Grantee provided the Bid Plans in the PROJECT MANUAL, SPECIFICATIONS, PLANS AND SUPPORTING DOCUMENTATION prepared by Moffatt and Nichol Engineers, to complete the technical bid package. Requested to clarification if this is to be awarded to Roberson Underground Utility LLC through a Change Order process, or to be bid separately? If this is to be issued for bids by the County, requested the the non-technical bid documents be uploaded. The documents submitted are acceptable for issue to Roberson Underground Utility LLC through a Change Order process.
- Grantee responded that this is going to be a separate bid awarded to the lowest bidder. Bidders require FDOT certification.
- Grantee notified that they will need to provide the non-tech bid specifications, instructions to bidders, draft contract, including the Triumph Indemnity clause, etc.
- Reviewed the Invitation to Bid 26-040 State Road No.87 at Ray Helms Road Signal. Did not include the Triumph G.C. Indemnity Clause as required by the Grant Conditions under 5.11 Contractual Indemnities. Requested invitation to bid with the Indemnity Clause and legal advertisement solicitation to bid be uploaded.

#317 PSC-Airframe/Power Plant Training Project

- Reviewed Grantee 1st Quarter, 2026 Construction Progress Report submitted May 19th, 2026. Included were Project Meeting Minutes #8 (dated 5/7/26), Record of Climatological Observations (dated 4/22/26), Project Allowance Log, Contractor's Contingency Log and Owners Direct Purchase Summary Log. Advised that these reports do not need to be included in Smartsheet Quarterly Construction Reports. Also uploaded to Smartsheet were Morette Company's March, 2026 Daily Report Logs, advised these also do not need to be included in the Triumph Quarterly Report. Morette Company's Construction Project Schedule was reviewed and this type information should be included in future Grantee Quarterly Reports. Grantee Quarterly Reports submitted to Triumph G.C. should include the Triumph provided "Construction Quarterly Report Form" with the Contractor's last Monthly Construction Report attached for that Quarter (see Standard Form of Agreement between Owner and Construction Manager as Constructor "AIA Document A133-2019 Section 3.3.2.3 Monthly Report") signed by Morette Company and PSC. This Monthly Report from Morette should state Progress of Project, Pertinent Dates, Percentages of Completion, Project Schedule, Project Photos and any Contractor or

Architectural Issues explained, etc. In addition to this form, Grantee requested to upload to Smartaheet a narrative on Grantee letterhead, dated and signed.

- Reviewed Grantee narrative Quarterly Report on construction activities for January-March, 2026 (submitted 5/29/26). Reviewed Morette Company's OAC Meeting Minutes #4 dated 3/12/26 and Meeting Minutes #5 dated 3/26/26 along with Morette Company's Construction Project Schedule and Project Photos. Information from Meeting Minutes submitted above was very detailed/Informative on Status of Project and Quarterly Report appears acceptable to Triumph G.C.

#331 Santa Rosa BOCC-Bagdad Distribution Facility

- Reviewed the draft STANDARD CONSTRUCTION BID AGREEMENT- Gateway Logistics Center- County Earthwork Package, ITB 26-023, the SITE IMPROVEMENTS BID PLANS dated 2/12/2026 and the PROJECT MANUAL of *TECHNICAL SPECIFICATIONS* prepared by Moffatt & Nichol, and the Letter of Recommendation for Award to the low bidder- Site and Utility, LLC. for the Base Bid and Bid Alternate, in the total amount of \$1,947,797.00. The Bid Documents and the Letter of Recommendation for Award to the low bidder, Site and Utility, LLC. from Moffatt & Nichol, appear acceptable and the bid amount is well under the Engineer's estimate.

#345 Wakulla BoCC Project Safety

- Reviewed the Design Build Agreement (for a Manufacturing Facility) between Wakulla County and Allstate Construction dated May 4, 2026. Grantee subsequently posted the full contract that includes the DCP, Grant agreements and other exhibits, including Exhibit D as requested by Triumph G.C..

#353 PSC Workforce Training Bldg 21 Renovation

- Grantee notified Triumph by email that the college's attorney, facilities director and contractor met and will add indemnity language to a Change Order going to the PSC board for approval at the June PSC board meeting. Grantee requested they be allowed to move forward based on this notification.
- Triumph Construction Team responded with email that the Indemnity Clause may be added to the Contract Documents with Architect's Supplemental Instructions (ASI). An ASI will not change Contract cost or time.
- Triumph Construction Team recommend the future Change Order to include the Indemnity Clause written to be retroactively effective from the date of the Original Contract, to allow PSC to proceed with the Project. Triumph will not review any funding requests related to this contract until Triumph's Indemnity is included in the contract.

Project #356 Okaloosa County-Project Opal

- Reviewed 1st Quarter, 2026 Construction Progress Report received 5/6/26. Drawings/Documents Designed by AVCON, Inc. for Bid Package #1 are under Construction with Talcon Group, Inc. and final completion is scheduled for 3rd Quarter, 2026. Bid Package #2, second phase of Construction (Final Grading, Roadways, Parking and Utilities) are scheduled for Advertising/Bidding in 2nd Quarter, 2026. This 1st Quarter Construction Report from Okaloosa County Public Works appears acceptable to Triumph G.C.

- Reviewed Change Order #6 to Talcon Group's contract, adding \$80,146.84 and adding 8 days to the Contract Time, due to a quantity overrun on the Excavation and Embankment pay item number 120-1, and deduct for a portion of Sod and Seeding, pay item numbers 570-1 and 570-2, from the work. Reviewed associated Drawing Sheets C-203 and C-204 indicating areas of Grading and Sodding Revisions, and Sheet C-219 indication areas of Sodding and Seeding to be removed from Contract. Requested letters of recommendation for the Change Order from the Engineer, Avcon, and the CEI, Halff Assoc.
- Reviewed AVCON, Inc. "Letter of Recommendation" dated 5/12/26 and Halff Associates, Inc. (CEI) "Letter of Recommendation" dated 5/12/26 justification for Change Order #6 to Talcon Group, LLC. as requested by Triumph G.C.

Prepared by: Randy Lewis AIA, Architect / Triumph G.C. Consultant

And : Harold V. Branch, Triumph G.C. Construction Consultant 6-16-2026