

**Program Administrator Report
Triumph Gulf Coast Board Meeting
August 19, 2019**

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 Wednesday, August 12, 2026, Triumph Gulf Coast had received 378 Pre-Applications totaling more than \$3,278,00,000 in requests. Pre-Application 378 is recommended as eligible, 379 and 380 are recommended as not eligible.

378 Children's Home Society, YouthWorks Expansion NorthWest	\$25,205,360 ALL
379 Freedom Life Compass, Inc, Freedom Farms & Network Workforce Infra	\$5,000,000 Walton
380 Save The Closet, Community Facility & Workforce Hub	\$375,000 Bay

Applications

As of Wednesday, August 12, 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.*

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

376 Gulf School District, Fire Safety Training	\$4,584,600 Gulf
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Triumph staff proposes that the Board authorize counsel and staff to negotiate an agreement with:

337 Gulf Board of County Commissioners, Ship MRO Facility (SMRO)	\$23,500,000 Gulf
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August 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

June - August 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.

Triumph Grant Status Tracker			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			X		
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
186	Gulf County Board of County Commissio	Hurricane Michael Recovery Ad Valorem Request		None							X
189	Bay County Board of County Commissio	Hurricane Michael Recovery Ad Valorem Request		None							X
190	Walton BOCC	US 331 Infrastructure*									
191	Franklin County BOCC	Apalachicola Regional Airport Fuel System Upgrade				X					X
209	Santa Rosa County BOCC	NWFL Industrial Park at I-10	X						X		
213	Florida's Great Northwest (FGNW)	Education ROI Research and Marketing		None					X		
227	Panama City Port Authority	Intermodal Distribution Center Expansion				X			X		
237	Port St. Joe Port Authority	Dredging of Shipping Channel			X					X	
240	Santa Rosa County BOCC	Santa Rosa Industrial Park East (SRIPE)		X					X		
251	Santa Rosa County BOCC	Milton Interchange Park		X					X		
258	Bay County Commission	Project Lightning Strike				X			X		
259	PEDC	Project Pioneer		None						X	
273	Bay County Commission	Project Cast		None					X		
284	City of Defuniak Springs	Center for Emerging Professional Technologies in Aviation			X				N/A		
291	PEDC	Project Laser			X					X	
296	NWFL Beaches Airport	Project Maple			X					X	
315	City of Pensacola	American Magic				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				X	
338	NWFL Beaches Airport	Project Spinner		X					X		
344	Bay BOCC	Project Clear		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
187	Northwest Florida State College	Walton Works Training Center of Excellence*				X			X		
198	Wakulla County School Board	UAS/VSO Certification Program*		None					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 Progam		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		
270	Northwest FL State College	Nursing Program Expansion				X		X			
271	Okaloosa School District	Nursing Expansion		X					X		
276	Bay District Schools	Arnold HS CTE Expansion									
282	Gulf Coast State College	Nursing Progam Expansion			X				X		
293	University of West Florida	Nursing Progam Expansion		X					X		
297	PRIDE Enterprises	Construction Trades Training		N/A					X		
299	Pensacola State College	Deisel Mechanic Training		X					X		
312	Florida State University	InSPIRE			X				X		
318	Santa Rosa County District Schools	Center for Innovation		X				X			
319	Warrington Prep Academy	Rocketing to the Future									
326	Okaloosa Technical College	OTC North			X				X		
330	University of West Florida	Watercraft and Vessel Engineering (WAVE)			X				X		
332	Escambia County School District	J.M. Tate High School				X			X		
341	Seaside School	Dream Big Walton		N/A						X	
360	Franklin BOCC	Franklin Haney Aviation Academy		X					X		
	* 6 month COVID Extension Granted										
	N/A - Not Applicable (Metrics not due at this time)										
	Shaded Projects are Closed										8/12/26

Construction and Contract Compliance Review for Triumph G.C. Board Meeting August 19, 2026.

The following items summarize contract, construction, quarterly reporting, and review activities undertaken since June 18, 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 August 19, 2026.

The following have been reviewed since the previous Board Report:

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

- Reviewed 2nd Quarter, 2026 Construction Progress Report dated July 30th, 2026 from Laura Amentler, Assistant Airport Director. Hangar 3, the Newly Completed 137,600 Sq. Ft. Aircraft MRO Facility, was Completed on July 23rd, 2026 by Roy Anderson, Corp. (Design Builder) and LS3P Associates (DB Architect). This Hangar Features Two Wide Body Aircraft Bays that will accommodate MRO Services for Prominent Cargo and Passenger Aircraft Models. Hangar 3 Building & Site Photos are attached to City of Pensacola Quarterly Report for Review (SmartSheet Row 150). Hangar 4 Contractor, Wharton-Smith, Inc. (Design Builder), is currently at 95% Design Documents with Caldwell Architects (DB Architect) with Construction Notice-To-Proceed Scheduled for August, 2026. Taxiway and Apron Construction with Panhandle Grading & Paving is still Underway with Substantial Completion Scheduled for November, 2026. This 2nd Quarter, 2026 Construction Report appears acceptable to Triumph G.C.
- Requested the Airport provide a third party independent engineering fee review and assessment of the requested Amendment #3 to AtkinsRealis Contract in November 2025. Reviewed the third-party independent engineering firm (Mott McDonald) fee review for the Atkins CO #3 which allowed the Airport negotiate the Amendment #3 (Change Order 3) amount down from \$764,119 to \$284,556. We reviewed the revised CO request titled '07.02.26 Airport TITAN E2 Atkins Amendment 3# showing the increase request of \$284,556, for a new total contract amount of \$8,419,090.00. The Amendment #3 to AtkinsRealis Contract is for additional program management, and time increase related to the separate design and bid paths that the runway/ apron, Hangars 3 and 4 took, and for Atkin's work revising the Design Criteria Package (DCP) for separate D-B package, to accommodate the smaller size Hangar 4, then to enlarge Hangar 4. Based on this expanded scope, and the Mott McDonald fee review for the Atkins CO #3, the Amendment 3 to AtkinsRealis Contract appears acceptable to Triumph G.C.
- Reviewed the Final "Life Safety Inspection" Report from City of Pensacola dated 5/21/26 (Received 7/13/26) Roy Anderson Corp. Contractor. Triumph G.C. will NOT require further Fire Marshall Documentation and this "Life Safety Inspection" Report is acceptable to Triumph G.C.
- Reviewed Project Titan, Element 2 Hangar 4- 95% Submittal Design Report, Early Permit Set (including Signed and Sealed Coversheet and Drawing Index only, unsealed Civil, Structural, M and P Sheets of Composite Floor Plan only, and Electrical Site Utility Plan only), separate 95% Submittal Drawings stamped PRELIMINARY-NOT FOR CONSTRUCTION (NIC Permit Set Drawing Sheets), and 95% Submittal Project Specifications, all dated 7/7/2026, and Plan Review Comments and Response from Caldwell Architects/ Wharton-Smith Const. Group.
- Reviewed warranty comments and requested additional information: "No special

weathertightness warranty is required“ for the roofing is specified in the Project Specifications, Section 133419 Metal Building System, under 1.8 Warranty. There is a comment note attached “discuss warranty period for weathertightness, typically 10 year manufacturers standard warranty”. This comment is not included in the Comments Spreadsheet. A 20 year weathertight manufacturer’s warranty is common practice with this standing seam roof system, and should be considered for this facility. What are added 10 and 20 year warranty costs?

- Reviewed the Drawing Sheet E-301 Lightning Protection Plan, the detail- Typical Standing Seam Roof Termination indicates Point Base and Cable Fastener Loop fastened with screws through surface of roof panels, creating potential leak sources. Requested information about standing seam clamp base for Point Base and Cable Clips/ Anchors.
- Noted that it does not appear that all comment notes in Drawings and Specifications are reflected in the Comments Spreadsheet.
- Requested final signed and sealed Construction Document Drawings and Specifications when completed.

#233 Florida Institute for Human and Machine Cognition (IHMC).

- Reviewed the Procurement, Selection, and Funding Process proposed by the Grantee. The time frame for each phase of the selection and award process, and the design and construction time was not reasonable for a fair and thorough selection process, or for design and construction. The Grantee did not include plans for selection of a Design- Build Criteria Professional. Florida Statutes require a Design-Build Criteria Professional (Architect or Engineer) for a public Design-Build Project, Triumph G.C requested third party professional involvement for this construction project.

#251 Santa Rosa BOCC, Milton Interchange Park

- Reviewed "Invitation to Bid #26-040 State Road #87 at Roy Helms Road Signal", including Article 20-Indemnification and Waiver of Liability for Triumph G.C. (Page 180). Reviewed "Legal Notice" for *Invitation To Bid* for publication in Pensacola News Journal dated 6/23/26. This Additional Information for Project #251 appears acceptable to Triumph G.C.

#282 Gulf Coast State College Nursing Expansion

- Reviewed the June Board Update Report from Reliant South Construction Group for GCSC Nursing Simulation Center Project. Construction activities are progressing with the slab on grade being completed on June 1st and steel column installation with 1st floor ICF walls installation scheduled for July. Water/storm/sewer underground systems are in place, waterproofing the elevator pit and stem walls have been done, along with ongoing coordination of the stormwater pond construction. Construction progress photographs are included and informative. This early report is acceptable to Triumph G.C.

#323 UWF Institute for Industry Advancement and Analytics (Research for Tomorrow)

- Reviewed the Quarterly Report dated July 9, 2026, for Project #323 UWF- Research for Tomorrow. The progress for the various components follows: The Synapse (Building 129) Construction Status: Planning design and specs are 100% complete as of June 25, 2026. Building 58C Shell Space Upfit: Planning design and specs are 90% complete. Building 58 Laboratory Renovations: Renovation is 100% complete for lab rooms 10, 71, 107, and 143. Building 72 Laboratory Renovations: Renovation design is 100% complete. The Quarterly Report appears acceptable to Triumph G.C.
- Reviewed the Specification Manual and Volume 1 and 2 of the Drawings for The Advanced Intelligence, Cybersecurity, & Engineering Synapse (AICES). The AICES Synapse Building–129 Drawings, each labeled Permitting Construction Documents or Permitting Set, dated June 25, 2026, prepared by Caldwell Architects, Inc. The Project Specifications are also labeled “NOTE: Documents are incomplete and may not be used for regulatory approval, permitting, or construction purposes.” The Permitting Construction Documents shall be signed and sealed for Triumph G.C. review following a thorough review and correction of the Documents by the Architect.
 - Triumph provided a brief review of the submitted documents, found missing items required by code, and provided a list to the Grantee.
- Requested Triumph G.C. indemnity be added to the Hold Harmless contract clause as well in the Manual. Requested the Grantee resubmit the revised, signed and sealed Permitting Construction Documents to Triumph G.C. for review and approval.
- Reviewed Continuing Construction Services Agreement between UWF and Greenhut Construction Company. This Agreement was originally Executed on 5/11/20 (Qualifications Based Solicitation-RFQ dated 7/30/19) and the last Contract Renewal was Amendment 4 dated 5/10/26. Grantee must assure Triumph G.C. is included in the "UWF Hold Harmless Requirements" in all Contracts. These Documents appear to meet FL Statues Requirements and are acceptable to Triumph G.C., with noted comments.
- Reviewed the Construction Final Inspection Report dated 05/18/2026 by the State Fire Marshals Office and the Escambia County Certificate of Completion for Building #58, Lab Rooms 10, 71, 107, and 143. The Inspections and Certificates of Completion appear acceptable to Triumph G.C.
- Reviewed the Design Development Drawings for University of West Florida Building 58C Shell Space Up-Fit and the Final, signed and sealed Contract Document Drawings for UWF Project#26015 Building #72 Room Renovations, dated February 23, 2026. The Design Development Drawings and the Contract Document Drawings appear to comply with the Grant and are acceptable to Triumph G.C.
- Grantee clarified that Triumph would only be funding the Construction Contract Change Request #6 (CO#6) to Greenhut Construction Co., Inc., not the original executed contract award amount. Requested Grantee provide Letter of Recommendation from Architect, Caldwell Architects, for Construction Contract Change Request

#331 Santa Rosa BOCC, Bagdad Distribution Facility

- I reviewed the executed STANDARD CONSTRUCTION BID AGREEMENT for Gateway Logistics Center- County Earthwork Package, ITB 26-023 Project # CIP-24-136, between Santa Rosa County and Site and Utility, LLC, dated May 21, 2026. The Agreement appears to comply with Triumph G.C. grant conditions and statutes, and is acceptable to Triumph G.C.

Project #356 Okaloosa County, Project Opal

- Reviewed the Civil Design Drawings and Project Manual for Project Opal Bid Package #2 -Volume 1 Phase 1 Site Improvements, Crestview, prepared by AVCON, Inc., Engineers, APPENDIX A UES Limited Geotechnical Engineering Exploration Report June 2, 2025, APPENDIX B UES Report of Supplemental Geotechnical Exploration June 23, 2025, APPENDIX C UES Limited/ Preliminary Geotechnical Engineering Exploration Report September 8, 2025. The Project Manual includes the Advertisement for Bids, Instructions to Bidders, Bid Form, Draft Agreement Between Owner and Contractor for Construction Contract, Standard General Conditions of the Construction Contract, and Technical Specifications- Appendix D – Supplement to FDOT Specifications as prepared by AVCON, Inc. The Bid Documents appear complete and compliant with Triumph G.C. Grant conditions and are acceptable to Triumph G.C. Grantee shall upload Proof of the Legal Advertisement for Bid once it is posted.
- Project #356 Okaloosa County-Project Opal: Review Proof of Legal Advertisement for Bid Package #2, Phase I Improvements dated 7/6/26. This Legal Ad appears to meet requirements of FL Statutes and is acceptable to Triumph G.C.

#367 City of Pensacola, Project Maeve

- Conference call 7/31/2026 with Kevin Boyer, City of Pensacola, concerning competitive bidding/ contract procurement process. He explained that the Vendor would provide 40%-60% design drawings. The City would select an Architect to complete the Contract Document Drawings and Specifications. The initial correspondence indicated that the City was going to do a Design-Build Contract, a design-build criteria package professional is required by Statute. Following the conference call, Kevin provided an outline of the (RFP) Lowest Price Technically Acceptable (LPTA) Procurement Methodology. This would require a complete set of Construction Document, Drawings, Specifications, non-tech bidding instructions, etc. It was suggested they select an Architect and a Construction Manager through an RFQ process as prescribed in Statute requirements.

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

And : Harold V. Branch, Triumph G.C. Construction Consultant 8-11-2026