Program Administrator Report
Triumph Gulf Coast Board Meeting
October 1, 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 Tuesday, September 22, 2026, Triumph Gulf Coast had received 380 Pre-Applications totaling more than $3,307,000,000 in requests. Pre-Applications 381 and 382 are recommended as eligible.

381 University of West Florida, AI and Career Pathways for Economic Leadership $15,717,353 Escambia
382 Visit Florida, Phases 2 NWFL Beaches Adventure Within Reach $16,500,000 ALL

Applications

As of Tuesday, September 22, 2026, Triumph Gulf Coast had received 163 Applications totaling more than $1,562,000,000 in requests including the follow new application. *Three Applications, not including agenda items and projects previously presented to the Board, are available for review.*

369 Bay Haven Charter Academy, Inc., Bay AI Ignite $7,707,995 Bay

Triumph staff proposes that the Board authorize counsel and staff to negotiate an agreement with:

376 Gulf School District, Fire Safety Training $4,584,600 Gulf

October 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.

August - October 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.

Deobligaton Recommendation

291 PEDC, Project Laser $6,000,000
296 Panama City – Bay County Airport, Project Maple $11,250,000

Quarter 2 2026 Quarterly Reports

46 Okaloosa BOCC, Southwest Crestview Bypass
120 City of Pensacola, MRO Campus
209 Santa Rosa, BOCC I-10 Park
251 Santa Rosa, BOCC-Milton Interchange Park
282 Gulf Coast State College, Nursing Expansion
299 Pensacola State College, Diesel Mechanics
317 Pensacola State College, Airframe/Power Plant Training Program
332 Escambia Schools, Tate High School
327 Gulf School District, Digital Technology
341 Seaside School, Dream Big Walton
353 Pensacola State College Workforce Training Center
356 Okaloosa BOCC, Project Opal

Quarter 4 2025 Quarterly Reports – corrected list

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
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
332 Escambia County School District, JM Tate High School
341 Seaside School, Inc., Dream Big Walton County
356 Okaloosa, BOCC Project Opal

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									
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									
296	NWFL Beaches Airport	Project Maple			X					X	
315	City of Pensacola	American Magic				X			X		
320	Visit Florida	Advendture 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		
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 C	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 C	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 Progams 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 Progam 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										9/25/26

Construction and Contract Compliance Review for Triumph G.C. Board Meeting October 1, 2026.

The following items summarize contract, construction, quarterly reporting, and review activities undertaken since August 19, 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 October 1, 2026.

The following has been reviewed since the previous Board Report:

Project #046 Okaloosa County Southwest Crestview Bypass

- Reviewed 2nd Quarter, 2026 Construction Progress Report. The Second Construction Contract with Anderson Columbia, Co., Inc. (Phase V & East-West Connector) has reached Substantial Completion & the Roadway is open to traffic. Contractor is addressing punch-list items and working with Engineer to resolve erosion issues at several pond inlets. A future Change Order is expected to authorize any work necessary to ensure long-term stability of pond inlets. Requested photos at Substantial Completion be uploaded. This Quarterly Report appears complete and acceptable to Triumph G.C.

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

- Reviewed response to previous comments/questions addressing the 20 Year Roof Warranty, Lightning Protection Plan, and 95% Submittal Drawings. Reviewed Butler Manufacturing 20 Year Roof Panel Weathertightness Endorsement, Contractor (Wharton-Smith) and Butler Manufacturing Roof Warranty Information and Comparison Sheet. These documents appear acceptable to Triumph G.C.
- Reviewed the signed and sealed mezzanine slab drawings and the PEMB structural steel drawings dated 7-14-2026, by Quinn Engineering/ R/H Merit Building Systems for Project Titan Element II Hangar 4. These structural steel and mezzanine drawings appear well detailed and acceptable. Requested metal wall panel and standing seam panel roof fastening and flashing details for Triumph review, as they are part of the PEMB package.
- Reviewed City of Pensacola "Request For Qualifications" (RFQ) #22-056 for Master Contract for Architectural & Engineering Services and "Tabulation of Qualifications "for Airport Improvements at Pensacola International Airport. The advertised RFQ dated 9/21/22 appears to follow FL Statues and is acceptable to Triumph G.C.

Project #209 Santa Rosa BOCC Interstate-10 Park, Phase 3

- Reviewed 2nd Quarter, 2026 Construction Progress Report dated July 15, 2026. Construction is Progressing well with road paving scheduled (Roads, Inc.) and Substantial Completion estimated December, 2026. Baskerville-Donovan, Inc. (Civil Engineering & Surveying) continue with their weekly CEI Services and Reports. This Construction Report appears acceptable to Triumph G.C.

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

- Reviewed the RFQ for Architecture and Construction Administration for IHMC Sensitive Compartmented Information Facility. The proposed time schedule is too compressed for Interview preparation. After follow up conversation with IHMC, they uploaded a revised RFQ with an acceptable schedule.

#251 Santa Rosa BOCC - Milton Interchange Park

- Reviewed proposed Change Order #5 to Roberson Underground Utility LLC in the amount of $178.561.25, with a 90 day time extension, and the Moffatt & Nichol letter explaining the necessity for the Change Order and recommendation. The work includes realignment of Ray Helms Road, the relocation of the 12' Water Main along SR 87, the emergency repair of a service connection at the force main, and the additional earthwork necessary to realign the ditch on the MIP site. Change Order #5 is complete, well justified, and acceptable to Triumph G.C.
- Reviewed Standard Construction Bid Agreement between Santa Rosa BOCC and Griffin Traffic Signals (Contractor) for S.R. 87 and Ray Helms Road Traffic Signal (ITB 26-040). Review "Letter of Recommendation" dated 8/8/26 from Moffit & Nichol Engineers for award to Griffin Traffic Signals "Low Bid $826,544). This Construction Contract & Award Recommendation Letter appears to be complete and acceptable to Triumph G.C. including "Article 20 " Triumph G.C. Indemnification statement.
- Reviewed "Letter of Recommendation" dated 8/8/26 from Moffit & Nichol Engineers for award to Griffin Traffic Signals "Low Bid $826,544). This Construction Contract & Award Recommendation Letter appears to be complete and acceptable to Triumph G.C. including "Article 20 " Triumph G.C. Indemnification statement.

#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.

#299 PSC Diesel Maintenance Building

- In response to executed Change Order #2 in the amount of -$310,579.37 to Hanto & Clarke LLC, Contractor, Triumph has not reviewed this Change Order #2 prior to execution, contrary to the Grant Conditions. Grantee to provide explanation and backup documentation with Architect's recommendation Letter. Requested Change Order #1 backup documentation and Architect's recommendation Letter also be uploaded.
- Reviewed 2nd Quarter, 2026 Construction Progress Report received 8/27/26. The Quarterly Progress Report prepared by Hanto+Clarke General Contractors, LLC, is current/up to date as of 7/28/26. The Hanto+Clarke Report/Schedule shows the Diesel Mechanic Project ahead of schedule and under project budget. A detailed

breakdown of "Construction Activities" is included with "Schedule Highlights" of the on going project. Also listed are major construction accomplishments (including photos) for the 2nd Quarter as well as "Current Work in Progress" and "Upcoming Milestones" scheduled for completion in 3rd Quarter, 2026. Two Change Orders have been executed to date, CO-001 and CO-002 both reconciliations under PSC "Owner Direct Purchase" (ODP) Program. Hanto+Clarke provided an outstanding example of how a Construction Report can provide Project information, updates, etc. vital to the success of the Project and to the Owners understanding of the many complexities involved in a Project. This 2nd Quarter, 2026 Report appears acceptable to Triumph G.C.

#317 PSC Airframe Power Plant Training Program

- Reviewed the Program Quarterly Report for April – June 2026, The report is one sentence: Foundation, roof and basic structure are in place. Future Quarterly reports shall comply with the new Triumph G.C. Quarterly Report format provided to all grantees for Q3 2026.
- Reviewed the April, May, and June Monthly Construction Documentation Reports from Morett Co. for the B21 Training Center Project. The Morette Reports and photographs are informative.

#318 Santa Rosa Center for Innovation

- Reviewed the Santa Rosa Building Inspection Final Report- Passed 2/23/2026, the Fire and Life Safety / Risk Management Dept. Santa Rosa Co. email confirming the Final Inspection on 3/11/2026, the and the Certificate of Occupancy issued by the Santa Rosa County Building Inspections Division 3/11/2026. The Close Out Documents for the Santa Rosa Center for Innovation appear complete and acceptable to Triumph G.C.

#323 UWF Institute for Industry Advancement and Analytics

- Reviewed the Permit Set of Contract Document Drawings and Technical Specifications for the Building 58C Shell Space Up Fit by DAG Architects, signed and sealed July 14, 2026. These Documents appear complete and acceptable to Triumph G.C and compliant with Grant conditions.
- Reviewed the response to Triumph comments from review of Bldg. 129 prepared by Michelle Burch Assoc. AIA, Caldwell Architects. I understand that “there is no parapet on the roof; the overflow water will fall off the edge of the building, therefore no emergency overflow drain required” by code, though the roof may pond about 10 inches of water with a stopped drain. Requested verification that the ponding water analysis and load have been accounted for with roof structural design.
- Reviewed the Specification Manual and Drawings (Rev.2) for The Advanced Intelligence, Cybersecurity, & Engineering Synapse (AICES) The Synapse Research Building #129- REVISION 2, dated JULY 31, 2026, are boldly noted PERMITTING CONSTRUCTION DOCUMENTS, and noted below that - “NOTE: Documents are incomplete and may not be used for regulatory approval, permitting, or construction purposes.” The Spec Manual is signed and sealed only by Architect, not by

Structural, Civil, or MEP Engineers. Noted pages may have been omitted. Requested complete signed and sealed documents be uploaded for review.

- Participated in calls with UWF to discuss Triumph's agreement requirements, review process and expectations.
- Reviewed the *Standard Operating Procedure* for Project Change Requests from UWF Facilities Management, and responded.
- Reviewed E-Mail/SmartSheet Responses from Caldwell Architects dated 9/8/26 to SmartSheet comments from Randy Lewis dated 8/21/26. Reviewed four new PDF Attachments including "Roof Slope Section" and verification that Ponding Water Analysis & Load have been accounted for in the Roof Structural Design. Review "Specification Manual" that cover page has been revised removing "Note: Documents are incomplete and may not be used for Permitting or Construction". Reviewed "Specification Manual", that Design Specification Seal page revision includes all Architects & Engineers of Record have Signed & Sealed Documents. Also, reviewed revised Architectural S&S Sheet A41-52 which replaces Sheet A41-06. These SmartSheet responses from Caldwell Architects/UWF appear acceptable to Triumph G.C.
- Reviewed "Cost Proposal" from Greenhut Construction Co. for B-58C Renovation Project, revised 9/1/26. Reviewed Letter of Recommendation from DAG Architects "B-58C" dated 9/10/26 for Greenhut Construction Guaranteed Maximum Price (GMP) Proposal ($2,948,064). These Construction Documents appear acceptable to Triumph G.C.

#353 PSC Building 21 Training Center

- Reviewed the Program Quarterly Report for April – June 2026, Construction Activities, not dated. The report is one sentence: Demo completed; underground plumbing, footings & helical piers in place. Future Quarterly reports shall comply with the Triumph G.C. Report format provided by Cori Henderson.
  I reviewed the May and June Monthly Construction Documentation Reports from Morett Co. for the B21 Training Center Project. The Morette Reports are informative but the CAO Meetings Minutes do not need to be included.
  Foundation, roof and basic structure are in place.

Project #356 Okaloosa County-Project Opal

- Reviewed Bid Tabulation Sheet dated 8/10/26 and signed by Michelle Gartman, Okaloosa County, P.E. Tabulation is for Bid Package #2 Phase I Improvements "ITB PW 45-26". Requested a "Letter of Recommendation" of Bid Award for Low Bidder (plus any alternates) from Engineer of Record (AVCON Engineers & Planners) for Triumph's review.
- Reviewed "Tabulation of Bids & Recommendation of Award" from AVCON, Inc. dated 8/24/26 for Bid Package #2 Phase I Site Improvements with Emerald Coast Site Construction, LLC as the apparent Low Bidder. This is now complete and acceptable to Triumph G.C. for award.
- Reviewed 2nd Quarter, 2026 Construction Progress Report. Construction Bid Package #1 - Engineer (AVCON, Inc.) and Contractor (Talcon Group, Inc.) Phase 1 Substantial Completion date was 5/30/26. Bid Package #2 - Engineer (AVCON, Inc.) will be

advertised for Bidding in July, 2026. Phase 2 of Project is progressing smoothly and on-schedule with Bidding and upcoming Construction. This 2nd Quarter Construction Report from Okaloosa County Public Works appears complete and acceptable to Triumph G.C.

Prepared by: Randy Lewis AIA, Architect / Triumph G.C. Consultant
And : Harold V. Branch, Triumph G.C. Construction Consultant 9-23-2026