

**Program Administrator Report  
Triumph Gulf Coast Board Meeting  
April 23, 2025**

The Triumph Gulf Coast staff continues regular work with grantees on the implementation of 58 active projects, with an additional 15 projects closed, totaling over \$665,500,000 in grants executed. 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 April 16, 2025, Triumph Gulf Coast had received 351 Pre-Applications totaling over \$2,947,000,000 in requests. Pre-applications 355 and 356 are recommended as statutorily eligible and 354 is not recommended as statutorily eligible due to supplanting. ***Staff recommendation of statutory eligibility does not guarantee grant funding.***

354 Port St. Joe Wastewater Treatment Facility	\$12,000,000 Gulf
355 Florida's Great Northwest, FGNW: United Forward	\$10,552,000 ALL
356 Okaloosa BOCC, Project Opal	\$16,800,000 Okaloosa

**Applications**

As of Wednesday April 16, 2025, Triumph Gulf Coast had received 159 Applications totaling over \$1,498,100,000 in requests. *Three Applications, not including agenda items and projects previously presented to the Board, are available for review.* New applications received:

355 Florida's Great Northwest, FGNW: United Forward	\$10,552,000 ALL
344 Bay BOCC, Project Clear	\$3,750,000 Bay
356 Okaloosa BOCC, Project Opal	\$16,800,000 Okaloosa
337 Gulf BOCC, Ship MRO Facility (SMRO)	\$44,500,000 Gulf

**Triumph staff proposes that the Board consider authorizing counsel and staff to negotiate a Term Sheet with:**

355 Florida's Great Northwest, FGNW: United Forward	If Received
344 Bay BOCC, Project Clear	up to \$3,750,000 Bay
356 Okaloosa BOCC, Project Opal	up to \$16,800,000 Okaloosa

**Triumph staff proposes that the Board authorize counsel and staff to negotiate a Grant Agreement with:**

284 City of DeFuniak Springs, City of DeFuniak Springs Airport	up to \$4,229,000
350 Santa Rosa Board of County Commissioners, Project Turbo	up to \$2,483,094

**Triumph staff proposes that the Board Approves a grant award agreement with:**

338 NWFL Beaches International Airport, Project Spinner	up to \$25,000,000 Bay
342 IHMC, National Center for Collaborative Autonomy (NCCA)	up to \$6,921,375 Escambia
341 The Seaside School, Inc., Dream Big Walton County	up to \$9,559,941 Walton
346 Bay District Schools Aviation, HealthCare, and AI Expansion	up to \$8,075,000 Bay

**April 2025 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

**February – April 2024 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 Staff Request to Deobligate Funds**

- 72 Santa Rosa BOCC, Whiting Field, \$6,123
- 280, PEDC, Project Arbor \$1,500,000
- 290 Escambia BOCC, OLF-8 Infrastructure, \$14,200,000
- 322 Okaloosa BOCC, Project Sound, \$6,000,000

**2025 Spring Annual Report**

69 FSU, ABSI

**2024 Q4 Quarterly Report (late)**

230, Walton School District, Healthcare and IT



# **Construction and Contract Compliance Review for Triumph G.C. Board Meeting April 23 , 2025.**

The following items reflect contract, construction, quarterly reporting, proposed grant term sheet review, and review activity since February 20, 2024. This report is for the April 23, 2025, Triumph Gulf Coast Board Meeting.

## **#48 Wakulla County Emergency Communications Radio System**

- Reviewed the Monthly Update Report for the Wakulla County Emergency Communications System. Wakulla County has cutover all sites to the new system and has successfully completed Functional Acceptance Testing. The project is in a holding pattern for the Coverage Acceptance Testing until full foliage is reached in May for coverage testing. Construction of all Communications Towers are complete. Final Project Acceptance date is scheduled for June 30, 2025. Project Risk: Motorola could potentially have to add additional Towers/Infrastructure to meet Coverage Guarantee. Wakulla County is currently reviewing the situation.

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

- Reviewed Project #120 Pensacola Comm. Aircraft Maintenance Facility Site Work Change Order #3 (Three) from Roy Anderson Corp. Scope of Change Order includes Task #1 & Task #2 Detection and Removal/Replacement of known unsuitable materials located in ground area around Building Footprint (Hangar 3). This Change Order amount is \$228,030 and is a combination of Cost Plus 10% Fee and Lump Sum, breakdown is listed in Change Order. There is No Change in Contract Time from Change Order #3 and it appears acceptable to Triumph G.C. Grantee after "Letter of Recommendation" from Architect/Engineer of Record to uploaded SmartSheet.
- Reviewed City of Pensacola "Request For Qualifications & Proposals RFQP #25-021". RFQP request for Statement of Interest and Qualifications/Proposals for Professional Design Build Teams Experienced in the Design and Construction of Large Airport Maintenance/Repair/Overhaul (MRO) Facilities for Build Out of Element 2, Hangar 4 of Project Titan at the Pensacola International Airport. (Base Bid Budget \$33,815,000). RFQP appears to comply with FL Statutes 287.055 (h) Design Build Firm, (i) Design Build Contracts, The Statement of Interest and Qualifications/Proposals have already been submitted to the City of Pensacola. *These documents were not submitted for Triumph's review timely.*
- Reviewed Pensacola Comm. Aircraft Facility, Element 2, Hanger 4, Project Titan Pensacola International Airport: Design-Build Contract Document "Standard Form of Agreement between Owner and Design-Builder, Lump Sum". Wharton-Smith/Caldwell Architects

Design-Build Proposal for RFPQ #25-021 to City of Pensacola. RFQ Document #25-021 Project Titan-Hanger 4 Selection Committee Evaluation Scores, Ranking and Recommendation of Contract Award. Atkins/Realis letter dated 2/28/25 confirming Wharton-Smith/Caldwell Architects Design-Build Proposal to be in compliance with their Design Criteria Package (DCP). The Draft Contract and related Documents appear acceptable to Triumph G.C.

### **#157 Franklin County Schools Board Apalachee Bay Charter School Computer Facility**

- Reviewed the DRAFT- AIA Doc. A133 Standard Form of Agreement Between Owner and Construction Manager as Constructor. Grantee to submit final Agreement revision to include items listed in Article 15 to include Exhibits A, B, AIA Doc, A201 General Conditions, :AIA Doc, A203 Building Modeling.... (to include all agreed VE items).
- Reviewed the revised DRAFT- AIA Doc. A133 Standard Form of Agreement Between Owner and Construction Manager as Constructor uploaded to Smartsheet 3-21-2025. Requested Exhibit A, Riley Palmer Construction Company, Inc. GMP Breakdown (included in previous draft AIA Agreement) be uploaded. There are no amendments or modifications to the Agreement identified in AIA Document A133™-2019, Exhibit A, Guaranteed Maximum Price Amendment. Grantee requested to omit Exhibit A, Guaranteed Maximum Price Amendment, or include Riley Palmer Construction Company, Inc. GMP Breakdown in Exhibit A, Guaranteed Maximum Price Amendment.
- Revised Construction Contract (Not Signed) received February 28 between Riley Palmer Construction, Inc. and Franklin County School District received 3/28/25, approved 3/31/25. Contract Agreement appears acceptable to Triumph G.C. and compliant to grant conditions.

### **#191 Franklin County Apalachicola Regional Airport Fuel Project**

- The final construction progress inspection of the Fuel Farm Replacement Project at the Franklin County Apalachicola Regional Airport was conducted by Triumph G.C. staff on Feb. 13, 2024. The project is operating and appears to be completed in compliance with the engineered drawings and details, and the Triumph G.C. Grant conditions.

### **#230 WCSD- Magnet Innovation Center- ECTC Nursing Project**

- Reviewed Payment Application #8 (\$189,806) period ending December 31, 2024 for Childers Construction. This Payment Application leaves a balance to finish of \$2,109,966 with Project Construction 31% complete. No Change Orders have been requested and this payment application has been Certified by DAG Architects and recommended for payment. The Payment Application appears acceptable to Triumph G.C.

- Reviewed Payment Application #10 (\$105,562) period ending December 31, 2024 for Allstate Construction. This Payment Application leaves a balance to finish of \$4,147,753 with Project Construction 38% complete. No Change Orders have been requested and this payment application has been Certified by Florida Architects and recommended for payment The Payment Application appears acceptable to Triumph G.C.

### **#233 IHMC Healthspan, Resilience & Performance Research Complex**

- Reviewed the match submission to Triumph for APPLICATION AND CERTIFICATION FOR PAYMENT #11, dated 11/29/23, from Brasfield & Gorrie; based on the Description of Work on the Schedule of Values attached to that Pay Application, all of the work/ material cost items listed appear to be associated with construction of the building and fixed equipment. The final construction cost of the building was \$30,565,920, based on the substantial completion Pay Application #15, dated 3/31/24, from Brasfield & Gorrie (no schedule of values attached).
- Reviewed the PQS submitted from Brasfield & Gorrie, the Initial Information; the Construction Manager's Proposal dated 4/15/2022; the Insurance and Bonds Exhibit, the Construction Manager Rate Exhibit; and the Guaranteed Maximum Price Amendment . The documents submitted appear complete, the B&G agreement is for the Human Performance Building, and the costs appear to be appropriate for this facility.

### **#243 Okaloosa Co. School District Artificial Intelligence**

- Reviewed Construction Estimate Document Report (Reduced Scope) dated February 14, 2025 from CMI Architects to Okaloosa Co. School District for Renovation of "Building B" AI Laboratory, Crestview High School. CMI Architects reviewed and analyzed the Jacobs/Titan Task Order #29, Guaranteed Maximum Price (GMP) proposal dated February, 2025, then prepared a Cost Comparison Matrix showing estimated Project Cost to be sufficient to complete the Project with-in the GMP Allowance proposed by Jacobs/Titan. *CMI Architects stated that the Architectural Documents/Drawings on which they based their Construction Estimate Review were prepared by DC Architects and they were not provided to Triumph G.C. for review/approval.* The Construction Estimate Document prepared by CMI Architects appears acceptable to Triumph G.C.

### **#270 NWFSC Nursing Education Project**

- Reviewed match documentation, Construction Manager (Ajax Building Company) Invoices for Pre-Construction Phase Services (\$94,626) to Goodwyn Mills Cawood Architects, and GMC Architects invoices to Northwest Florida State College for Pre-Construction Phase

Services (Additional Services Authorization \$135,000). Reviewed GMC Architects five year spreadsheet invoices to Northwest Florida State College.

- Grantee Final Response dated March 3, 2025 from NWFSC; *GMC Architects has acknowledged overbilling the College \$21,448.80 for Pre-Construction Phase Services* and has agreed to reimburse the College the \$21,448.80 overcharge. The College has requested backup invoicing for other additional services and invoicing by GMC Architects.

### **#293 UWF Nursing and Respiratory Therapy**

- Reviewed UWF "Consultants Pay Request Form/Format" PDF template for sufficient documentation for Vendor Pay Request Invoicing. Review Consultants Pay Request #1 (DAG Architects) invoice on above template, which appears acceptable to Triumph G.C.

### **#315 City of Pensacola-American Magic Project**

- Reviewed the Construction Document Drawings dated 02-28-2025. Grantee to submit / post to Smartsheet the remaining Contract Documents not posted; the Civil Drawings and the Project Manual Specifications to complete the review by Triumph G.C..
- Reviewed the Construction Document Civil Drawings and the 95% Project Manual Specifications. *Specification sections missing and incomplete Table of Contents in project manual. Specification Sections 2300 Subsurface investigation, Section 4200 Unit Masonry not in Table of Contents, requested inclusion of all required specifications. PEMB specification not included in specifications, referenced in structural drawings, include allocated structural engineering design requirements and conditions.* Grantee to submit completed 100% Project Manual to complete the review by Triumph G.C..

### **#318 Santa Rosa Center for Innovation**

- Discussed roof design concerns with Architect, Marshall Architects sending Addendum #1, addressing concerns we discussed and confirming with Gypsum Core Cover Board manufacturers the required thickness to bridge the metal roof panel flute spacing.
- Reviewed documents including: FDOT DRIVEWAY CONNECTION PERMIT and DRAINAGE CONNECTION PERMIT, NFWFMD Exemption Approval, ADDENDUM #1, ADDENDUM #2, SCHOOL DISTRICT OF SANTA ROSA COUNTY BID TABULATION indicating Joy Gordon Construction to be low bidder. These documents appear acceptable to Triumph G.C. Grantee to post the Contract Agreement between the SCHOOL DISTRICT OF SANTA ROSA COUNTY and Joy Gordon Construction for review by Triumph G.C. Inc.
- The bid award to Joy Gordon Construction was reviewed and acceptable to Triumph G.C. Reviewed the Draft Contract Agreement between the SCHOOL DISTRICT OF SANTA ROSA COUNTY and Joy Gordon Construction. Requested AIA Document A101™–2017, Exhibit A, Insurance and

Bonds and AIA Document A201™–2017, General Conditions of the Contract for Construction, as listed in ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS. The Contract Agreement appears acceptable to Triumph G.C. with the addition of the Exhibits to the Contract Agreement.

### **#326 Okaloosa County School District, Okaloosa Tech College**

- Reviewed the School Board Agenda Item approved on 3/24/2025, J/T GMP attached to the agenda item CMI letter of validation attached to the agenda item, F.S.255.103, F.S.287.055, and F.S 1013 (1) (d) that gives the School Board the ability to do TPM (program management entity) construction process, and a copy of the RFQ where the TPM was selected, posted to Smartsheet. The posted/ submitted documents appear to comply with the Grant conditions and Florida Statutes. Requested the architect selection process as required by FS 287.055 and Grant paragraph 5.8 (CCNA), and post the Surety Bond provided by the program management entity.
- Reviewed the Notice to Architects and Engineers of Solicitation for Statement of Qualifications for Continuing A/E services for the Okaloosa County School District issued by Jacobs/Titan (not dated), and the Statement of Qualification submittal from Caldwell & Assoc. Architects. The submitted documents appear acceptable to Triumph G.C., FS 287.055 and Grant paragraph 5.8 (CCNA). Noted that Triumph cannot pay for costs, expenses, or work prior to the grant date (4-16-2024). *The bid set Contract Documents are dated 1-17-2024, 3 months prior to grant agreement.* The Pre-GMP Phase services, Design Phase services, AE Services, Special Consultants, etc. performed by the project management entity prior to 4-16-2024 are not eligible for reimbursement. *Grantee responded that the date on documents is a typo, documents were resubmitted.*
- Reviewed the corrected OTC Interior Renovation Contract Document Drawings dated 1-17-2025. *Requested the Contract Documents Project Manual-Specifications and the engagement agreement/ scope of services between Jacobs/Titan and Coldwell Assoc. Architects to complete Triumph G.C. review for approval to proceed.*
- Reviewed the Guaranteed Maximum Price (GMP) Proposal dated February 24, 2025 from Jacobs/Titan to OCSD for Okaloosa Tech College (Interior Renovations) in the amount of \$2,489,860. This GMP proposal is for Task Order #43 (Agreement for Total Program Management Services). Reviewed Contract Agreement for TPM Management Services between OCSD and Jacobs/L-3 Joint Venture dated November 13, 2018 and updated five year Contract Extension for TPM Management Services between OCSD and Jacobs/Titan Joint Venture approved by OCSD Board Letter dated October 2, 2023: (Awaiting additional Documents/Information from Okaloosa County School District): Additional Documents/Information received and attached to School Board Agenda approved 3/24/25 appear to give the Okaloosa County School District the ability/approval to use Total Program Management (TPM) Construction Process on their Projects.

### **#333 Franklin County BOCC First Responder Communications System**

- Reviewed Revised RFQ advertisement (#2) received 3/3/25 for Public Safety Radio System: Comments, E-Mail Randy Lewis and Draft Response for Second Conference call 3/14/25 with Triumph and Franklin County Staff. Received Revised RFQ advertisement (#3) 3/25/25, reviewed, added Comments.

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

4-15-2025