

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

Meeting Date: August 22, 2023

Consent

Regular

Ordinance

Public Hearing

Department: **Facilities Development & Operations**

**I. EXECUTIVE BRIEF**

**Motion and Title: Staff recommends motion to:**

A) Ratify the Mayor's signature on Roger Dean Chevrolet Stadium (RDCS) Renovation Project (Project) development period reports (Development Reports) No. 1 and No. 2 to the Department of Economic Opportunity (DEO); and

B) Authorize the Mayor to execute future Development Reports and annual reports as required under the Spring Training Facility Funding Agreement (R2023-0367) (State Funding Agreement).

**Summary:** On March 14, 2023, the Board of County Commissioners (Board) approved the State Funding Agreement with the DEO for the RDCS Renovation Project. The State Funding Agreement provides \$50,000,000 of State Funding under Section 288.11631, Florida Statutes over a 25 year period for the RDCS Renovation Project. Under the terms of the State Funding Agreement, the County must furnish annual reports and, during the development period, must submit periodic Development Reports to the DEO. The Development Reports detail the status of the RDCS Renovation Project and the funds expended to date on the RDCS Renovation Project. The annual reports will include an accounting of all local and state funds expended to date, a cost-benefit analysis of the franchises' impact on the County, a list of material contracts with an estimated cost greater than \$250,000 executed in furtherance of the State Funding Agreement, reports on attendance and advertising efforts at RDCS, and documentation demonstrating that the County continues to meet its certification criteria pursuant to Section 288.11631, Florida Statutes, and remains in compliance with Section 288.1167, Florida Statutes. For the annual reports and the Development Reports, the Mayor must certify that all information and documentation contained in the reports are true and correct. Development Report No. 1 is for the period beginning March 30, 2023 through April 28, 2023 and Development Report No. 2 is for the period from April 29, 2023 through July 27, 2023. Since submitting the Development Reports and the annual reports will be an ongoing requirement, staff recommends the Board authorize the Mayor to sign future Development Reports and annual reports as required under the State Funding Agreement. (FDO ADMIN) District 1/Countywide (MWJ)

**Background & Justification:** The State Funding Agreement provides for a total funding amount of \$50,000,000 to be equally disbursed to the county over a 25-year period for the RDCS Renovation Project. The State Funding Agreement requires that the County submit periodic Development Reports and annual reports which must be certified by the Mayor.

**Attachments:**

1. RDCS Renovation Project Development Report No. 1
2. RDCS Renovation Project Development Report No. 2

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Recommended By: *Donna C. Royal Colley* 8/09/23  
 Department Director Date

Approved By: *J. Baker* 8/11/23  
 County Administrator Date

**II. FISCAL IMPACT ANALYSIS**

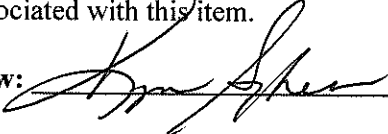
**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2023	2024	2025	2026	2027
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income (County)					
In-Kind Match (County)					
<b>NET FISCAL IMPACT</b>					
# ADDITIONAL FTE POSITIONS (Cumulative)	0				
<b>Is Item Included in Current Budget:</b>		Yes	No	<u>X</u>	
<b>Does this item include use of federal funds?</b>		Yes	No	<u>X</u>	

Budget Account No:                  Fund                  Dept                  Unit                  Object Various

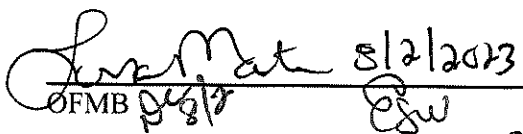
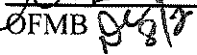
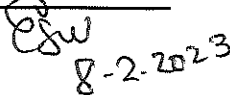
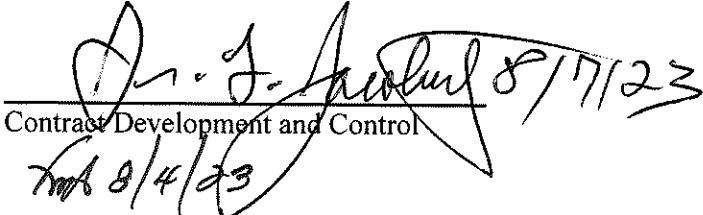

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

There is no fiscal impact associated with this item.

**C. Departmental Fiscal Review:** 

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Development Comments:**

<p> 8/2/2023 OFMB </p>	<p> 8-2-2023</p>	<p> 8/17/23 Contract Development and Control  8/4/23</p>
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**B. Legal Sufficiency:**

  
Assistant County Attorney 

**C. Other Department Review:**

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**This summary is not to be used as a basis for payment.**



July 26, 2023

Department of Economic Opportunity  
Division of Strategic Business development  
ATTN: Cory Strickland, FCCM  
107 East Madison Street, MSC 80  
The Caldwell Building  
Tallahassee, Florida 32399-0001

**Facilities Development &  
Operations Department**

2633 Vista Parkway  
West Palm Beach, FL 33411

Telephone - (561) 233-0200  
[www.pbcgov.com/fdo](http://www.pbcgov.com/fdo)



**Palm Beach County  
Board of County  
Commissioners**

Gregg K. Weiss, Mayor

Maria Sachs, Vice Mayor

Maria G. Marino

Michael A. Barnett

Marci Woodward

Sara Baxter

Mack Bernard

**County Administrator**

Verdenia C. Baker

Re: Spring Training Facility Funding Agreement  
Roger Dean Chevrolet Stadium (SB23-007) (R2023-0367)  
Development Period Report No.1  
(Reporting Period: March 30, 2023 – April 28, 2023)

Dear Ms. Strickland,

Pursuant to Palm Beach County’s certification under 288.11631, F.S. for the above-referenced facility, please find enclosed our Development Period Report No.1 detailing project activities from March 30, 2023 through April 28, 2023. As required, our project status report includes:

- A Roger Dean Chevrolet Stadium (RDCS) Facility Project status update with a detailed summary of all activities undertaken; and
- A detailed accounting of all local, state and private funds expended to date as well as a summary thereof.

I hereby certify that the information and documentation contained in Palm Beach County’s Development Period Report No.1 submission is true and correct.

Should you require any additional information, please contact Ms. Isami C. Ayala-Collazo, Director, Facilities Development and Operations department at telephone number (561) 233-1447 or via email at [iayalacollazo@pbcgov.org](mailto:iayalacollazo@pbcgov.org).

Cordially,

Gregg K. Weiss, Mayor  
Palm Beach County Board of County Commissioners

*“An Equal Opportunity  
Affirmative Action Employer”*

**ATTACHMENT 1**

## **Project Status Update with Summary of Activities Undertaken**

### **Project Team**

Owner: Palm Beach County (PBC)  
Developer: Jupiter Stadium, Ltd. (JSL)  
Project Manager: Hoar Program Manager, LLC (HPM)  
Design Firm: Fawley Bryant Architects, Inc. (FBA)  
Construction Manager at Risk: Turner Construction Company (TCC)

### **Status**

The project remains in the pre-construction phase. The following list details the key activities undertaken during the reporting period.

- On April 5, 2023, TCC received the public sub-contractor bids proposals, initiating its review and the bid leveling process.
- On April 7, 2023, the Project Team initiated the Art in Public Places solicitation process.
- On April 13, 2023, the revenue bonds were sold.
- On April 21, 2023, TCC submitted an Interim Guaranty Maximum Price Proposal.
- On April 28, 2023, FBA finalized and issued 100% Contract Documents.

Spring Training Facility Funding Agreement  
 Roger Dean Chevrolet Stadium (SB23-007) (R2023-0367)  
 Development Period Report No.1  
 (Reporting Period: March 30, 2023 – April 28, 2023)

**Detailed Accounting of All Funds**

**Public**

<b>Payee</b>	<b>Description</b>	<b>Prior to 3/30/23</b>	<b>3/30-4/29/23</b>	<b>Totals</b>
<u>Fund 3807 – Tourist Development Council Advance</u>				
JSL	Construction management services	\$2,967,387.50	\$1,633,262.66	<b>\$4,600,650.16</b>

**Private**

<b>Payee</b>	<b>Description</b>	<b>Prior to 3/30/23</b>	<b>3/30-4/29/23</b>	<b>Totals</b>
HPM	Program management services and other soft costs		\$67,481.00	<b>\$67,481.00</b>



July 26, 2023

Department of Economic Opportunity  
Division of Strategic Business development  
ATTN: Cory Strickland, FCCM  
107 East Madison Street, MSC 80  
The Caldwell Building  
Tallahassee, Florida 32399-0001

**Facilities Development & Operations Department**

2633 Vista Parkway  
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**Palm Beach County Board of County Commissioners**

Gregg K. Weiss, Mayor

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Michael A. Barnett

Marci Woodward

Sara Baxter

Mack Bernard

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity Affirmative Action Employer"*

Re: Spring Training Facility Funding Agreement  
Roger Dean Chevrolet Stadium (SB23-007) (R2023-0367)  
Development Period Report No.2  
(Reporting Period: April 29, 2023 – July 27, 2023)

Dear Ms. Strickland,

Pursuant to Palm Beach County's certification under 288.11631, F.S. for the above-referenced facility, please find enclosed our Development Period Report No.2 detailing project activities from April 29, 2023 through July 27, 2023. As required, our project status report includes:

- A Roger Dean Chevrolet Stadium (RDSC) Facility Project status update with a detailed summary of all activities undertaken; and
- A detailed accounting of all local, state and private funds expended to date as well as a summary thereof.

I hereby certify that the information and documentation contained in Palm Beach County's Development Period Report No.2 submission is true and correct.

Should you require any additional information, please contact Ms. Isami C. Ayala-Collazo, Director, Facilities Development and Operations department at telephone number (561) 233-1447 or via email at [iayalacollazo@pbcgov.org](mailto:iayalacollazo@pbcgov.org).

Cordially,

Gregg K. Weiss, Mayor

Palm Beach County Board of County Commissioners

**ATTACHMENT 2**

## **Project Status Update with Summary of Activities Undertaken**

### **Project Team**

Owner: Palm Beach County (PBC)  
Developer: Jupiter Stadium, Ltd. (JSL)  
Project Manager: Hoar Program Manager, LLC (HPM)  
Design Firm: Fawley Bryant Architects, Inc. (FBA)  
Construction Manager at Risk: Turner Construction Company (TCC)

### **Status**

The project remains in the pre-construction phase. The following list details the key activities undertaken during the reporting period.

- On July 1, 2023, the amendment to TCC's contract to establish the guaranteed maximum price (GMP) for the project was executed.
- On July 5, 2023, TCC mobilized to site.
- On July 11, 2023, early demolition permits were approved and issued.
- The Town of Jupiter Planning and Zoning Commission hearing for Site Plan approval was rescheduled from July 11, 2023 to August 8, 2023.
- On July 14, 2023, demolition trade contract awarded.
- On July 24, 2023, the Art in Public Places Shortlist responsiveness review was completed.

Spring Training Facility Funding Agreement  
 Roger Dean Chevrolet Stadium (SB23-007) (R2023-0367)  
 Development Period Report No.2  
 (Reporting Period: April 29, 2023 – July 27, 2023)

**Detailed Accounting of All Funds**

**Public**

<b>Payee</b>	<b>Description</b>	<b>Prior Reporting Periods</b>	<b>4/29-7/26/23</b>	<b>Totals</b>
<u>Fund 3807 – Tourist Development Council Advance</u>				
JSL	Construction management services	\$4,600,650.16		\$4,600,650.16
<u>Fund 3081 – 34.55 NAV Public Improvement Revenue Bonds</u>				
Various	Issuance costs		\$420,262.25	\$420,262.25
<u>Fund 3082 – 88.145M NAV Taxable Public Improvement Revenue Bonds</u>				
Various	Issuance costs		\$674,658.26	\$674,658.26
	<b>Totals</b>	<b>\$4,600,650.16</b>	<b>\$1,094,920.51</b>	<b>\$5,695,570.67</b>



Spring Training Facility Funding Agreement  
Roger Dean Chevrolet Stadium (SB23-007) (R2023-0367)  
Development Period Report No.2  
(Reporting Period: April 29, 2023 – July 27, 2023)

**Private**

<b>Payee</b>	<b>Description</b>	<b>Prior Reporting Periods</b>	<b>4/29-7/26/23</b>	<b>Totals</b>
HPM	Program management services and other soft costs	\$67,481.00	\$209,592.78	<b>\$277,073.78</b>