

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

Meeting Date: September 10, 2024

Consent

Regular

Ordinance

Public Hearing

Department: **Facilities Development & Operations**

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to receive and file: the Roger Dean Chevrolet Stadium (RDCS) Renovation Project (Project) development period report no. 6 (Development Report No.6), for the period from April 23, 2024 through July 21, 2024, to the Department of Economic Opportunity (DEO).

Summary: On August 22, 2023, the Board of County Commissioners (BCC) authorized the Mayor (R2023-1105) to execute future Development Reports and annual reports as required under the Spring Training Facility Funding Agreement (R2023-0367) (State Funding Agreement). On March 14, 2023, the BCC 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 Florida Statutes 288.11631 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 every 90 days to the DEO. The Development Reports detail the status of the RDCS Renovation Project and the funds expended to date on the same. 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. In accordance with R2023-1105, the Mayor executed the attached Development Report No. 6 on behalf of the BCC, which was submitted to the DEO. This executed document is now being submitted to the BCC to receive and file. **(FDO ADMIN) District 1/Countywide (MWJ)**

Background and 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:

RDCS Renovation Project Development Report No. 6

Recommended By: MJ [Signature] Department Director 8/8/24 Date

Approved By: [Signature] County Administrator 8/21/24 Date



July 17, 2024

Department of Economic Opportunity
Division of Strategic Business Development
ATTN: Ava Dillard, Partnership Manager
Office of Partnership Engagement
107 East Madison Street, MSC 80
The Caldwell Building
Tallahassee, Florida 32399-0001

County Administration
P.O. Box 1989
1st Palm Beach, FL 33402-1989
(561) 355-2040
FAX: (561) 355-3982
www.pbcgov.com

Re: Spring Training Facility Funding Agreement
Roger Dean Chevrolet Stadium (SB23-007) (R2023-0367)
Development Period Report No.6
(Reporting Period: April 23, 2024 - July 21, 2024)

Dear Ms. Dillard,

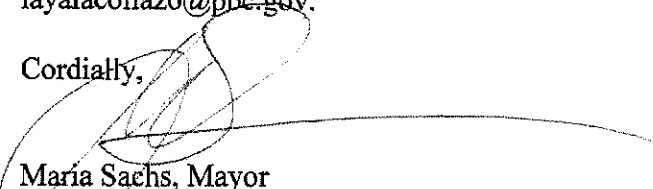
Pursuant to Palm Beach County's certification under 288.11631, F.S. for the above-referenced facility, please find enclosed our Development Period Report No.6 detailing project activities from April 23, 2024 through July 21, 2024. As required, our project status report includes:

- 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.6 submission is true and correct.

Should you require any additional information, please contact Ms. Isamí C. Ayala-Collazo, Director, Facilities Development and Operations department at telephone number (561) 233-1447 or via email at iayalacollazo@pbc.gov.

Cordially,


Maria Sachs, Mayor
Palm Beach County Board of County Commissioners

**Palm Beach County
Board of County
Commissioners**

Maria Sachs, Mayor
Maria G. Marino, Vice Mayor

Gregg K. Weiss
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator
Verdenia C. Baker

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Affirmative Action Employer"

Official Electronic Letterhead

Project Status Update with Summary of Activities Undertaken

Project Team

Owner: Palm Beach County (PBC)
Developer: Jupiter Stadium, Ltd. (JSL)
Project Manager: Marc Taylor Inc. (MTI)
Design Firm: Fawley Bryant Architects, Inc. (FBA)
Construction Manager at Risk: Barton Malow Builders (BMB) in association with,
Charles Perry Partners Inc. (CPPI)

Status

A new construction manager at risk, Barton Malow Builders, has been selected for the project, and is under contract with JSL. Concurrently, the Project Team has advanced the design and specifications for the project to the 100% construction drawings (CD) level, and subsequently submitted documentation for permits with the Town of Jupiter and other jurisdictions having regulatory authority over the project. The Project Team continues to evaluate the schedule to maintain Major League Baseball (MLB) and Minor League Baseball (MiLB) teams in Jupiter during the Spring Training, Extended Spring, Florida State League and Florida Complex League seasons, with no missed seasons or the need for temporary relocation. The current construction schedule assumes minor work to commence in the early fall, 4th quarter of 2024, which may include but not be limited to, operations and press box tenant improvements, preparatory work for the renovation of the clubhouses, outfield fence and bull pen improvements. The Project Team continues to plan for the majority of construction improvements to occur in 2025, with required close-out activities through August of 2026. The final construction and sequencing schedule will be determined at the guaranteed maximum price (GMP) phase, which is anticipated mid-September of 2024.

The following list details the key activities undertaken during the reporting period and material updates since the prior report.

- Selection process for the new construction manager at risk commenced on April 19, 2024. BMB was identified as the recommended awardee.
- Contract negotiations between JSL and BMB commenced on April 22, 2024.
- FBA issued 90% CD drawing set for review on May 5, 2024.
- On May 9, 2024, three artists were shortlisted through the Art in Public Places (AiPP) selection process.
- JSL completed 50% CD cost model on May 10, 2024.
- On June 11, 2024, with the assistance of the County's Office of Equal Business Opportunity, the Project Team held a subcontractor outreach event.
- On June 20, 2024, JSL and BMB executed the construction manager at risk agreement.

- BMB advertised GMP bidding documents to subcontractors on June 23, 2024 with pre-bid conference date of July 10, 2024 and proposals due the week of July 22, 2024.

Permitting activities for the project during the current reporting period are summarized as follows:

- The Project Team continues to meet regularly with the Town of Jupiter and other regulatory agencies, as it advances the project through the permitting phase.
- In June 2024, the Project Team submitted building and engineering permits to the Town of Jupiter and other authorities having jurisdiction over the project. It is expected that critical permits will be provided by mid-August 2024.

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Detailed Accounting of All Funds

Public

Payee	Description	Prior Reporting Periods	4/23/24 – 7/15/24**	Totals
<u>Fund 3807 – Tourist Development Council Advance</u> JSL	Construction management services	\$6,796,283.65	\$139,653.96	\$6,935,937.61
<u>Fund 3081 – 34.55 NAV Public Improvement Revenue Bonds</u> Various	Issuance costs	\$420,771.95	\$2,638,877.74	\$3,059,649.69
<u>Fund 3082 –88.145M NAV Taxable Public Improvement Revenue Bonds</u> Various	Issuance costs	\$675,958.56	\$381,845.15	\$1,057,803.71
Totals		\$7,893,014.16	\$3,160,376.85	\$11,053,391.01

** To ensure timely submission of the report as required under the Funding Agreement, the accounting report was completed a week in advance of the reporting period end date.

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Private

Payee	Description	Prior Reporting Periods	4/24/24 – 7/15/24	Totals
HPM	Program management services and other soft costs	\$346,816.28		\$1,099,056.20
MTI	Program management services and other soft costs	\$420,046.58	\$330,600.14	
NFP Property and Casualty	Insurance	\$1,593.20		
Total		\$768,456.06	\$330,600.14	