

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: February 11, 2025

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. 7 (Development Report No.7), for the period from July 22, 2024, through October 20, 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 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 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. 7 on behalf of the BCC, which was submitted to the DEO. This executed document is now being submitted to the BCC as a receive and file agenda item. (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:

RDCS Renovation Project Development Report No. 7

Recommended By: MB *Emil C. Agel-Callaway* 1/8/25
Department Director Date
Approved By: *W. Baker* 1/17/25
County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2025	2026	2027	2028	2029
Capital Expenditures			_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT		_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	0	_____	_____	_____	_____
Is Item Included in Current Budget:	Yes	<u>X</u>	No	_____	_____
Is this item using Federal Funds:	Yes	_____	No	<u>X</u>	_____
Is this item using State Funds:	Yes	_____	No	<u>X</u>	_____

Budget Account No: Fund Various Dept 411 Unit B734 Object 4907

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

There is no fiscal impact associated with this item.

C. Departmental Fiscal Review: *[Signature]*

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

[Signature] 1/14/25
OFMB
[Signature] 1/10
1/10

[Signature] 1/14/25
Contract Development and Control
26 1.10.25

B. Legal Sufficiency:

[Signature] 1/15/25
Assistant County Attorney

C. Other Department Review:

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



October 18, 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

**Facilities Development &
Operations Department**

2633 Vista Parkway
West Palm Beach, FL 33411

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**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

Re: Spring Training Facility Funding Agreement
Roger Dean Chevrolet Stadium (SB23-007) (R2023-0367)
Development Period Report No.7
(Reporting Period: July 22, 2024 - October 20, 2024)

Dear Ms. Dillard,

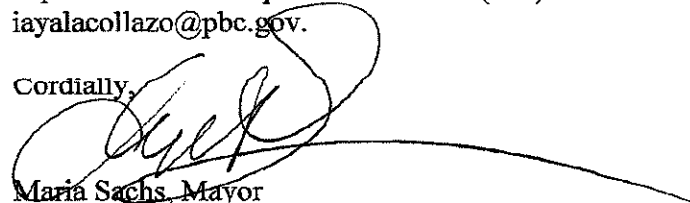
Pursuant to Palm Beach County's certification under 288.11631, F.S. for the above-referenced facility, please find enclosed our Development Period Report No.7 detailing project activities from July 22, 2024 through October 20, 2024. As required, our project status report includes:

- 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.7 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

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

BMB/CPPI started and completed the subcontractor solicitation process. All subcontractors proposals were collected, and BMB/CPPI developed the guaranteed maximum price (GMP) proposal for submission to PBC based on 100% Construction Documents (CDs) developed by FBA. The GMP Proposal remains under review by PBC with approval expected the week of October 21st, 2024. The Project Team continues to evaluate the schedule to maintain Major League Baseball (MLB) and Minor League Baseball (MiLB) teams in Jupiter during Spring Training, Extended Spring, Florida State League and Florida Complex League, 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, stadium administration spaces, make-ready work for Clubhouse renovations, outfield fence, bullpen improvements, and maintenance yard renovations. 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 baseline construction schedule was also developed and submitted along with the GMP Proposal to PBC for review.

The following list details the key activities undertaken during the reporting period.

- BMB/CPPI subcontractor initial bid proposals were due the week of July 22, 2024.
- Final selection for the art in public places (AiPP) portion of the work took place on July 26, 2024.
- Direct procurement of HVAC Equipment (packages JSL001 and JSL002) was awarded by JSL on July 31, 2024.
- Direct procurement of Kitchen Equipment and Technology (packages JSL003 to JSL006) was advertised on August 18, 2024 and bids received on October 1, 2024.
- BMB completed post-bid interviews on August 23, 2024.
- The GMP proposal was submitted to PBC on September 27, 2024 and remains under review.

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.
- The Project Team submitted building and engineering permits in June 2024 to the Town of Jupiter and other authorities having jurisdiction over the project. It is expected that critical permits will be provided by late-October 2024.
- The permits for the Marlins Batting Tunnel (24-080917-COMM), the Maintenance Building (24-080918-COMM) and the Cardinals Quad Tower (24-080919-COMM) were approved by the Town of Jupiter.

Spring Training Facility Funding Agreement
 Roger Dean Chevrolet Stadium (SB23-007) (R2023-0367)
 Development Period Report No.7
 (Reporting Period: July 22, 2024 – October 20, 2024)

Detailed Accounting of All Funds

Public

Payee	Description	Prior Reporting Periods	7/16/24 – 10/20/24	Totals
<u>Fund 3807 – Tourist Development Council Advance</u> JSL	Construction management services	\$6,935,937.61	-	\$6,935,937.61
<u>Fund 3081 – 34.55 NAV Public Improvement Revenue Bonds</u> Various	Issuance costs/Construction Management Services	\$3,059,649.69	\$8,638.30	\$3,068,287.99
<u>Fund 3082 – 88.145M NAV Taxable Public Improvement Revenue Bonds</u> Various	Issuance costs/Construction Management Services	\$1,057,803.71	\$276,533.28	\$1,334,336.99
Totals		\$11,053,391.01	--	\$11,338,562.59

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Private

Payee	Description	Prior Reporting Periods	7/22/24 – 10/20/24	Totals
HPM	Program management services and other soft costs	\$346,816.28		
MTI	Program management services and other soft costs	\$750,646.72	\$195,076.48	\$1,344,132.68
NFP Property and Casualty	Insurance	\$1,593.20		
Fairly Group	Consultant	-	\$50,000.00	
Total		\$1,099,056.20	\$245,076.48	