

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: December 5, 2023

Consent

Regular

Ordinance

Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

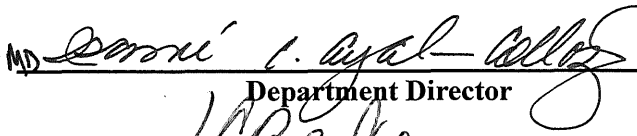

Motion and Title: Staff recommends motion to receive and file: the Roger Dean Chevrolet Stadium (RDCS) Renovation Project (Project) development period report (Development Report) no. 3, for the period from July 27, 2023 through October 25, 2023, to the Department of Economic Opportunity (DEO).

Summary: On August 22, 2023, the Board of County Commissioners (Board) authorized the Mayor (R2023-1105) to execute future Development Reports and annual reports to be submitted to the DEO as required under the Spring Training Facility Funding Agreement (R2023-0367) (State Funding Agreement). On March 14, 2023, the 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 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 RDCS Renovation Project. 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. 3 on behalf of the Board which was submitted to the DEO. This executed document is now being submitted to the Board to receive and file. (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. 3

Recommended By:		11/02/23
	Department Director	Date
Approved By:		11/14/23
	County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

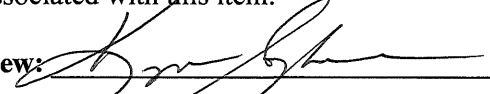
Fiscal Years	2024	2025	2026	2027	2028
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT					
# ADDITIONAL FTE POSITIONS (Cumulative)	0				

Is Item Included in Current Budget: Yes X No
 Is this item using Federal Funds: Yes No X
 Is this item using State Funds: Yes No X

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:

ASDell 11/3/23
 OFMB QA 11/3 CB 11/3


 Contract Development and Control
11/6/23

B. Legal Sufficiency:

Anne Deland 11-14-23
 Assistant County Attorney

C. Other Department Review:

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



October 25, 2023

**Facilities Development &
Operations Department**

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West Palm Beach, FL 33411

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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

*"An Equal Opportunity
Affirmative Action Employer"*

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

Re: Spring Training Facility Funding Agreement
Roger Dean Chevrolet Stadium (SB23-007) (R2023-0367)
Development Period Report No.3
(Reporting Period: July 27, 2023 – October 25, 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.3 detailing project activities from July 27, 2023 through October 25, 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.3 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.

Cordially,

Gregg K. Weiss, 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: Turner Construction Company (TCC)

Status

The project remains in the pre-construction phase. The Project Team is working through program realignment seeking to improve schedule impacts to the facility. The following list details the key activities undertaken during the reporting period.

- The former project management team (Hoar Program Manager, LLC) was replaced by MTI as of August 7, 2023.
- On August 22, 2023, JSL issued TCC an order to pause the mobilization and contract buyout process. Simultaneously, the Art in Public Process (AiPP) process was paused. Both actions were taken as a result of the program realignment efforts to improve schedule impacts to the facility. Formal stop work notice to TCC was issued on September 11, 2023.
- On October 12, 2023, representatives of the project team met with Town of Jupiter Staff to discuss the program realignment strategy and overall changes to the project schedule. Bi-weekly meetings with Town staff have been scheduled in order to facilitate the permitting process moving forward.

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

- The final Site Plan is pending approval and on hold due to the program realignment efforts.
- The Loxahatchee River District wastewater agreement was approved as of July 31, 2023.
- The Town of Jupiter water service agreement was approved as of August 16, 2023.
- Building permits are under review by the Town of Jupiter and subject to the program realignment efforts.

Spring Training Facility Funding Agreement
 Roger Dean Chevrolet Stadium (SB23-007) (R2023-0367)
 Development Period Report No.3
 (Reporting Period: July 28, 2023 – October 25, 2023)

Detailed Accounting of All Funds

Public

Payee	Description	Prior Reporting Periods	7/27-10/16/23	Totals
<u>Fund 3807 – Tourist Development Council Advance</u>				
JSL	Construction management services	\$4,600,650.16	\$978,367.34	\$5,579,017.50
<u>Fund 3081 – 34.55 NAV Public Improvement Revenue Bonds</u>				
Various	Issuance costs	\$420,262.25	\$509.70	\$420,771.95
<u>Fund 3082 –88.145M NAV Taxable Public Improvement Revenue Bonds</u>				
Various	Issuance costs	\$674,658.26	\$1,300.30	\$675,958.56
	Totals	\$5,695,570.67	\$1,094,920.51	\$6,675,748.01

Spring Training Facility Funding Agreement
 Roger Dean Chevrolet Stadium (SB23-007) (R2023-0367)
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 (Reporting Period: July 28, 2023 – October 25, 2023)

Private

Payee	Description	Prior Reporting Periods	4/29-7/26/23	Totals
HPM	Program management services and other soft costs	\$277,073.78	\$69,742.50	\$517,514.56
MTI	Program management services and other soft costs		\$169,105.08	
NFP Property and Casualty	Insurance		\$1,593.20	
Total		\$277,073.78	\$240,440.91	