

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: March 5, 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. 4 (Development Report No.4), for the period from October 26, 2023 through January 22, 2024, 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 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 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. 4 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. 4

Recommended By:	<u>MR. Osmani E. Ayala Bellos</u>	<u>2/2/24</u>
	Department Director	Date
Approved By:	<u>For</u>	<u>2/12/24</u>
	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 Various Dept 411 Unit B734 Object 4907


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

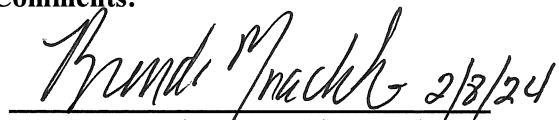
There is no fiscal impact associated with this item.

C. Departmental Fiscal Review: _____

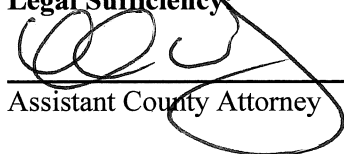
III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:


 Lisa Mat 2/7/24
 OFMB
 JA 2/7
 ESW 2-7-2024


 Brenda Mack 2/8/24
 Contract Development and Control

B. Legal Sufficiency:


 2/8/24
 Assistant County Attorney

C. Other Department Review:

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



January 23, 2024

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

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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

"An Equal Opportunity Affirmative Action Employer"

Re: Spring Training Facility Funding Agreement
Roger Dean Chevrolet Stadium (SB23-007) (R2023-0367)
Development Period Report No.4
(Reporting Period: October 26, 2023 – January 22, 2024)

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.4 detailing project activities from October 26, 2023 through January 22, 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.4 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@phcgov.org.

Cordially,

Maria Sachs, Mayor
Palm Beach County Board of County Commissioners

ATTACHMENT 1

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 continues to work through program realignment seeking to improve schedule impacts to the facility and aiming 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, with no missed seasons or need for relocation. Therefore, the Project Team has planned for the majority of construction improvements to occur in 2025. The following list details the key activities undertaken during the reporting period.

- On November 14, 2023, FBA submitted 15% Schematic Design (SP) drawings to JSL and PBC for preliminary review. On January 19, 2024, 100% Design Development (DD) drawings were submitted to PBC and JSL for review.
- On December 23, 2023, JSL terminated for convenience the contract with TCC, effective on January 17, 2024. Consistent with the program realignment being undertaken, JSL intends to procure a new Construction Manager at Risk (CMR) company to assist with project delivery and implementation (as per the revised design being finalized by FBA). JSL is actively engaged with TCC in closing out its construction management at risk (CMR) services contract.
- JSL and PBC have re-initiated coordination for issuance of a Request for Proposals (RFP) to select a new CMR.
- As of this report, it is expected that construction activities will commence after the 2025 Spring Training season.

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

- The Site Plan Amendment has been submitted to the Town of Jupiter (ToJ). First review comments were minor in nature and received on December 5, 2023. Second review comments are expected on March 5, 2024. Final Site Plan Amendment approval is scheduled for ToJ's board meeting on March 19, 2024.
- The Project Team plans to submit Building Permits in June 2024, with projected approval by end of July 2024.

Spring Training Facility Funding Agreement
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Detailed Accounting of All Funds

Public

Payee	Description	Prior Reporting Periods	10/17/23-1/22/24	Totals
<u>Fund 3807 – Tourist Development Council Advance</u>				
JSL	Construction management services	\$5,579,017.50	\$1,217,266.15	\$6,796,283.65
<u>Fund 3081 – 34.55 NAV Public Improvement Revenue Bonds</u>				
Various	Issuance costs	\$420,771.95	--	\$420,771.95
<u>Fund 3082 –88.145M NAV Taxable Public Improvement Revenue Bonds</u>				
Various	Issuance costs	\$675,958.56	\$--	\$675,958.56
Totals		\$6,675,748.01	\$1,217,266.15	\$7,893,014.16

Spring Training Facility Funding Agreement
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Private

Payee	Description	Prior Reporting Periods	10/26/23 – 1/22/24	Totals
HPM	Program management services and other soft costs	\$346,816.28		\$768,456.06
MTI	Program management services and other soft costs	\$169,105.08	\$250,941.50	
NFP Property and Casualty	Insurance	\$1,593.20		
Total		\$517,514.56	\$250,941.50	