

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

Meeting Date: April 8, 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 (RDOS) Renovation Project (Project) development period report no. 8 (Development Report No. 8), for the period from October 21, 2024 through January 13, 2025, 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. 8 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. 8

Recommended By: MD [Signature] C. [Signature]
Department Director

Department Director

3/06/25
Date

Date

Approved By: 
County Administrator

County Administrator

3/11/25
Date

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	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

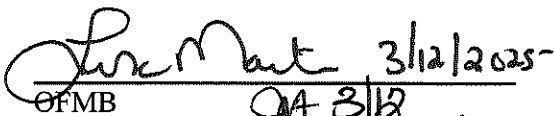
B. Recommended Sources of Funds/Summary of Fiscal Impact:

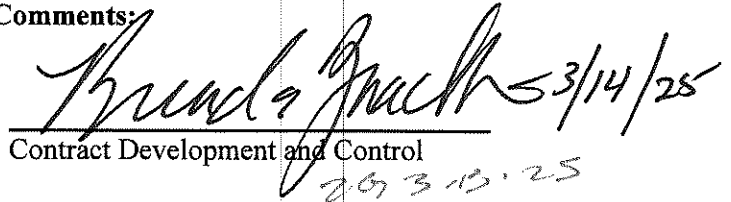
There is no fiscal impact associated with this item.

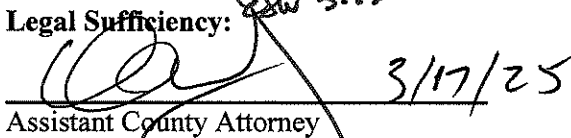
C. Departmental Fiscal Review: 

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

 3/12/2025
OFMB

 3/14/25
Contract Development and Control

B. Legal Sufficiency:  3/17/25
Assistant County Attorney

C. Other Department Review:

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



**Facilities Development &
Operations Department**

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West Palm Beach, FL 33411

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**Palm Beach County
Board of County
Commissioners**



Maria G. Marino, Mayor

Sara Baxter, Vice Mayor

Gregg K. Weiss

Joel Flores

Marci Woodward

Maria Sachs

Bobby Powell, Jr.

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

ATTACHMENT # 1

January 14, 2025

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

Re: Spring Training Facility Funding Agreement
Roger Dean Chevrolet Stadium (SB23-007) (R2023-0367)
Development Period Report No.8
(Reporting Period: October 21, 2024 – January 13, 2025)

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.8 detailing project activities from October 21, 2024 through January 13, 2025. As required, our project status report includes:

- A Roger Dean Chevrolet Stadium 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.8 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@pbc.gov.

Cordially,

Maria Marino, 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

Amendment #1 to the construction manager at risk contract between BMB and JSL was executed on October 9, 2024, and Amendment #2 to the contract executed on October 31, 2024. Amendment #1 provided for insurance costs while Amendment #2 established the Guaranteed Maximum Price for construction of the project. On November 8, 2024, FBA prepared and issued Field Bulletin #1, which encompasses all changes to the Contract Documents required by the Authorities Having Jurisdiction as part of the final permitting review process.

The off-season, minor construction work commenced on November 4, 2024, and included the renovation of the office spaces in the Stadium, the outfield fence/bullpen improvements, and work required in preparation for the renovation of the clubhouses. The work is in progress and expected to be completed by February 10, 2025.

The Project Team continues to evaluate the schedule to maintain Major League Baseball and Minor League Baseball 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 Project Team continues to plan for the majority of construction improvements to occur in 2025, with required close-out activities continuing through August 2026. A mutually agreed baseline construction schedule was included in Amendment #2 and binds the work of BMB/CPPI moving forward.

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

- Amendment #1 to the contract with BMB was executed on October 9, 2024.
- Amendment #2 to the contract with BMB was executed on October 31, 2024.
- The aforementioned minor construction work commenced on November 4, 2024.
- On November 8, 2024, Field Bulletin #1 was issued to the Project Team.
- On December 4, 2024, PBC approved the Developer Direct Procurement Process to be implemented by JSL, inclusive of the following direct work/equipment packages: audio/visual systems and equipment (JSL003), food service equipment/kitchen installation (JSL004), security/video surveillance/access control (JSL005), and tele data structured cabling (JSL006).

- On December 6, 2024, the Tele Data Structured Cabling contract (JSL006) was fully executed.
- On December 12, 2024, Field Bulletin #1 Drawings were submitted to the Town of Jupiter (ToJ) for permitting review.

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

ToJ Approval of Submitted Permit Drawings:

- 23-073699-COMM – Cardinals Player Development Building
- 23-073701-COMM – Cardinals Batting Tunnel
- 23-073874-COMM – Stadium Renovations
- 24-080903-COMM – Cardinals Clubhouse – Phase 1
- 24-080905-COMM – Marlins Clubhouse – Phase 1
- 24-080908-COMM – Cardinals Clubhouse – Phase 2
- 24-080911-COMM – Marlins Clubhouse – Phase 2
- 24-083419-COMM – Stadium Playing Field Renovations

All Permit Drawings submitted are approved to date.

ToJ Approval of Submitted Field Bulletin #1 Drawings:

- 23-073698-COMM – Marlins Player Development Building
- 23-073699-COMM – Cardinals Player Development Building
- 23-073701-COMM – Cardinals Batting Tunnel
- 23-073874-COMM – Stadium Renovations
- 24-073902-COMM – Cardinals Dining and Meeting
- 24-080903-COMM – Cardinals Clubhouse – Phase 1
- 24-080908-COMM – Cardinals Clubhouse – Phase 2
- 24-080917-COMM – Marlins Batting Tunnel
- 24-080918-COMM – Maintenance Building
- 24-080919-COMM – Cardinals Quad Tower RR
- 24-083419-COMM – Stadium Playing Field Renovations

ToJ Review/Comments Received for Submitted Field Bulletin #1 Drawings:

- 23-073884-COMM – Maintenance Storage Building
- 24-080905-COMM – Marlins Clubhouse – Phase 1
- 24-080911-COMM – Marlins Clubhouse – Phase 2

Spring Training Facility Funding Agreement
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Detailed Accounting of All Funds

Public

Payee	Description	Prior Reporting Periods	10/21/24 – 1/13/25	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	\$3,068,287.99	-	\$3,068,287.99
<u>Fund 3082 –88.145M NAV Taxable Public Improvement Revenue Bonds</u> Various	Issuance costs/Construction Management Services	\$1,334,336.99	-	\$1,334,336.99
Totals		\$11,338,562.59	--	\$11,338,562.59

Spring Training Facility Funding Agreement
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Private

Payee	Description	Prior Reporting Periods	10/21/24 – 1/13/25	Totals
HPM**	Program management services and other soft costs	\$346,816.28		
MTI	Program management services and other soft costs	\$945,723.20	\$439,666.74	\$1,790,089.22
NFP Property and Casualty	Insurance	\$1,593.20	\$6,289.80	
Fairly Group	Consultant	\$50,000.00		
Total		\$1,344,132.68	\$445,956.54	

Notes:

** Hoar Program Manager, LLC (HPM) – original Project Management company