

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: June 10, 2025	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
	<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

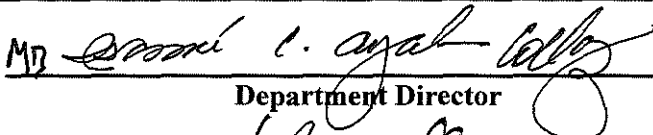

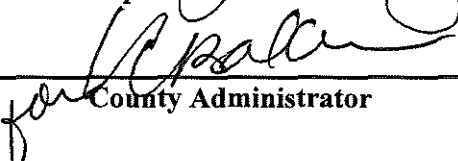
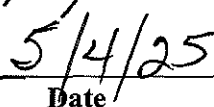
Motion and Title: Staff recommends motion to receive and file: the Roger Dean Chevrolet Stadium (RDCS) Renovation Project (Project) development period report no. 9 (Development Report No. 9), for the period from January 14, 2025, through April 18, 2025, to the Department of Economic Opportunity (DEO).

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. 9 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 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. 9

Recommended By:		
	Department Director	Date
Approved By:		
	County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

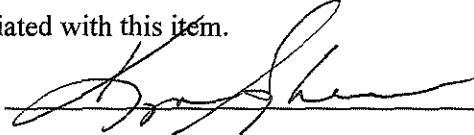
Fiscal Years	2025	2026	2027	2028	2029
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT					
# ADDITIONAL FTE POSITIONS (Cumulative)	0				

Is Item Included in Current Budget: Yes 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

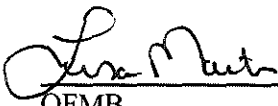
B. Recommended Sources of Funds/Summary of Fiscal Impact:


There is no fiscal impact associated with this item.

C. Departmental Fiscal Review: 

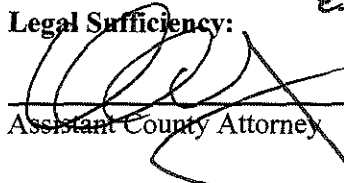
III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

 5/1/2025
OFMB JA 5/1
EW 5-1-25

 5/1/25
Contract Development and Control

B. Legal Sufficiency:

 5/1/25
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 33411-5604
(561) 233-0200
www.pbc.gov/fdo

**Palm Beach County
Board of County
Commissioners**

Maria G. Marino, Mayor
Sara Baxter, Vice Mayor
Gregg K. Weiss
Joel G. Flores
Marci Woodward
Maria Sachs
Bobby Powell Jr.

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

Official Electronic Letterhead

April 18, 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. 9
(Reporting Period: January 14, 2025 – April 18, 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. 9 detailing project activities from January 14, 2025 through April 18, 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.9 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,

A handwritten signature in black ink, appearing to read "Maria G. Marino".

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) (collectively, the “CMAR”)

Status

The Project Team continues to meet all major milestones, maintaining scheduling and budget goals while keeping 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 the need for temporary relocation.

On February 10, 2025, the CMAR completed the off-season work which included stadium administration spaces renovation, make-ready work for clubhouse renovations, outfield fence and bullpen improvements.

Most of the project’s scope of work (as listed below) started on April 4, 2025, and the project’s Substantial Completion is scheduled for February 2026. The required close-out activities will continue through September 2026.

- MLB Clubhouse Renovations
- New Player Development Buildings
- New Dining Buildings
- New Team Store
- New and Renovated Batting Tunnels
- New Third Base Bar
- Quad Restroom Remodel
- Renovation of existing Maintenance Building
- New Maintenance Building
- Special System Upgrades

The remaining project scope listed below will commence upon the 2025 Off-Season:

- MiLB Clubhouse Renovations
- Press Box Renovations
- Concession / Grab and Go Renovations

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

- On February 10, 2025, the Administration Office Renovation received a Temporary Certificate of Occupancy (TCO).
- On February 12, 2025, the Outfield Wall and Bullpens received a Certificate of Occupancy.
- On February 23, 2025, Spring Training 2025 commenced.
- From February 23, 2025, to March 27, 2025, the CMAR commenced limited work at the Maintenance Yard Renovations.
- On April 4, 2025, the CMAR commenced major renovation work for the clubhouses, batting cages and other remaining elements of the project.

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

- All Field Bulletin 1 Permit Drawings submitted are approved to date.

Spring Training Facility Funding Agreement
Roger Dean Chevrolet Stadium (SB23-007) (R2023-0367)
Development Period Report No.9
(Reporting Period: January 14, 2025 – April 18, 2025)

Detailed Accounting of All Funds

Public

Payee	Description	Prior Reporting Periods	1/13/25 – 4/08/25	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	\$1,636,876.70	\$4,705,164.69
<u>Fund 3082 –88.145M NAV Taxable Public Improvement Revenue Bonds</u> Various	Issuance costs/Construction Management Services	\$1,334,336.99	\$3,177,912.87	\$4,512,249.86
Totals		\$11,338,562.59	\$4,814,789.57	\$16,153,352.16

Spring Training Facility Funding Agreement
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Private

Payee	Description	Prior Reporting Periods	1/14/25 – 4/18/25	Totals
HPM**	Program management services and other soft costs	\$346,816.28		\$346,816.28
MTI	Program management services and other soft costs	\$1,385,389.94	\$281,645.00	\$1,667,034.94
NFP Property and Casualty	Insurance	\$7,883.00		\$7,883.00
Fairly Group	Consultant	\$50,000.00		\$50,000.00
Total		\$1,790,089.22	\$281,645.00	\$2,071,734.22

Notes:

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

Vendor Contracts Over \$250,000

Bid Package Description	Vendor
Architect	Fawley Bryant
Construction Manager (Former)	Turner
Construction Manager	Barton Malow
Program Manager (Former)	HPM
Program Manager	Marc Taylor Inc.
Source Blue (Former Electrical Gear Provider)	Source Blue
JSL001 – HVAC RTU/ERV Units	National Sales Company d/b/a NSC APG
JSL003 – Audio/Visual Systems & Equipment	Peerson Audio, Inc.
JSL004 – Food Service Equipment & Kitchen Installation	Stafford Smith, Inc
JSL005 – Security, Video Surveillance & Access Controls Systems	Jade Communications, Inc.
JSL006 – Tele Data Structure Cabling	Jade Communications, Inc.
Landscape Subcontractor	A Cut Above Landscape & Maintenance
Millwork/Casework Subcontractor	American Architectural Millwork
Restoration Subcontractor	Bay To Bay Stone Restoration I
Masonry Subcontractor	Camarata Masonry Systems Ltd
Roofing Subcontractor	Crowther Roofing & Sheet Metal
Glazing Subcontractor	Dash Door & Glass
Electrical Subcontractor	Gerelco Electrical Contractors
Mechanical Subcontractor	Hill York Service Company LLC
Shading Structures Subcontractor	Hoover Canvas Products Co
Plumbing Subcontractor	INTEG Miami LLC
PreFab Structure Steel Subcontractor	Kalex Steel Buildings Corp

Carpenter Subcontractor	Lotspeich Co of Florida Inc
Sport Fields Subcontractor	LTG Sports Turf One LLC
Electrical Subcontractor	Mr. Wireman Electric
Demolition Subcontractor	N&P Construction and Demolition
Site Civil Subcontractor	Precision Site Contracting LLC
Flooring Subcontractor	Spectra Contract Flooring
Misc. Steel Subcontractor	Steel Fabricators LLC
Concrete Subcontractor	Victory Concrete Contractors I
Painting Subcontractor	WGM Quality Painting Inc