

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: January 6, 2026	<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:


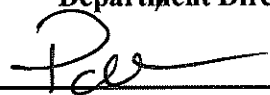
- A) Roger Dean Chevrolet Stadium (RDCS) Renovation Project (Project) development period report No. 10, for the period from April 19, 2025 through July 17, 2025, to the Department of Economic Opportunity (DEO).; and
- B) RDCS Project development period report No. 11 for the period from July 18, 2025 through October 15, 2025, to the 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 Reports on behalf of the BCC, which was submitted to the DEO. These executed documents are now being submitted to the BCC as receive and file agenda items. **(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:

1. RDCS Renovation Project Development Report No. 10
2. RDCS Renovation Project Development Report No. 11

Recommended By: <u>MJ</u>	<u></u>	<u>11/17/25</u>
	Department Director	Date
Approved By: <u>P</u>	<u></u>	<u>12/4/25</u>
	Deputy County Administrator	Date

II. FISCAL IMPACT ANALYSIS

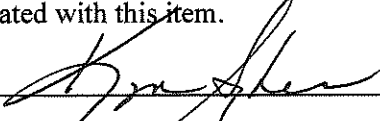
A. Five Year Summary of Fiscal Impact:

Fiscal Years	2026	2027	2028	2029	2030
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.

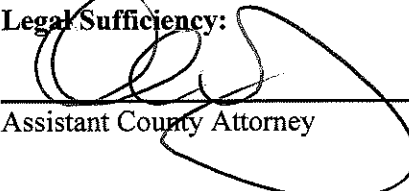
C. Departmental Fiscal Review: 

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:


OFMB
11/20/2025
11/20


Contract Development and Control
12/1/25
26 11.21.25
11-25-25 TW

B. Legal Sufficiency: 
Assistant County Attorney
12/1/25

C. Other Department Review:

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

July 16, 2025



**Facilities Development &
Operations Department**

2633 Vista Parkway
West Palm Beach, FL 33411

Telephone - (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 Flores

Marci Woodward

Maria Sachs

Bobby Powell, Jr.

Interim County Administrator

Todd J. Bonlarron

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. 10
(Reporting Period: April 19, 2025 – July 17, 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. 10 detailing project activities from April 19, 2025 through July 17, 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.10 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 cursive script that reads "Maria G. Marino".

Maria Marino, Mayor
Palm Beach County Board of County Commissioners

*"An Equal Opportunity
Employer"*

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:

Site Improvements:

- Logistics plan implemented showing ingress and egress on site (i.e., construction personnel, players, staff etc.)
- Clear and Grub of all clubhouses, player and development areas completed.
- Site development activities continued and increased pace with the demolition of the existing stormwater piping and structures in the new Player Development Buildings area. Installation of the new stormwater piping behind the Player Development Buildings is underway. Other excavation, mass grading, and general site work is ongoing.
- Utility relocations occurring for onsite fiber and telecommunications.

Structures & Enclosures, Interior Build-Out/Finishes, HVAC, Plumbing & Electrical:

- Marlins & Cardinals Clubhouse (Major League Side): Demolition completed. Underground plumbing underway. Electrical and HVAC rough-in in progress.
- New Maintenance Storage Building: Slab on grade completed. Plumbing and electrical underground completed.
- New Cardinals Batting Tunnel: Slab on grade and grading completed. Exterior walls underway.
- Marlins & Cardinals Player Development: Hydrotherapy Room foundations completed.
- Cardinals Dining and Meeting Facility: Existing Batting Tunnel demolished. Rough grading completed. Coordination of existing electrical and low voltage utilities in progress.
- Third Base Bar: Existing aluminum bleachers and temporary slab demolished. Foundations in progress.

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.10
(Reporting Period: April 19, 2025 – July 17, 2025)

Detailed Accounting of All Funds

Public

Payee	Description	Prior Reporting Periods	4/09/25-7/09/25	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	\$4,705,164.69	\$4,276,811.58	\$8,981,976.27
<u>Fund 3082 –88.145M NAV Taxable Public Improvement Revenue Bonds</u> Various	Issuance costs/Construction Management Services	\$4,512,249.86	\$8,302,046.08	\$12,814,295.94
Totals		\$16,153,352.16	\$12,578,857.66	\$28,732,209.82

Spring Training Facility Funding Agreement
Roger Dean Chevrolet Stadium (SB23-007) (R2023-0367)
Development Period Report No.10
(Reporting Period: April 19, 2025 – July 17, 2025)

Private

Payee	Description	Prior Reporting Periods	4/19/25 – 7/17/25	Totals
HPM**	Program management services and other soft costs	\$346,816.28		\$346,816.28
MTI	Program management services and other soft costs	\$1,667,034.94	\$434,718.00	\$2,101,752.94
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	\$2,506,452.22

Notes:

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

Vendor Contracts Over \$250,000

Bid Package Description	SUB
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.
JSL008 – High Density Wifi Systems	iPower Technologies, Inc.
JSL009 – Furniture Package #1	Superior Installation Networks, Inc
JSL011 – Threshold/Special Inspection	Jezerinac Group, PLLC.
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



**Facilities Development &
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**Palm Beach County
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Maria G. Marino, Mayor

Sara Baxter, Vice Mayor

Gregg K. Weiss

Joel G. Flores

Marci Woodward

Maria Sachs

Bobby Powell Jr.

County Administrator

Joseph Abruzzo

"An Equal Opportunity Employer"

October 15, 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. 11
(Reporting Period: July 18, 2025 – October 15, 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. 11 detailing project activities from July 18, 2025 through October 15, 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.11 submission is true and correct.

Should you require any additional information, please contact Jason A. Crosby, Acting Director, Facilities Development and Operations department at telephone number (561) 233-5259 or via email at jcrosby@pbcc.gov.

Cordially,

A handwritten signature in cursive script that reads "Maria 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.

The 2025 Florida State League & Florida Complex League successfully ended on September 5, 2025 for all MiLB Teams there are part of Roger Dean Chevrolet Stadium Complex.

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 (as listed below) started on September 15, 2025:

- MiLB Clubhouse Renovations
- Press Box Renovations
- Concession / Grab and Go Renovations
- Box Office Renovations
- Visitors' Clubhouse Renovations

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



Site Improvements:

- Logistics plan implemented showing ingress and egress on site (i.e., construction personnel, players, staff etc.)
- Site development activities continued to progress, and underground utilities are near completion throughout the project. The balance of excavation, mass grading, and general site work are in the Maintenance Yard and Third Base Bar area.
- Utility relocations occurring for onsite fiber and telecommunications.
- Fire Main lines were relocated where necessary for the continued development of the Team Store and the canopy system adjacent to the clubhouses.
- Final relocation of service piping and resetting of the meter for TECO People's Gas service was completed at the Team Store.

Structures & Enclosures, Interior Build-Out/Finishes, HVAC, Plumbing & Electrical:

- Marlins & Cardinals Clubhouse (Major League Side): Demolition completed. Plumbing, Electrical and HVAC rough-in are near completion, and finishes are ongoing.
- New Maintenance Storage Building: Slab on grade completed. Structure Steel and Metal Panel Siding Completed. Exterior Paint completed. Plumbing and Electrical underground completed. Roofing and Maintenance Yard site development are ongoing.
- New Cardinals Batting Tunnel: Slab on grade completed, grading completed, structure steel completed, exterior walls and roofing are ongoing.
- Marlins & Cardinals Player Development: Hydrotherapy room foundations completed, building foundations completed, slab on grade completed, masonry walls and tie beams completed. Steel erection/decking is in progress.
- Cardinals Dining and Meeting Facility: Existing Batting Tunnel demolished. Rough grading completed, underground plumbing and electrical completed, building foundations completed, slab on grade completed, masonry walls and tie beams completed. Steel erection/decking is in progress.
- Third Base Bar: Existing aluminum bleachers and temporary slab demolished. Foundations and steel erection are completed. Roof installation completed. Underground plumbing and electrical are in progress.
- The Grab-N-Go & Commissary: Demolition completed. Underground mechanical, electrical & plumbing is in progress.
- New Team Store: Rough grading completed, slab on grade completed, masonry walls completed. Tie beams and columns are in progress.



Spring Training Facility Funding Agreement
Roger Dean Chevrolet Stadium (SB23-007) (R2023-0367)
Development Period Report No.11
(Reporting Period: July 18, 2025 – October 15, 2025)

Detailed Accounting of All Funds

Public

Payee	Description	Prior Reporting Periods	7/10/25-10/07/25	Totals
<u>Fund 3807 – Tourist Development Council Advance</u> JSL	Construction management services	\$6,935,937.61	\$830.73	\$6,936,768.34
<u>Fund 3081 – 34.55 NAV Public Improvement Revenue Bonds</u> Various	Issuance costs/Construction Management Services	\$8,981,976.27	\$5,449,796.21	\$14,431,772.48
<u>Fund 3082 –88.145M NAV Taxable Public Improvement Revenue Bonds</u> Various	Issuance costs/Construction Management Services	\$12,814,295.94	\$10,579,691.80	\$23,393,987.74
Totals		\$28,732,209.82	\$16,030,318.74	\$44,762,528.56



Spring Training Facility Funding Agreement
Roger Dean Chevrolet Stadium (SB23-007) (R2023-0367)
Development Period Report No.11
(Reporting Period: July 18, 2025 – October 15, 2025)

Private

Payee	Description	Prior Reporting Periods	7/18/25 – 10/15/25	Totals
HPM**	Program management services and other soft costs	\$346,816.28		\$346,816.28
MTI	Program management services and other soft costs	\$2,101,752.94	\$423,560.00	\$2,525,312.94
NFP Property and Casualty	Insurance	\$7,883.00		\$7,883.00
Fairly Group	Consultant	\$50,000.00		\$50,000.00
Total		\$2,506,452.22	\$423,560.00	\$2,930,012.22

Notes:

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



Vendor Contracts Over \$250,000

Bid Package Description	SUB
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.
JSL008 – High Density Wifi Systems	iPower Technologies, Inc.
JSL009 – Furniture Package #1	Superior Installation Networks, Inc
JSL011 – Threshold/Special Inspection	Jezerinac Group, PLLC.
JSL012 – Athletic Room Equipment	Arch Amenities Group
JSL013 – Weight Room Equipment	Arch Amenities Group
S002 – Team Store Fixture	OPTO International 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

Mjg