

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

Meeting Date: June 9, 2026

Consent

Regular

Ordinance

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. 12, for the period from October 16, 2025 through January 13, 2026, to the Department of Economic Opportunity (DEO); and

B) RDCS Project development period report No. 13 for the period from January 14, 2026 through April 13, 2026, 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. 12
- 2. RDCS Renovation Project Development Report No. 13

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Recommended By: MB Jensen Department Director May 7, 2026 Date

Approved By: Fee Chief Deputy County Administrator 5/21/26 Date

**II. FISCAL IMPACT ANALYSIS**

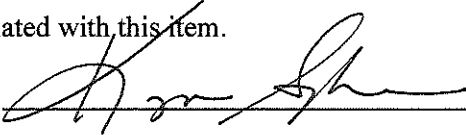
**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2026	2027	2028	2029	2030
Capital Expenditures			_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>		=====	=====	=====	=====
# 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

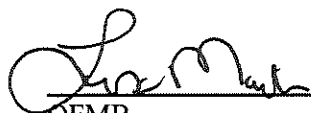
**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

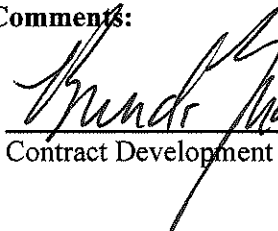
There is no fiscal impact associated with this item.

**C. Departmental Fiscal Review:** 

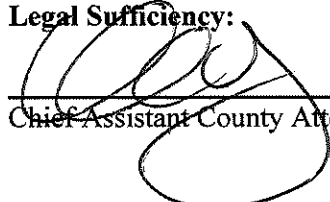
**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Development Comments:**

  
 OFMB  
 5/11/2026  
 OAH 5/11  
 RAC 5/11

  
 Contract Development and Control  
 5/13/26  
 2025.12.26

**B. Legal Sufficiency:**

  
 Chief Assistant County Attorney  
 5/19/26

**C. Other Department Review:**

\_\_\_\_\_

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



January 13, 2026

**Facilities Development & Operations Department**

2633 Vista Parkway  
West Palm Beach, FL 33411  
Telephone - (561) 233-0200

[www.pbc.gov/fdo](http://www.pbc.gov/fdo)

**Palm Beach County Board of County Commissioners**

Sara Baxter, Mayor

Marci Woodward, Vice Mayor

Maria G. Marino

Gregg K. Weiss

Joel G. Flores

Maria Sachs

Bobby Powell Jr.

**County Administrator**

Joseph Abruzzo

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. 12  
(Reporting Period: October 16, 2025 – January 13, 2026)

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. 12 detailing project activities from October 16, 2025 through January 13, 2026. 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.12 submission is true and correct.

Should you require any additional information, please contact Jennifer Ferriol, Director, Facilities Development and Operations department at telephone number (561) 233-1447 or via email at [jferriol@pbc.gov](mailto:jferriol@pbc.gov).

Cordially,

Sara Baxter, 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.

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 substantially complete with the exception of Agility Field Drainage which is near completion. The mass grading and general site work is near completion.
- Pavement for new Maintenance Storage Building is complete.
- New asphalt is installed on Team's parking lot.
- TECO People's Gas was on site installing the new gas service re-feeds to existing buildings, and new service to the Marlins and Cardinals Player Development Building and the Cardinals Dining and Meeting Building.

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

- Marlins & Cardinals Clubhouse (Major League Side): Plumbing, Electrical and HVAC rough-in are complete, and finishes are near completion.
- New Maintenance Storage Building: Overhead Mechanical, Electrical, Plumbing rough-in are near completion. Finishes are ongoing.
- New Cardinals Batting Tunnel: Overhead Mechanical and Electrical rough-in, and finishes are near completion.
- Marlins & Cardinals Player Development: Building core and shell are complete, including exterior painting and overhead canopies. Mechanical, Electrical and Plumbing rough-in is near completion, and finishes are ongoing.
- Cardinals Dining and Meeting Facility: Building core and shell are complete, including exterior painting. Mechanical, Electrical and Plumbing rough-in is near completion, and finishes are ongoing. Kitchen equipment installation is ongoing.
- Third Base Bar: Roof installation, slab on grade and exterior masonry walls are complete. Mechanical, Electrical and Plumbing rough-in are near completion.
- The Grab-N-Go & Commissary: New slab on grade and exterior walls are complete. Overhead Mechanical, Electrical and Plumbing rough-in are near completion.
- New Team Store: Building core and shell are complete. Exterior Store Front, Mechanical and Electrical rough-in are ongoing.

Spring Training Facility Funding Agreement  
 Roger Dean Chevrolet Stadium (SB23-007) (R2023-0367)  
 Development Period Report No.12  
 (Reporting Period: October 16, 2025 – January 13, 2026)

**Detailed Accounting of All Funds**

**Public**

<b>Payee</b>	<b>Description</b>	<b>Prior Reporting Periods</b>	<b>10/16/25-1/13/25</b>	<b>Totals</b>
<u>Fund 3807 – Tourist Development Council Advance</u> JSL	Construction management services	\$6,936,768.34	\$103.84	<b>\$6,936,872.18</b>
<u>Fund 3081 – 34.55 NAV Public Improvement Revenue Bonds</u> Various	Issuance costs/Construction Management Services	\$14,431,772.48	\$3,349,916.99	<b>\$17,781,689.47</b>
<u>Fund 3082 –88.145M NAV Taxable Public Improvement Revenue Bonds</u> Various	Issuance costs/Construction Management Services	\$23,393,987.74	\$6,502,780.10	<b>\$29,896,767.84</b>
<b>Totals</b>		<b>\$44,762,528.56</b>	<b>\$9,852,800.93</b>	<b>\$54,615,329.49</b>

Spring Training Facility Funding Agreement  
 Roger Dean Chevrolet Stadium (SB23-007) (R2023-0367)  
 Development Period Report No.12  
 (Reporting Period: October 16, 2025 – January 13, 2026)

**Private**

<b>Payee</b>	<b>Description</b>	<b>Prior Reporting Periods</b>	<b>10/16/25 – 1/13/25</b>	<b>Totals</b>
HPM**	Program management services and other soft costs	\$346,816.28		<b>\$346,816.28</b>
MTI	Program management services and other soft costs	\$2,525,312.94	\$423,560.00	<b>\$2,948,872.94</b>
NFP Property and Casualty	Insurance	\$7,883.00		<b>\$7,883.00</b>
Fairly Group	Consultant	\$50,000.00		<b>\$50,000.00</b>
<b>Total</b>		<b>\$2,930,012.22</b>	<b>\$423,560.00</b>	<b>\$3,353,572.22</b>

Notes:

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

**Vendor Contracts Over \$250,000**

<b>Bid Package Description</b>	<b>SUB</b>
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.
JSL009.1 – Furniture Package #2	Empire Office Inc.
JSL011 – Threshold/Special Inspection	Jezerinac Group, PLLC.
JSL012 – Athletic Room Equipment	Arch Amenities Group
JSL013 – Weight Room Equipment	Arch Amenities Group
JSL014 – Laundry Equipment	Lapsco Inc.
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



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Bobby Powell Jr.

**County Administrator**

**Joseph Abruzzo**

April 13, 2026

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. 13  
(Reporting Period: January 14, 2026 – April 13, 2026)

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. 13 detailing project activities from January 14, 2026 through April 13, 2026. 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.13 submission is true and correct.

Should you require any additional information, please contact Jennifer Ferriol, Director, Facilities Development and Operations department at telephone number (561) 233-1447 or via email at [jferriol@pbc.gov](mailto:jferriol@pbc.gov).

Cordially,

A handwritten signature in black ink, appearing to read "Sara Baxter".

Sara Baxter, 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 Construction Manager at Risk (CMAR) completed the off-season work which included stadium administration spaces renovation, make-ready work for clubhouse renovations, outfield fence and bullpen improvements.

The Roger Dean Chevrolet Stadium successfully hosted the 2026 Spring Training Season which started on February 21, 2026, and finished on March 22, 2026.

Most of the project’s scope of work (as listed below) started on April 4, 2025 with the project near completion. 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:

- Site development activities including the Agility Field Drainage are complete.
- TECO People's Gas completed and activated all the new gas service re-feeds to existing buildings, and new service to the Marlins and Cardinals Player Development Building and the Cardinals Dining and Meeting Building. 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): New improvements and finishes are complete except for the Standing Seam Roof Replacement which is scheduled for June 2026. The clubhouses are ready for utilization while the CMAR is actively working on Mechanical, Electrical and Plumbing commissioning and punch list items.
- New Maintenance Storage Building: No change. CMAR reallocated labor from this structure to supplement manpower working on the team/stadium spaces needed for Spring Training.
- New Cardinals Batting Tunnel: Ready for utilization. CMAR is actively working on Mechanical, Electrical and Plumbing commissioning and punch list items.
- Existing Marlins Batting Tunnel: Ready for utilization. CMAR is actively working on Mechanical, Electrical and Plumbing commissioning and punch list items.
- Marlins & Cardinals Player Development: Ready for utilization. CMAR is actively working on Mechanical, Electrical and Plumbing commissioning and punch list items.
- Cardinals Dining and Meeting Facility: Ready for utilization. CMAR is actively working on Mechanical, Electrical and Plumbing commissioning and punch list items.
- Third Base Bar: Ready for utilization. CMAR is actively working on Mechanical, Electrical and Plumbing commissioning and punch list items.
- The Grab-N-Go & Commissary: No change. CMAR reallocated labor from this structure to supplement manpower working on the team/stadium spaces needed for Spring Training.
- New Team Store: Ready for utilization. CMAR is actively working on Mechanical, Electrical and Plumbing commissioning and punch list items.

Permitting activities:

- Team Spaces Temporary Certificate of Occupancy issued on February 9, 2026.
- Stadium Spaces Temporary Certificate of Occupancy issued on February 20, 2026 (with exception of Grab & Go, and Maintenance Storage Building).

Spring Training Facility Funding Agreement  
 Roger Dean Chevrolet Stadium (SB23-007) (R2023-0367)  
 Development Period Report No.13  
 (Reporting Period: January 14, 2026 – April 13, 2026)

**Detailed Accounting of All Funds**

**Public**

<b>Payee</b>	<b>Description</b>	<b>Prior Reporting Periods</b>	<b>1/14/26-4/13/26</b>	<b>Totals</b>
<u>Fund 3807 – Tourist Development Council Advance</u> JSL	Construction management services	\$6,936,872.18	\$519.21	<b>\$6,937,391.39</b>
<u>Fund 3081 – 34.55 NAV Public Improvement Revenue Bonds</u> Various	Issuance costs/Construction Management Services	\$17,781,689.47	\$14,822,165.50	<b>\$32,603,854.97</b>
<u>Fund 3082 – 88.145M NAV Taxable Public Improvement Revenue Bonds</u> Various	Issuance costs/Construction Management Services	\$29,896,767.84	\$28,772,438.89	<b>\$58,669,206.73</b>
<b>Totals</b>		<b>\$54,615,329.49</b>	<b>\$43,595,123.60</b>	<b>\$98,210,453.09</b>

Spring Training Facility Funding Agreement  
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**Private**

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Fairly Group	Consultant	\$50,000.00		<b>\$50,000.00</b>
<b>Total</b>		<b>\$3,353,572.22</b>	<b>\$423,560.00</b>	<b>\$3,777,132.22</b>

Notes:

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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