Agenda Item #: 3H-6

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date:	**December 1, 2026**	**[X] 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. 14, for the period from April 14, 2026 through July 12, 2026, to the Department of Economic Opportunity (DEO).; and

B) RDCS Project development period report No. 15 for the period from July 13, 2026, through October 10, 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. **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. 14
2. RDCS Renovation Project Development Report No. 15

Recommended By: MB _____ 10-29-2026
Department Director **Date**

Approved By: _____ 11/4/26
Chief Deputy County Administrator **Date**

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2027	2028	2029	2030	2031
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:

10/30/26
OFMB DC 10/30 DA 10/30

11/2/26
Contract Development and Control ZG 10.30.26

B. Legal Sufficiency:

11/3/26
Chief Assistant County Attorney

C. Other Department Review:

_____

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

ATTACHMENT # 1

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

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

"An Equal Opportunity Employer"

July 10, 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. 14
(Reporting Period: April 14, 2026 – July 12, 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. 14 detailing project activities from April 14, 2026 through July 12, 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.14 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.

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.

The 2026 Florida State League and Florida Complex League seasons continue uninterrupted, with the project close-out process having no impact on MiLB operations at the Roger Dean Chevrolet Stadium Complex.

Most of the project's scope of work (as listed below) started on April 4, 2025 with Project close-out near completion. The required close-out activities will continue through October 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:

- Pavement, landscape and site development punch list items are being addressed and scheduled to be completed by the end of September 2026.
-

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

- Marlins & Cardinals Clubhouse (Major League Side): Standing Seam Roof Replacement is in progress. The clubhouses are being utilized while the CMAR is actively working on Mechanical, Electrical and Plumbing commissioning and punch list items.
- New Maintenance Storage Building: In active use. CMAR is actively working on Mechanical, Electrical and Plumbing commissioning and punch list items.
- New Cardinals Batting Tunnel: In active use. CMAR is actively working on Mechanical, Electrical and Plumbing commissioning and punch list items.
- Existing Marlins Batting Tunnel: In active use. CMAR is actively working on Mechanical, Electrical and Plumbing commissioning and punch list items.
- Marlins & Cardinals Player Development: In active use. CMAR is actively working on Mechanical, Electrical and Plumbing commissioning and punch list items.
- Cardinals Dining and Meeting Facility: In active use. CMAR is actively working on Mechanical, Electrical and Plumbing commissioning and punch list items.
- Third Base Bar: In active use. CMAR is actively working on Mechanical, Electrical and Plumbing commissioning and punch list items.
- The Grab-N-Go & Commissary: Overhead Mechanical, Electrical and Plumbing installation is ongoing.
- New Team Store: In active use. CMAR is actively working on Mechanical, Electrical and Plumbing commissioning and punch list items.
- Existing Maintenance Building Renovations: Selective demolition is complete. Mechanical, Electrical and Plumbing overhead rough-in is ongoing.

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).
- Maintenance Storage Building Temporary Certificate of Occupancy issued on June 8, 2026.
- All Field Bulletin 1 Permit Drawings submitted are approved to date.

Detailed Accounting of All Funds

Public

Payee	Description	Prior Reporting Periods	4/14/26-7/12/26	Totals
Fund 3807 – Tourist Development Council Advance JSL	Construction management services	$6,937,391.39	$0	**$6,937,391.39**
Fund 3081 – 34.55 NAV Public Improvement Revenue Bonds Various	Issuance costs/Construction Management Services	$32,603,854.97	$6,789,398.59	**$39,393,253.56**
Fund 3082 –88.145M NAV Taxable Public Improvement Revenue Bonds Various	Issuance costs/Construction Management Services	$58,669,206.73	$14,558,266.72	**$73,227,473.45**
	Totals	**$98,210,453.09**	**$21,347,665.31**	**$119,558,118.40**

Private

Payee	Description	Prior Reporting Periods	4/14/26 – 7/12/26	Totals
HPM**	Program management services and other soft costs	$346,816.28		**$346,816.28**
MTI	Program management services and other soft costs	$3,372,432.94	$597,972.00	**$3,970,404.94**
NFP Property and Casualty	Insurance	$7,883.00		**$7,883.00**
Fairly Group	Consultant	$50,000.00		**$50,000.00**
	Total	**$3,777,132.22**	**$597,972.00**	**$4,375,104.22**

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.
JSL007 – Signage & Graphics	SouthEast Sign & Co.
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.
JSL015 – Team Store Fixture	OPTO International Inc.
S002 – Ribbon Boards	Daktronics 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

ATTACHMENT 2

Facilities Development & Operations Department

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

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Palm Beach County Board of County Commissioners

Sara Baxter, Mayor

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Bobby Powell Jr.

County Administrator

Joseph Abruzzo

"An Equal Opportunity Employer"

October 9, 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. 15
(Reporting Period: July 13, 2026 – October 10, 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. 15 detailing project activities from July 13, 2026 through October 10, 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.15 submission is true and correct. This constitutes the final periodic report leading up to project completion.

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.

Cordially,

Sara Baxter, Mayor
Palm Beach County Board of County Commissioners

Spring Training Facility Funding Agreement
Roger Dean Chevrolet Stadium (SB23-007) (R2023-0367)
Development Period Report No.15
(Reporting Period: July 13, 2026 – October 10, 2026)

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 met 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 2026 Florida State League and Florida Complex League has successfully come to an end with the project close-out process having no impact on MiLB operations at the Roger Dean Chevrolet Stadium Complex.

Most of the project's scope of work (as listed below) started on April 4, 2025 with Project close-out near completion. The required close-out activities will continue through October 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

This is the final Development Period Report for the Project with Final Completion projected for the end of October 2026.

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

Site Improvements:

- Pavement, landscape and site development punch list items are complete and signed off by the Engineer of Record.
-

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

- Marlins & Cardinals Clubhouse (Major League Side): Standing Seam Roof Replacement is in progress and will be complete before the end of October 2026. The remaining Mechanical, Electrical and Plumbing commissioning and punch list items will be complete by the end of October 2026.
- New Maintenance Storage Building: In active use. The remaining Mechanical, Electrical and Plumbing commissioning and punch list items will be complete by the end of October 2026.
- New Cardinals Batting Tunnel: In active use. The remaining Mechanical, Electrical and Plumbing commissioning and punch list items will be complete by the end of October 2026.
- Existing Marlins Batting Tunnel: In active use. The remaining Mechanical, Electrical and Plumbing commissioning and punch list items will be complete by the end of October 2026.
- Marlins & Cardinals Player Development: In active use. The remaining Mechanical, Electrical and Plumbing commissioning and punch list items will be complete by the end of October 2026.
- Cardinals Dining and Meeting Facility: In active use. The remaining Mechanical, Electrical and Plumbing commissioning and punch list items will be complete by the end of October 2026.
- Third Base Bar: In active use. The remaining Mechanical, Electrical and Plumbing commissioning and punch list items will be complete by the end of October 2026.
- The Grab-N-Go & Commissary: The final Authority Having Jurisdiction inspections are ongoing and are expected to be complete in October, 2026. The remaining Mechanical, Electrical and Plumbing commissioning and punch list items will be complete by the end of October 2026.
- New Team Store: In active use. The remaining Mechanical, Electrical and Plumbing commissioning and punch list items will be complete by the end of October 2026.
- Existing Maintenance Building Renovations: The remaining Mechanical, Electrical and Plumbing commissioning and punch list items will be complete by the end of October 2026.

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).
- Maintenance Storage Building Temporary Certificate of Occupancy issued on June 8, 2026.
- Marlins Batting Tunnel was issued Final Certificate of Occupancy on September 22, 2026.
- Remaining areas are scheduled to receive the Final Certificate of Occupancy by end of October 2026.
- All Field Bulletin 1 Permit Drawings submitted are approved to date.

Detailed Accounting of All Funds

Public

Payee	Description	Prior Reporting Periods	7/13/26-10/10/26	Totals
Fund 3807 – Tourist Development Council Advance JSL	Construction management services	$6,937,391.39	$0	**$6,937,391.39**
Fund 3081 – 34.55 NAV Public Improvement Revenue Bonds Various	Issuance costs/Construction Management Services	$39,393,253.56	$52,470.90	**$39,445,724.46**
Fund 3082 –88.145M NAV Taxable Public Improvement Revenue Bonds Various	Issuance costs/Construction Management Services	$73,227,473.45	$6,977,284.98	**$79,528,799.87**
	Totals	**$119,558,118.40**	**$7,029,755.88**	**$126,587,874.28**

Private

Payee	Description	Prior Reporting Periods	7/13/26 – 10/10/26	Totals
HPM**	Program management services and other soft costs	$346,816.28		**$346,816.28**
MTI	Program management services and other soft costs	$3,970,404.94	$505,794.80	**$4,476,199.74**
NFP Property and Casualty	Insurance	$7,883.00		**$7,883.00**
Fairly Group	Consultant	$50,000.00		**$50,000.00**
	Total	**$4,375,104.22**	**$505,794.80**	**$4,880,899.02**

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
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JSL006 – Tele Data Structure Cabling	Jade Communications, Inc.
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JSL014 – Laundry Equipment	Lapsco Inc.
JSL015 – Team Store Fixture	OPTO International Inc.
S002 – Ribbon Boards	Daktronics Inc.
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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