



ROGER DEAN CHEVROLET STADIUM RENOVATION



JANUARY 21, 2022

RFP FOR CONSTRUCTION MANAGER
AT RISK

PROJECT NAME

**ROGER DEAN CHEVROLET STADIUM
AND SPORTS COMPLEX
RENOVATION**

PROPOSAL DUE DATE

FEBRUARY 14, 2022 BY 2:00PM EST

ON THE AGENDA

- ATTENDANCE
- TEAM INTRODUCTIONS
- RFP DOWNLOAD
- NDA
- EXISTING CONDITIONS
- SCOPE OVERVIEW
- PROJECT BUDGET
- SCHEDULE
- RFP REQUIREMENTS
- GENERAL NOTES
- ATTENDANCE CONFIRMATION



MANDATORY PRE-PROPOSAL MEETING

BlueJeans by Verizon

RDCS Pre-Bid Test Drive

What's New Help

Start Rec & Highlights

PEOPLE CHAT APPS SETTINGS

You are the only one here

Share the link to invite other people

<https://bluejeans.com/566395518/3783>

Dolby Voice

1. Login into BlueJeans video conference via link provided.
2. Click on the "Chat" icon.

MANDATORY PRE-PROPOSAL MEETING

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What's New Help

Start Rec & Highlights

VIDEO AUDIO SCREEN SHARE END

PEOPLE CHAT APPS SETTINGS

EVERYONE DIRECT MESSAGES

9:58 AM Me

Courtney Turco, Fawley Bryant Architecture abc@firm.com

You are the only one here

Share the link to invite other people

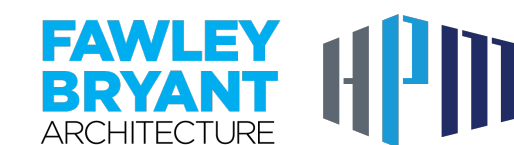
<https://bluejeans.com/566395518/3783>

Dolby Voice

Type your message

3. Enter your name, email and firm in the chat window.

This is the meeting sign-in. You must complete this step to be counted as having attended.



TEAM INTRODUCTIONS



DAN GOOD

Vice President, Business Development
St. Louis Cardinals



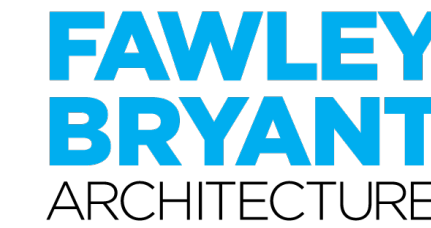
ALAN BUTLER

Senior Program Manager



TONY BRASILE

Vice President, Projects & Corporate Services
Miami Marlins



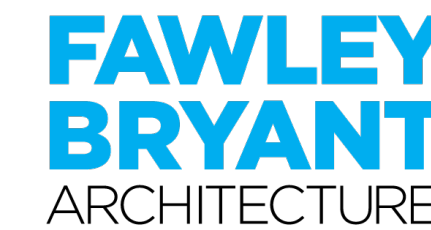
STEVE PADGETT

Principal-In-Charge



MIKE BAUER

General Manager
Jupiter Stadium LLC



KIRK BAUER

Senior Project Manager



DEIRDRE KYLE

Small Business Development Specialist III
Palm Beach County



BRENDA ZNACHKO

Director, FDO Business Operations
Palm Beach County





Download RFP Documents
and Sample CM Contract form:

<https://www.RogerDeanChevroletStadium.com/CMRFP2022>

The attendance log from this meeting, a copy of the presentation slides from this Mandatory Pre-Proposal Meeting, and any supplements to the RFP will be posted to the above site.



JSL has developed a set of schematic design drawings applicable to the Project (the “SD Drawings”). Proposers who request access to SD Drawings will first be required to sign a non-disclosure agreement.

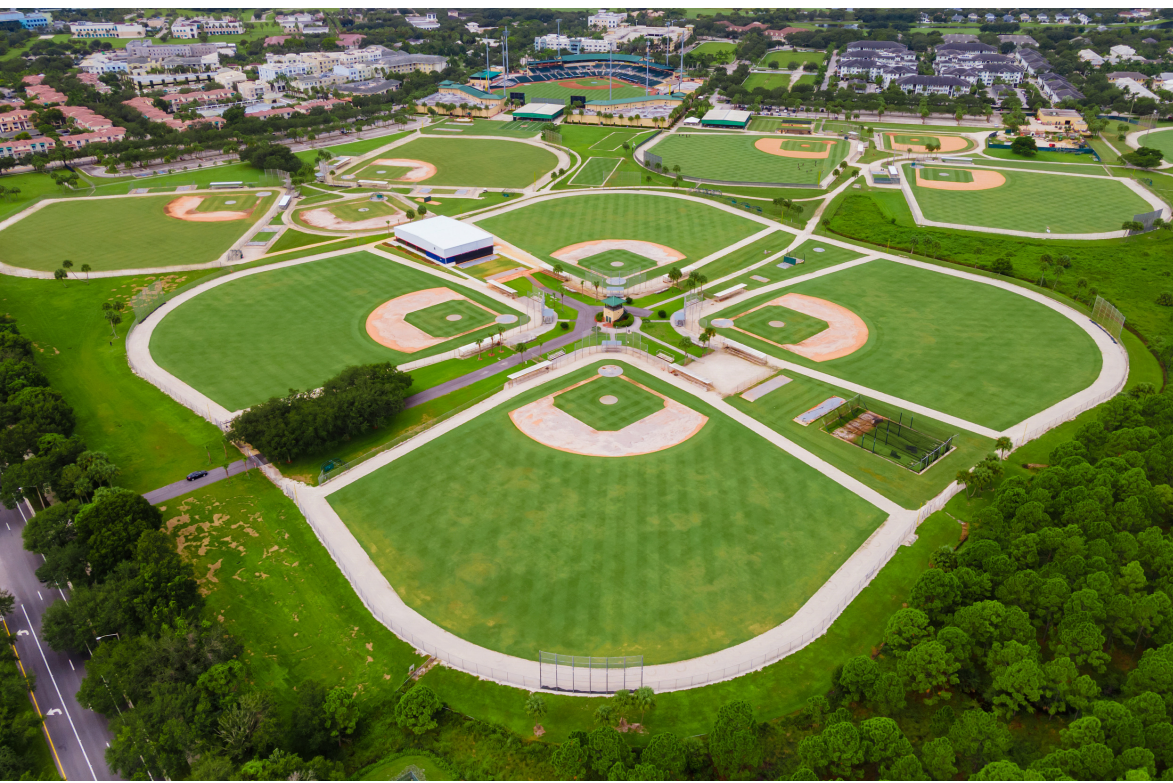
Please email abutler@hpmleadership.com

for instructions to access the non-disclosure agreement.

Fully executed agreements returned prior to the question deadline of **02/07/2022 at 4pm** will receive a copy of the SD Drawings.



EXISTING CONDITIONS



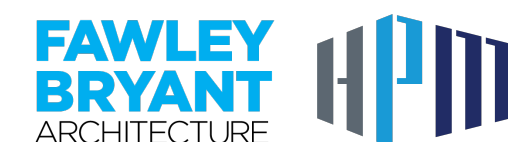
FACILITY IMPROVEMENTS

1. Replace existing sound system to provide an enhanced fan experience
2. Incorporate Wi-Fi/Distributed Antenna System (DAS) availability to the general public throughout the seating bowl, concourse and practice fields
3. New group area on the third base line with a second level deck that is interactive (food and beverage, games, and entertainment), which would also include an upgrade and replacement of existing bleacher seats with fixed seating
4. Upgrade concession stands including front and back of house as well as commissary and install drink rails for fan usage on the concourse
5. Expansion of the Team Store to create a better experience and more space for general public
6. Expansion of storage, specifically including the addition of storage areas on first and third base side of the Stadium and increasing the size of the maintenance building so that it can accommodate storage and equipment for the teams and County for tournament use
7. Expansion of Visiting Clubhouse for the Stadium to attract more tournaments and events
8. Relocation of bullpens to enhance player safety and provide better sightlines for fans



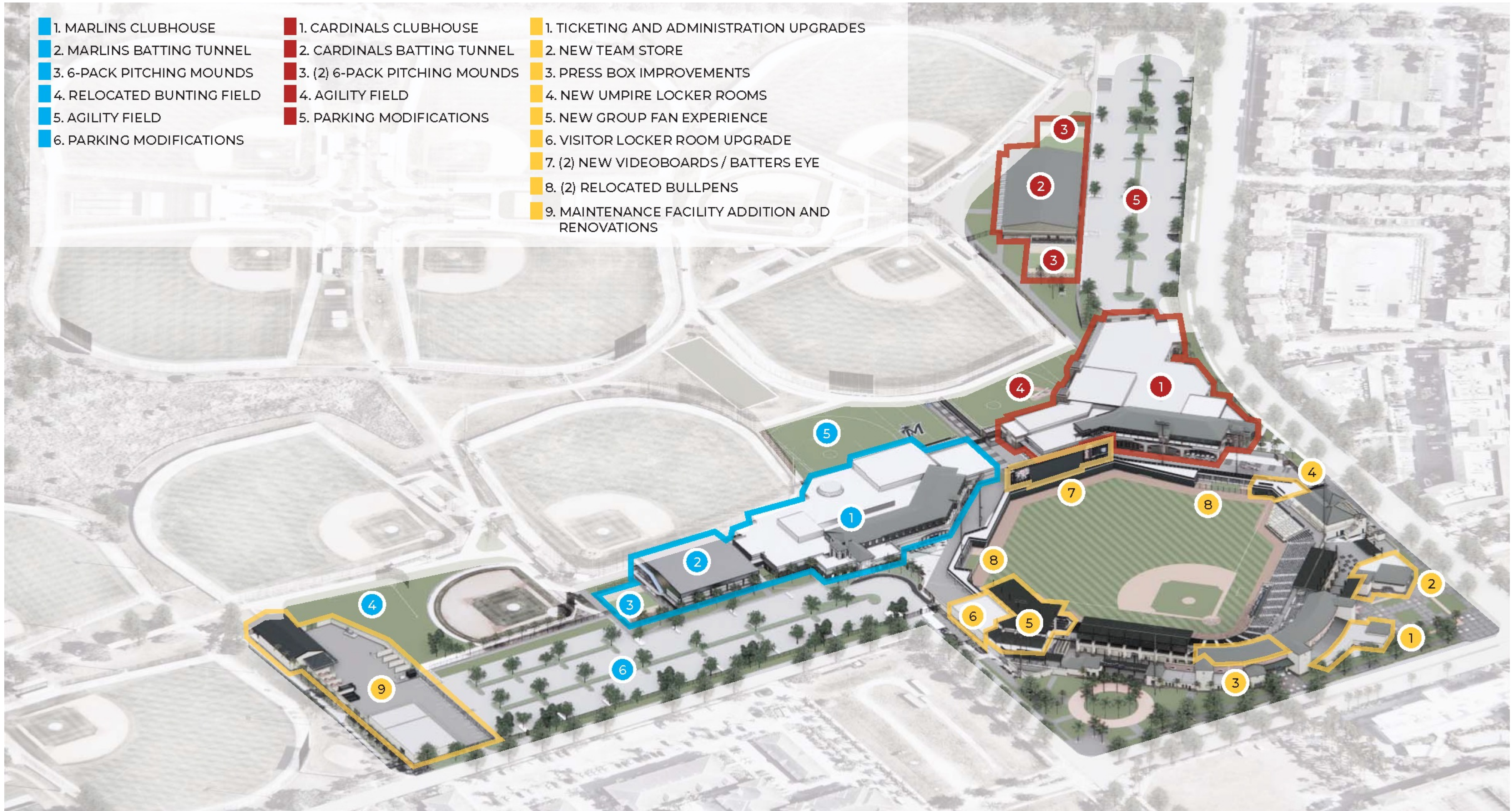
FACILITY IMPROVEMENTS – CONT.

9. In order to enhance fan safety, install new security system, including video surveillance system, access control system and install an upgraded telephone system throughout the facility
10. Renovation and expansion of office space available for Stadium operations staff (including the Ticket Office)
11. Improvements to the Press Box areas of both teams for public use and to enhance media coverage of Roger Dean Chevrolet Stadium
12. Art in Public Places component to enhance the fan experience
13. In order to attract more tournaments and events, upgrade and install new batting cages and agility fields and expand the facilities to include new theatres/classrooms as well as a new restroom facility at the quad (available for use by County and public per agreed upon terms of New Use Agreement)
14. Substantially renovate two new clubhouse/administrative buildings for the Miami Marlins and St. Louis Cardinals to meet current and future Spring Training requirements as well as year-round player development needs

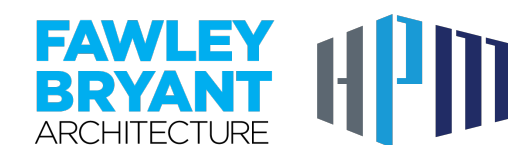


MASTER PLAN

- | | | |
|----------------------------|-------------------------------|--|
| 1. MARLINS CLUBHOUSE | 1. CARDINALS CLUBHOUSE | 1. TICKETING AND ADMINISTRATION UPGRADES |
| 2. MARLINS BATTING TUNNEL | 2. CARDINALS BATTING TUNNEL | 2. NEW TEAM STORE |
| 3. 6-PACK PITCHING MOUNDS | 3. (2) 6-PACK PITCHING MOUNDS | 3. PRESS BOX IMPROVEMENTS |
| 4. RELOCATED BUNTING FIELD | 4. AGILITY FIELD | 4. NEW UMPIRE LOCKER ROOMS |
| 5. AGILITY FIELD | 5. PARKING MODIFICATIONS | 5. NEW GROUP FAN EXPERIENCE |
| 6. PARKING MODIFICATIONS | | 6. VISITOR LOCKER ROOM UPGRADE |
| | | 7. (2) NEW VIDEOBOARDS / BATTERS EYE |
| | | 8. (2) RELOCATED BULLPENS |
| | | 9. MAINTENANCE FACILITY ADDITION AND RENOVATIONS |



CONFIDENTIAL



CONFIDENTIAL





\$89m

HARD COST
CONSTRUCTION
BUDGET

BONDING & INSURANCE REQUIREMENTS

- Letter of intent from Surety for \$89 Million
- CGL - \$10 Million per occurrence
- Excess/Umbrella —\$50 Million
- JSL will provide Builder's Risk
- Refer to the full requirements in the Insurance Coverage and Limit Table (Section 31.15 of the General Conditions attached to the sample contract in the RFP)

CM TIMELINE

2022

2023

Jan Mar May Jul Sep Nov Jan Mar

RFP Solicitation Start / Advertisement

Jan 2

Mandatory Pre-Proposal Call

Jan 21

RFP Question Deadline (4pm)

Feb 7

RFP Deadline (2pm)

Feb 14

Shortlist Committee

Mar 4

Final Selection Committee

Mar 11

Negotiate & Execute CM at Risk Agreement

Apr 11

CM Design Development Pricing Exercise

Apr 18 - May 13

Design Development Package Issued to HPM

Apr 19

Construction Documents

May 16 - Sep 16

Public Bidding of Construction Subcontracts

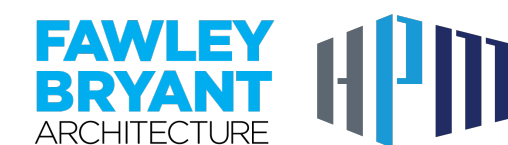
Sep 19 - Oct 18

CM GMP Due

Oct 19

Earliest Possible Start Date for Construction

Apr 3

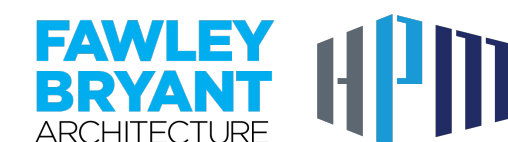


PROJECT STRUCTURE

- The Stadium is owned by Palm Beach County (County)
- JSL currently has a use agreement with County for the Stadium
- As part of an extension of the use agreement to 2048, the facility will be renovated
- JSL will oversee the design and construction of the renovation
- JSL issued this RFP and any resulting contract will be between the successful firm and JSL and not the County
- JSL is required to follow the County's selection processes when hiring the CM firm since County funds will be used for construction

COMPETITIVE PROPOSAL SELECTION

- Selection will follow the Competitive Proposal Selection Process set out in the County's PPM# CW-O-092



SHORT-LIST SELECTION CRITERIA (Competitive Proposal Selection Process)	Point Value
	SHORT-LIST
1. Related Building Experience – Areas of Consideration: Successful completion of projects comparable in design, type and scope; Recommendation of previous owners and architects; Other similar factors including litigation history.	25
2. Pre-Construction Services Staff – Areas of Consideration: General and specific project related capability of Proposer’s pre-construction services staff including depth and abilities of the organization which it can draw upon as needed; includes management, technical and support staff.	15
3. Construction Services Staff – Areas of Consideration: Ability and experience of the proposed construction services staff with specific emphasis on project related experience.	10
4. Volume of Previous Work – amount of construction management work awarded or funded by the County in the past 6 years with the objective to distribute the work among qualified Proposers.	10
5. Location of Firm’s Offices where work will be accomplished.	5
6. Pricing - The Proposer with the lowest overall price will receive the maximum number of points listed, and proposals with higher prices will receive fewer points based on how much higher they are than the lowest price	20
7. EBO Program - Evaluation Preferences as applied by the GSC SBE Evaluation Preference for Mentoring: 5 points for CM/SBE Partner SBE Evaluation Preference for SBE Participation: up to 10 points for SBE Participation Plan	15



FINAL SELECTION CRITERIA (Competitive Proposal Selection Process)	Point Value
	FINAL
1. Qualifications of the Proposer - Areas of Consideration: Successful completion of similar projects using the construction management process; recommendation of previous owners and Architects; Other similar factors including litigation history.	20
2. Proposed Project Staff and Functions – Areas of Consideration: The Project Management team’s experience with similar projects, with public projects, and overall Construction Management experience; Recommendations from previous Owners and Architects.	25
3. Comprehensive Project Management Services – Areas of Consideration: ability and history of the Proposer and its staff to deliver projects using effective management tools and techniques; Proposer's scheduling system and cost control system including methods for assuring subcontractors' adherence to schedule; ability of Proposer to hold to original schedules and budgets; Proposer’s approach to establishing a guaranteed maximum price including methods of cost control and reporting systems.	5
4. Volume of Previous Work – amount of construction management work awarded or funded by the County in the past 6 years with the objective to distribute the work among qualified Proposers.	10
5. Location of Firm’s Offices where work will be accomplished.	5
6. Pricing - The Proposer with the lowest overall price will receive the maximum number of points listed, and proposals with higher prices will receive fewer points based on how much higher they are than the lowest price.	20
7. EBO Program - Evaluation Preferences as applied by the GSC SBE Evaluation Preference for Mentoring: 5 points for CM/SBE Partner SBE Evaluation Preference for SBE Participation: up to 10 points for SBE Participation Plan	15



APIs FOR THIS SOLICITATION

- **SELECTION OF CM**

- SBE Evaluation Preference for Mentoring – 5 Points for CM/SBE Partner

Include in proposal signed MOU with SBE Partner and completed OEBO Schedules 1 & 2

- SBE Evaluation Preference for SBE Participation – 10 Points for SBE Participation Plan

Include in proposal S/M/WBE Plan on how proposer will meet the mandatory subcontracting goal during construction

- **S/M/WBE MANDATORY GOALS FOR CONSTRUCTION SUBCONTRACTS**

- SBE Mandatory Participation 20% of which 5% must be MBE participation by African American and/or Hispanic American firms
- Before bidding construction subcontracts, selected CM must work closely with the Office of EBO to identify S/M/WBE firms and notify them of bidding opportunities
- After documented good faith efforts and outreach to S/M/WBE subcontractors, if CM is unable to meet the mandatory subcontracting goal, the CM may apply for a waiver request from the Office of EBO

REMARKS



www.pbcgov.org/oebo

Deirdre Kyle

Small Business Development Specialist III



561-616-6854



DKYLE@pbcgov.org

PROPOSAL

- Proposal becomes part of the Contract Documents of the Successful Proposer
- CM Staff, especially the Project Manager, proposed by Successful Proposer must be continually involved in the Project



PROPOSAL CONTENTS

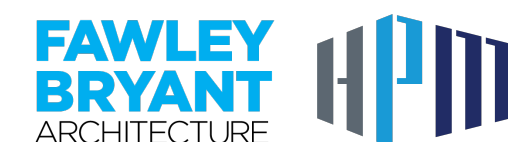
- Table of Contents
- Letter of Intent From Surety Company (\$89M bond)
- Proposal Certification Form (Attachment A)
- Addendum to Proposal Certification Form (Attachment A-1)
- Related Experience – Project List
- Claims and Litigation History
- Pre-construction Services Staff Organizational Chart
- Construction Services Staff Organizational Chart
- Project Management Services Description
- Volume of Previous Work Form (Attachment B)

PROPOSAL CONTENTS CONTINUED

- Location of Firm's Offices, Including Certification (Attachment C) and PBC Business Tax Receipt (for proposers desiring to receive local office points)
- CM Mentor Program – Signed MOU Between CM and SBE, If You Want Evaluation Points for CM/SBE Partner
- History of S/M/WBE Participation on Project List
- S/M/WBE Plan to Achieve 20% SBE of which 5% is MBE (AA, HA)
- Firm's Commitment to Achieving Construction Subcontracting Goals of 20% SBE of which 5% is MBE (AA, HA)
- Conflict of Interest Disclosure Form (Attachment E)

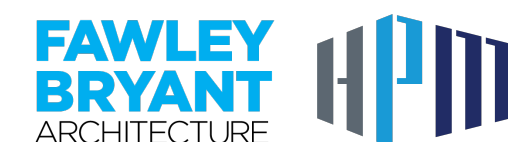
PROPOSAL CONTENTS CONTINUED

- Financial Proposal Form (Attachment F)
- Exceptions to JSL Form Contract
- Copies of S/M/WBE Certificates for Firms (Primes And Subs) That Are Certified As S/M/WBEs
- EBO Schedules 1 & 2 (if proposer elects to participate in the CM Mentor Program)
- Narrative describing experience working in Palm Beach County with local subcontractors and timely payment of local subcontractors
- Other Information That May Be Appropriate



IMPORTANT REMINDERS

- Proposal Must Include Signed MOU With SBE Partner and completed OEBO Schedules 1 and 2 In Order To Get Evaluation Points For CM/SBE Partnering
- Attachments A, A-1, B, C, E and F Must Be Completed Signed and Returned With Proposal
- Mandatory Subcontracting Goal For The Construction Subcontracts is 20% SBE of which 5% must be MBE (AA, HA)
- Proposer & SBE Partner Must Register In VSS Before Contract Award



- Tournaments in 2023
- Underground Utilities
- Questions after Pre-Proposal Meeting [Deadline 02/07/2022]
- Public Procurement Process
- Presence of Architect On-Site During Construction Period



QUESTIONS?

All questions must be submitted via email by 4pm on 02/07/2022 to:

Alan Butler

Senior Program Manager, HPM Leadership

✉ abutler@hpmleadership.com

ATTENDANCE CONFIRMATION

