

**SUPPLEMENT NO. 1**  
TO  
REQUEST FOR PROPOSALS  
CONSTRUCTION MANAGER AT RISK  
ROGER DEAN CHEVROLET STADIUM AND SPORTS COMPLEX  
RENOVATION PROJECT

DATE OF ISSUANCE: February 27, 2024

This supplement consists of two (2) pages and two (2) attachments.

**CHANGES TO THE REQUEST FOR PROPOSALS:**

1. The RFP “NOTICE” is deleted in its entirety and replaced in its entirety with a new “NOTICE”, which is attached to this Supplement 1.
2. RFP Section A.1, “Date and time for submission of Proposals”, is deleted in its entirety and replaced in its entirety as follows:

**1. Date and Time for Submission of Proposals.** Qualified construction management firms desiring to provide the services described herein (individually, a “Proposer”, or, generally, “Proposers”) shall submit a Proposal in a sealed envelope with one original (clearly marked), eight (8) copies (a total of 9 copies), and one copy on electronic media, at the General Manager’s office located at Roger Dean Chevrolet Stadium Office, 4751 Main St, Jupiter, FL 33458, with a copy by electronic mail to each of the following:

- Dan Good: dgood@cardinals.com
- Caroline O’Connor: coconnor@marlins.com
- Marc Taylor: mtaylor@marc-taylor.com

**Proposals must be received no later than 2:00 p.m., Eastern Time, April 5, 2024,** to the attention of:

Mike Bauer, General Manager Roger Dean Chevrolet Stadium 4751 Main St.  
Jupiter, FL 33458

3. RFP Section A.4, “Questions”, is deleted in its entirety and replaced in its entirety as follows:

**4. Questions.** Questions concerning this RFP must be directed in writing no later than 10:00 A.M., March 29, 2024, to Marc Taylor, Marc Taylor Inc., at mtaylor@marc-taylor.com. Include “CM RFP Roger Dean Chevrolet Stadium and Sports Complex Renovation” in the subject line of the e-mail.

4. RFP Attachment J, “Preliminary Schedule” is deleted in its entirety and replaced in its entirety with new RFP Attachment J, which is attached to this Supplement 1.

**QUESTIONS FROM PROPOSERS:**

None.

END OF SUPPLEMENT

**NOTICE  
REQUEST FOR PROPOSALS  
CONSTRUCTION MANAGER AT RISK  
FOR  
ROGER DEAN CHEVROLET STADIUM & SPORTS COMPLEX  
RENOVATION PROJECT (Revised)**

Proposals, consisting of those documents and information described in the Request for Proposals (RFP), will be received by Jupiter Stadium, Ltd. (JSL) until **2:00 PM** on April 5, 2024, at the General Manager's office located at Roger Dean Chevrolet Stadium Office, 4751 Main St., Jupiter, FL 33458, with a copy by electronic mail to each of the following:

- Dan Good: dgood@cardinals.com
- Caroline O'Connor: coconnor@marlins.com
- Marc Taylor: mtaylor@marc-taylor.com

Proposers will be submitting proposals to provide Construction Management at Risk services consisting of pre-construction services, developing a Guaranteed Maximum Price (GMP), and performing all construction services at risk for the renovation and new construction at Roger Dean Chevrolet Stadium and Sports Complex located at 4751 Main St., Jupiter Florida (the "Project").

Preliminary construction cost is estimated at \$83,000,000 including the construction manager's fee for construction services, the cost of the work (including general conditions) and the construction contingency, but excluding the construction manager's fee for pre-construction services.

**This RFP is issued by JSL and any resulting contract will be between the successful firm and JSL and not with Palm Beach County.**

**All conditions and requirements for submittal of proposals are contained in the RFP. The RFP may be downloaded from <https://www.rogerdeanchevroletstadium.com/CMRFP2024>.**

***Mandatory Pre-Proposal Conference.** Proposers must attend a mandatory pre-proposal conference to be held at 2 PM eastern time on March 4, 2024, via web conference call/video. Proposers and interested parties must complete a registration for the Mandatory Pre-Proposal Conference via the following Internet site <http://rogerdeanchevroletstadium.com/cmrfp2024> by the posted start time. The registration process requires a working email account. Proposers and interested parties who timely complete the registration will be provided with a meeting code and password and instructions to access to the Mandatory Pre- Mandatory Pre-Proposal Conference via Internet or telephone. Registration is open now, and interested parties are encouraged to register as soon as possible. Allow at least 24 hours to resolve any technical issues with the registration. Proposers and interested parties attempting access more than 10 minutes after the posted start time may be denied access to the meeting. Attendees of the mandatory pre-proposal meeting will receive instructions during the meeting for logging their attendance and will be required to provide the name of the individual attending, the company represented, along with a*

*mailing address and contact telephone and email addresses. The meeting may be recorded, along with all data indicating those accessing the meeting via Internet or telephone. A Proposer's failure to attend the Pre-Proposal Conference via web conference and provide confirmation of attendance and all requested contact information will result in rejection of that Proposer's proposal. Neither JSL nor Palm Beach County will be responsible for a failure of Proposer's hardware, software, Internet connection or telephone connection that may result in a failure to attend the Mandatory Pre-Proposal Conference. Information about an optional site walk-through will be provided at the Mandatory Pre-Proposal Conference.*

**Equal Business Opportunity Program.** Pursuant to the Palm Beach County Code Section 2-80.20 – 2-80.40 (EBO Ordinance) which is applicable to this Project, contracting and subcontracting opportunities for S/M/WBEs are encouraged.

Proposals will be evaluated based on the selection criteria set out in the RFP including the Affirmative Procurement Initiatives (APIs) determined by the County's Goal Setting Committee. The APIs for the selection of the CM include the following evaluation preferences:

*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*

Palm Beach County's Goal Setting Committee (GSC) has applied the following S/M/WBE mandatory subcontracting goals to the construction phase(s) of this Project:

**The SBE goal for the construction subcontracts is a mandatory minimum of twenty percent (20%) SBE participation of which five percent (5%) must be MBE participation by African American and/or Hispanic American firms.** GSC findings to support MBE goal: The County's disparity study showed a disparity in construction contracting for African American and Hispanic American firms.

See Section "C" of the RFP for more information on the County's Equal Business Opportunity Program as it applies to this Project.

At the time of proposal submission, proposer must be properly certified and licensed in the State of Florida and/or Palm Beach County, as applicable, for the purpose of performing the specified work.

JSL reserves the right to waive any proposal irregularities, informalities, or technical deficiencies and to reject any and all proposals.

**JUPITER STADIUM, LTD.**

**RFP ATTACHMENT J**  
**PRELIMINARY SCHEDULE**

**[Attached]**

Task Name	Duration	Start	Finish
<b>RFP CMAR</b>	<b>51 days</b>	<b>Thu 2/1/24</b>	<b>Thu 4/11/24</b>
RFP Sent to Preselected Potential Bidders	5 days	Sun 2/11/24	Thu 2/15/24
First Weekly Advertisement	1 day	Sun 2/11/24	Sun 2/11/24
Second Weekly Advertisement	1 day	Sun 2/18/24	Sun 2/18/24
Mandatory Pre-Proposal Conference - 2pm	1 day	Mon 3/4/24	Mon 3/4/24
Optional RDCS Complex Walkthrough	1 day	Fri 3/8/24	Fri 3/8/24
Deadline for Bidder to Questions	1 day	Fri 3/29/24	Fri 3/29/24
Deadline for RFPs	1 day	Fri 4/5/24	Fri 4/5/24
Short List Committee: A Short List Committee will review and evaluate each Proposal based upon the criteria set forth in the RFP. At least three Proposers will be short listed.	1 day	TBD	TBD
Final Selection Committee: Short-listed Proposers will make presentations to and be interviewed by a Final Selection Committee	1 day	TBD	TBD
Award of Contract	1 day	Mon 4/22/24	Mon 4/22/24
CM Agreement to be signed	1 day	Fri 4/26/24	Fri 4/26/24
<b>SUBCONTRACTOR OUTREACH</b>	<b>21 days</b>	<b>Mon 4/29/24</b>	<b>Mon 5/27/24</b>
SBE Outreach (Bid Community)	21 days	Mon 4/29/24	Mon 5/27/24
<b>SITE PLAN AMENDMENT / PLANNING AND ZONING</b>	<b>80 days</b>	<b>Wed 11/29/23</b>	<b>Tue 3/19/24</b>
Abacoa Architectural Review	8 wks.	Wed 11/29/23	Tue 1/23/24
Submit Site Plan Amendment Submittal	1 day	Tue 12/5/23	Tue 12/5/23
SITE PLAN First Review	6 wks.	Wed 12/6/23	Tue 1/16/24
SITE PLAN Respond to Comments	1 wk.	Wed 1/17/24	Tue 1/23/24
SITE PLAN Second Review	6 wks.	Wed 1/24/24	Tue 3/5/24
SITE PLAN Planning and Commissioning TOJ	1 day	Tue 3/12/24	Tue 3/12/24
SITE PLAN Town Council Review and Approval	1 day	Tue 3/19/24	Tue 3/19/24
<b>CONSTRUCTION DOCUMENTS</b>	<b>66 days</b>	<b>Mon 3/4/24</b>	<b>Mon 6/3/24</b>
50% CD Early Review Set	25 days	Mon 3/4/24	Fri 4/5/24
JSL Approval - Program Budget and Schedule (JSL to Issue NTP)	3 days	Mon 5/13/24	Wed 5/15/24
JSL Review Page Turn (Marlins)	2 days	Mon 4/8/24	Tue 4/9/24
JSL Review Page Turn (Cardinals)	2 days	Wed 4/10/24	Thu 4/11/24
JSL Stadium (Marlins and Cardinals)	2 days	Fri 4/12/24	Mon 4/15/24
FB CD Drawing Adjustments	6 days	Tue 4/16/24	Tue 4/23/24
90% FINAL CD Set (Balance of Work)	45 days	Mon 3/4/24	Fri 5/3/24
County Review and Comment of 90% CD	3 wks.	Mon 5/6/24	Fri 5/24/24
FB Respond to County Comments	1 wk.	Mon 5/27/24	Fri 5/31/24
100% CD GMP SET	1 day	Mon 6/3/24	Mon 6/3/24
<b>PERMITTING (TOWN OF JUPITER)</b>	<b>40 days</b>	<b>Tue 6/4/24</b>	<b>Mon 7/29/24</b>
PERMIT #1 Submit for TOJ First Review	4 wks.	Tue 6/4/24	Mon 7/1/24
PERMIT #1 A&E Response Comment	1 wk.	Tue 7/2/24	Mon 7/8/24
PERMIT #1 Submit for TOJ Second Review Comments	3 wks.	Tue 7/9/24	Mon 7/29/24
<b>SITE CIVIL PERMITTING</b>	<b>80 days</b>	<b>Mon 2/26/24</b>	<b>Fri 6/14/24</b>
South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) (2 rounds of comments)	3 mons	Mon 2/26/24	Fri 5/17/24
SFMWD Water Use Permit for Dewatering	1 mon	Mon 4/22/24	Fri 5/17/24
Northern Palm Beach County Improvement District - Drainage General Permit (2 rounds of comments)	3 mons	Mon 2/26/24	Fri 5/17/24
Loxahatchee River District - Sewer Agreement and Plan Review (2 rounds of comments)	2.5 mons	Mon 2/26/24	Fri 5/3/24
Town of Jupiter - Engineering and Water Utilities Permit (2 rounds of comments)	4 mons	Mon 2/26/24	Fri 6/14/24
PBC Health Department - Water and Sewer Construction Permits (1 round of comments)	1 mon	Mon 5/20/24	Fri 6/14/24
Early Site Work Can Commence	0 days	Fri 6/14/24	Fri 6/14/24
<b>CMAR PRECONSTRUCTION PHASE</b>	<b>21 days</b>	<b>Mon 4/29/24</b>	<b>Mon 5/27/24</b>
Site Exploration and Inspections	21 days	Mon 4/29/24	Mon 5/27/24
Logistic Plan and Coordination	21 days	Mon 4/29/24	Mon 5/27/24
Preliminary CPM Scheduling Deliverable	21 days	Mon 4/29/24	Mon 5/27/24
<b>CMAR GMP DEVELOPMENT</b>	<b>95 days</b>	<b>Tue 5/28/24</b>	<b>Mon 10/7/24</b>
Bid Scope, Bid Form Development, Schedule and Coordination Packages	20 days	Tue 5/28/24	Mon 6/24/24
Advertise Bid Package	30 days	Tue 6/25/24	Mon 8/5/24
GMP Bid Phase	5 wks.	Tue 8/6/24	Mon 9/9/24
Bid Scope Interviews	2 wks.	Tue 9/10/24	Mon 9/23/24
Final GMP Deliverable	1 wk.	Tue 9/24/24	Mon 9/30/24
Approval and Execution JSL, PBC, CMAR	1 wk.	Tue 10/1/24	Mon 10/7/24
<b>SPRING TRAINING SEASON</b>	<b>42 days</b>	<b>Wed 2/5/25</b>	<b>Thu 4/3/25</b>
Spring Training Season	42 days	Wed 2/5/25	Thu 4/3/25
<b>CONSTRUCTION</b>	<b>510 days</b>	<b>Mon 9/30/24</b>	<b>Fri 9/11/26</b>
<b>ENABLING WORK</b>	<b>95 days</b>	<b>Mon 9/30/24</b>	<b>Fri 2/7/25</b>
Enabling Work (AND Early Procurement if Necessary)	95 days	Mon 9/30/24	Fri 2/7/25
<b>CLUBHOUSE RENOVATION / HEAVY AND LIGHT - FSL / FCL (with Punchlist, TCO, FFE Install)</b>	<b>218 days</b>	<b>Fri 4/4/25</b>	<b>Tue 2/3/26</b>
Marlins Existing Clubhouse Heavy Renovation MLB (15,000 SF)	128 days	Fri 4/4/25	Tue 9/30/25
Marlins MiLB Clubhouse Light Renovation (25,000/SF)	90 days	Wed 10/1/25	Tue 2/3/26
Cardinals Existing Clubhouse Heavy Renovation MLB (15,000 SF)	128 days	Fri 4/4/25	Tue 9/30/25
Cardinals MiLB Clubhouse Light Renovation (25,000/SF)	90 days	Wed 10/1/25	Tue 2/3/26
<b>CLUBHOUSES (with Punchlist, Substantial Completion, TCO, FFE Install)</b>	<b>220 days</b>	<b>Fri 4/4/25</b>	<b>Thu 2/5/26</b>
Site Work Player Development Areas	11 mons	Fri 4/4/25	Thu 2/5/26
Marlins Player Development New (12,500/SF)	11 mons	Fri 4/4/25	Thu 2/5/26
Marlins Batting Tunnel Renovation (9,650/SF)	11 mons	Fri 4/4/25	Thu 2/5/26
Cardinals Player Development Building New (12,500/SF)	11 mons	Fri 4/4/25	Thu 2/5/26
Cardinals Dining Building New (6,932/SF)	11 mons	Fri 4/4/25	Thu 2/5/26
Cardinals New Batting 6 Bay Tunnel Building (15,075 SF)	11 mons	Fri 4/4/25	Thu 2/5/26
Cardinals Quad Restroom Remodel	11 mons	Fri 4/4/25	Thu 2/5/26
<b>STADIUM (with Punchlist, Substantial Completion, TCO, FFE Install)</b>	<b>230 days</b>	<b>Fri 4/4/25</b>	<b>Thu 2/19/26</b>
Sitework Stadium Areas	11.5 mons	Fri 4/4/25	Thu 2/19/26
Team Store New Addition (3,752/SF)	11.5 mons	Fri 4/4/25	Thu 2/19/26
Visiting Team Clubhouse Renovation / Addition (6,127/SF)	11.5 mons	Fri 4/4/25	Thu 2/19/26
Third Base Bar New Terrace (6,739/SF)	11.5 mons	Fri 4/4/25	Thu 2/19/26
Grab and Go Renovation (800/SF)	11.5 mons	Fri 4/4/25	Thu 2/19/26
Admin and Ticketing Office Renovation (5,000/SF)	11.5 mons	Fri 4/4/25	Thu 2/19/26
Press Level Renovation (4,850/SF)	11.5 mons	Fri 4/4/25	Thu 2/19/26
Walk in Cooler / Commissary Kitchen Remodel (700/SF)	11.5 mons	Fri 4/4/25	Thu 2/19/26
Bull Pens and Batters Eye @ Existing Outfield Wall	11.5 mons	Fri 4/4/25	Thu 2/19/26
Grab and Go Renovation (800/SF)	11.5 mons	Fri 4/4/25	Thu 2/19/26
Renovation Maintenance Facility (5,594/SF)	11.5 mons	Fri 4/4/25	Thu 2/19/26
New Maintenance Facility (7,170/SF)	11.5 days	Fri 4/4/25	Mon 4/21/25
<b>CLOSE OUT</b>	<b>156 days</b>	<b>Fri 2/6/26</b>	<b>Fri 9/11/26</b>
Complete Punchlist Player Development (Restricted Hours During Spring Training 2-5-26 through 4-3-26)	100 days	Fri 2/6/26	Thu 6/25/26
Complete Punchlist Stadium (Restricted Hours During Spring Training 2-19-26 through 4-3-26)	100 days	Fri 2/20/26	Thu 7/9/26
Operations and Maintenance Logs Player Development	120 days	Fri 2/6/26	Thu 7/23/26
Operations and Maintenance Logs Stadium	120 days	Fri 2/20/26	Thu 8/6/26
Final As-builts and Record Drawings	140 days	Fri 2/20/26	Thu 9/3/26
Final Certificate of Occupancy/ Final Completion	6 days	Fri 9/4/26	Fri 9/11/26

NOTES:			
* The schedule identified herein is a preliminary program schedule.			
* 2024 Early enabling construction work and early procurement for long lead equipment may be anticipated, where the CMAR believes this is applicable. CMAR may propose a mutually accepted modifications to the GMP procurement Schedule.			
* The scheduled activities are representative of the desired schedule for services and construction. This schedule may be mutually amended or adjusted during final contract negotiations.			
* Player Development Areas (New and Renovation work at Clubhouses, Batting Tunnels, Agility Fields etc. are priority #1) and must be completed within the time frames above.			