



ROGER DEAN CHEVROLET STADIUM RENOVATION



March 4, 2024

RFP FOR CONSTRUCTION MANAGER AT RISK

PROJECT NAME

ROGER DEAN CHEVROLET STADIUM
AND SPORTS COMPLEX
RENOVATION

PROPOSAL DUE DATE

April 5, 2024 BY 2:00PM EST

ON THE AGENDA

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



TEAM INTRODUCTIONS



DAN GOOD
Vice President, Business Development
St. Louis Cardinals



TONY BRASILE
Vice President, Projects & Corporate
Services
Miami Marlins



NICHOLAS GARZIA
Associate General Counsel
St. Louis Cardinals



MIKE BAUER
General Manager
Jupiter Stadium LLC



DEIRDRE KYLE
Small Business Development Specialist III
Palm Beach County



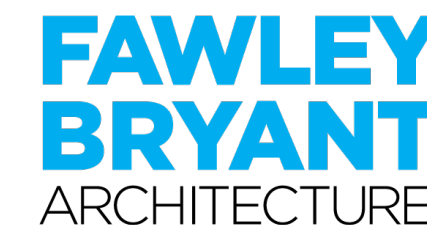
BRENDA ZNACHKO
Director, Contract Development &
Control OFMB
Palm Beach County



MARC TAYLOR
President, CEO
Program Manager



KIRK BAUER
Principal, Director of Sports



SHANE JOHNSON
Senior Project Manager





Download RFP Documents
and Sample CM Contract form :

<https://www.RogerDeanChevroletStadium.com/CMRFP2024>

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.

***The attendance log will be published by 11:59PM Eastern on March 4, 2024. Any request to consider a correction of the attendance list must be submitted by 5PM Eastern, March 5, 2024, by emailing mtaylor@marc-taylor.com. Thereafter, the attendance list will be finalized. ***



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

Please email m.taylor@marc-taylor.com

for instructions to access the non-disclosure agreement.

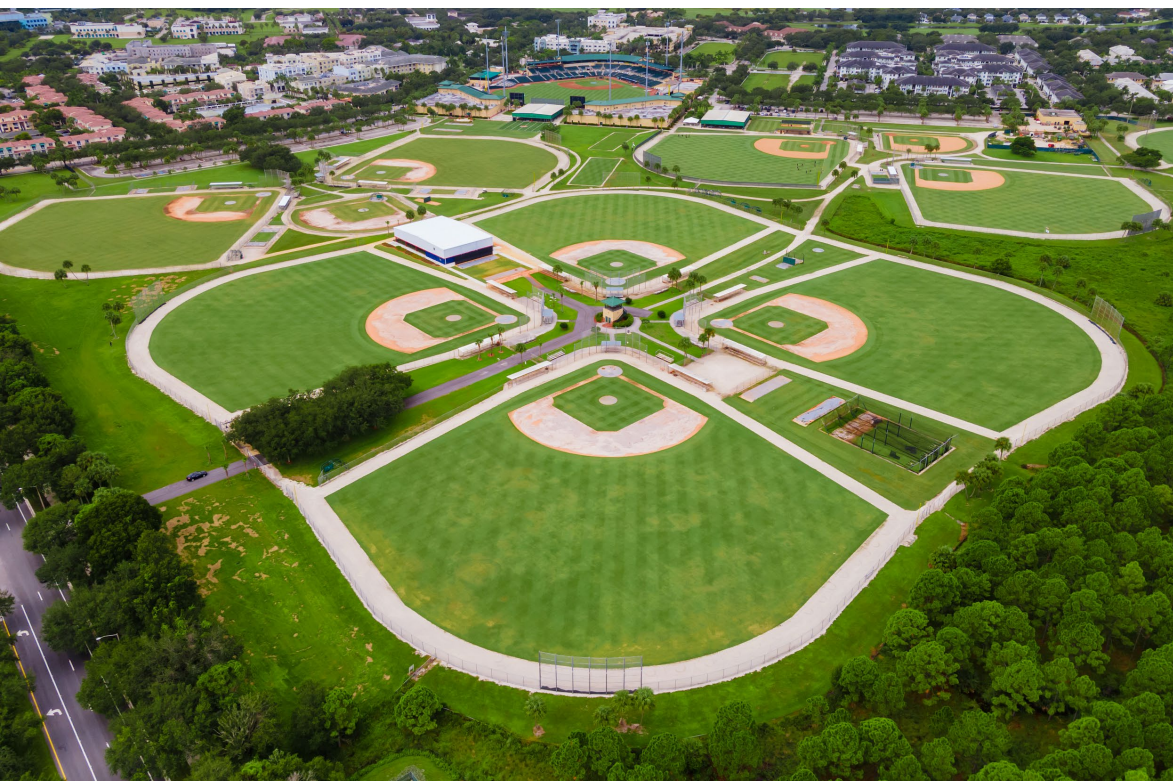
Fully executed non-disclosure agreement returned prior to the question deadline of **03/29/2024 at 10am EST** will receive a copy of the DD Drawings, Budget, FF&E Matrix



STADIUM		
TEAM STORE NEW	3,741	SF
THIRD BASE BAR NEW	11,135	SF
VISITING TEAM CLUBHOUSE NEW/RENO	8,727	SF
PRESS LEVEL RENO	4,174	SF
OPERATIONS OFFICES RENO	6,627	SF
GRAB N GOs RENO	1,606	SF
WALK-IN FREEZERS / COOLERS RENO	700	SF
NEW BULLPENS / BATTER'S EYE NEW	4,480	SF
EXISTING MAINTENANCE BUILDING RENOVATION	1,115	SF
MAINTENANCE & STORAGE BUILDING NEW	7,143	SF
SITWORK / FAN AMENITIES / SERVICES		
STADIUM BUILDING AREA	49,448	SF
MIAMI MARLINS		
CLUBHOUSE RENOVATION - HEAVY (PHASE 1)	13,364	SF
CLUBHOUSE RENOVATION - LIGHT (PHASE 2)	22,301	SF
PLAYER DEVELOPMENT BUILDING	12,568	SF
BATTING TUNNELS - RENOVATION	8,784	SF
SITWORK / ANCILLARY AREAS / PLAYER DEVELOPMENT		
MIAMI MARLINS BUILDING AREA	57,017	SF
ST. LOUIS CARDINALS		
CLUBHOUSE RENOVATION - HEAVY (PHASE 1)	13,475	SF
CLUBHOUSE RENOVATION - LIGHT (PHASE 2)	20,907	SF
PLAYER DEVELOPMENT BUILDING	13,361	SF
BATTING TUNNELS	14,960	SF
DINING BUILDING	7,012	SF
SITWORK / ANCILLARY AREAS / PLAYER DEVELOPMENT		
ST. LOUIS CARDINALS BUILDING AREA	69,715	SF
BUILDING TOTAL AREA	176,180	SF



EXISTING CONDITIONS





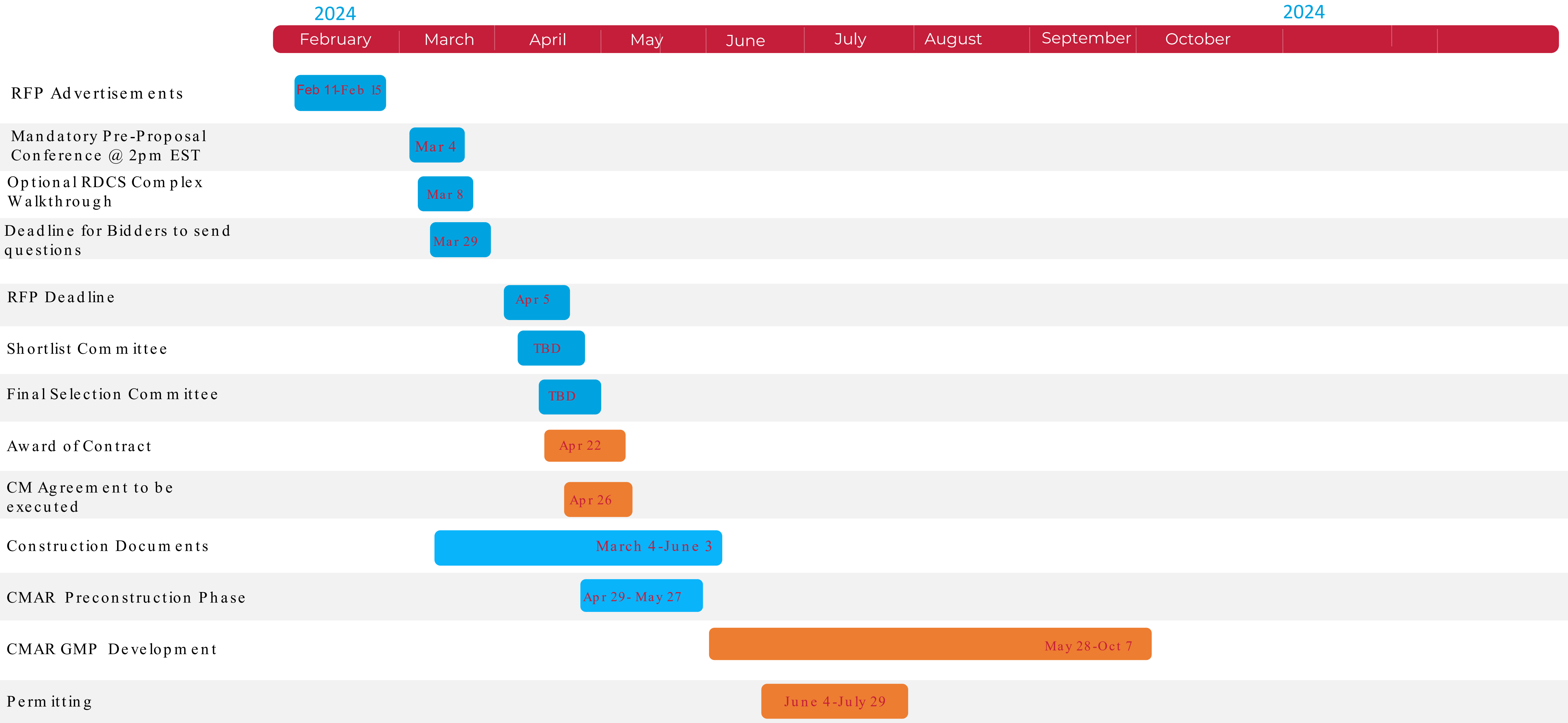
\$83m

HARD COST
CONSTRUCTION
BUDGET

BONDING & INSURANCE REQUIREMENTS

- Letter of intent from Surety for \$83 Million
- CGL - \$10 Million per occurrence
- Excess/Umbrella —\$50 Million
- 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)
- Optionally, JSL will consider proposals by the selected CMAR to provide builder's risk and/or a CCIP. Otherwise, JSL will provide builder's risk for the project and/or proceed without a controlled insurance plan

CM TIMELINE



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



CALCULATION OF VOLUME OF PREVIOUS WORK – Maximum of 10 points

Total Dollar Amount of County CM Contracts Awarded over the Past 6 years	Points Awarded
\$0 - \$5M	10
>\$5M - \$10M	8
>\$10M - \$20M	6
>\$20M - \$30M	5
>\$30M - \$40M	4
>\$40M - \$50M	3
>\$50M - \$60M	2
>\$60M - \$70M	1
>\$70M	0



Evaluation Criteria #6

6. Pricing - The Proposer with the lowest overall price will receive the maximum number of 20 points listed, and proposals with higher prices will receive fewer points based on how much higher they are than the lowest price.

Pricing Spreadsheet

Data for price allocation formula is derived from RFP Attachment F Financial Proposal Form:

1. Preconstruction Services Fee

\$ _____

2. General Conditions Cost

\$ _____

3. Construction Services Fee

____ % x \$83,000,000 = \$ _____

4. Total "Price"

Add \$ from 1 + 2 + 3 = \$ _____

6. Allocating the 20 points (Using the Total "Price" from number 4 above)

Calculations for Pricing (Competitive Proposal). When using the competitive proposal selection method where price is an evaluation criteria, the lowest price submitted will receive the maximum number of points listed. Higher prices will get fewer points based on how much higher they are than the lowest price based on the following formula:

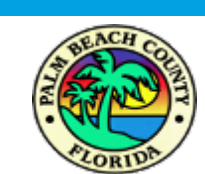
Lowest Price Submitted/Each Price Submitted = Multiplying Factor

Then: Multiplying Factor X Maximum Points = Points Awarded

For Example: the lowest price is \$20,000 and the next lowest price is \$23,000. The multiplying factor would be $20,000/23,000 = .86956$. The Proposer offering \$20,000 gets 20 points. The Proposer offering \$23,000 gets 17 points. (Rounded) [In this example using the multiplying factor (.86956) times 20 points gives you 17 points rounded]



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



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 (\$83M bond)
- Proposal Certification Form (Attachment A)
- Addendum to Proposal Certification Form (Attachment A-1)
- Related Experience – Project List (New & Renovation), 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 Com m itm ent 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)
- 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



GENERAL

- Questions after Pre-Proposal Meeting Deadline 10 AM Eastern on 03/29/2024
- Public Procurement Process
- Early Procurement Packages will be Considered for Long Lead Work / Enabling
- Clubhouse Phasing - Extended Spring Training, Florida State League, Florida Complex League
- New Player Development Buildings will be Built on Active Site
- Schedule for Player Development Areas are Priority #1 (Clubhouse Renovations, New Buildings, Agility Fields, Batting Tunnels etc.)
- Schedule for Stadium Improvements are Priority #2 have some Flexibility in Schedule. Team desires to get as much done as possible in single year.
- FF&E Matrix will also be provided with Budget, DD Plans.



QUESTIONS?

All questions must be submitted via email by 10 AM EST on 3/29/2024 to:

Marc Taylor

Program Manager, Marc Taylor Inc. (MTi)

✉ mtaylor@marc-taylor.com

OPTIONAL WALKTHROUGH

Please email Marc Taylor by 5:00 P.M. Eastern on March 5, 2024, if you are interested in attending the optional walkthrough on Friday, March 8, 2024. Parties that timely communicate interest in the optional walkthrough will receive further directions by email.

