



SUBCONTRACTOR *Construction* BID OPPORTUNITY



Roger Dean Chevrolet Stadium & Sports Complex Renovations

JUPITER, FLORIDA



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Turner

Roger Dean Chevrolet Stadium & Sports Complex Renovations Project Executive Summary

Project Address

4751 Main St, Jupiter, FL 33458

Project Description

Turner and Messam are pleased to present the Roger Dean Chevrolet Stadium & Sports Complex Renovation project, and are proud to invite you to bring your unique ability, technical expertise, and track record to meet the project's needs and provide a world-class home the players and fans. The phased renovations will include:

- The complete demolition of the existing Marlins and Cardinals Clubhouses to construct 2 brand new state of the art clubhouses with new parking and agility fields.
- The construction of a larger and more modern team store.
- The conversion of the existing team store into offices and administrative flex spaces.
- Upgrades to the existing press box, executive offices, and existing ticketing offices concessions areas (Grab and Go's).
- The expansion of the existing visitor's locker room and Umpire locker room.
- The creation of (2) new Fan Experience areas and party decks.
- The construction of (2) new battling tunnels, one for each team.
- The expansion of the existing maintenance facility.

Key Staff & Experience

Turner's experience in the construction of sports stadiums is significant. Our strategies for construction are based on a national-level understanding of how sports stadiums function for the players, employees, vendors, and most importantly, the fans.

Our staff resources and knowledge in sports construction are unmatched. On the team, we have local individuals with experience on the Amway Center, Florida Citrus Bowl, Yankees Spring Training Stadium, Blue Jays Training Facility, and even the Yankee Stadium in New York amongst others. This team (presented below), led by Kyle Freeburg, will focus on providing a homerun experience for all parties involved.

Project Executive: Kyle Freeburg

- Kyle is a 20 year Turner veteran (30+ years in the Industry), with extensive experience in Sports Projects. Under Kyle's leadership, over \$640+ million in sports projects across Florida have been completed. His resume includes the Amway Center and Citrus Bowl in Orlando FL, the Yankees and Blue Jays Spring Training Facilities in Tampa and various other complex commercial projects in Florida.

Project Manager: Roody Numa

- Roody Numa has been with Turner for over 13 years' experience in Commercial Office and Healthcare Construction in Florida, including various phased projects for Broward Health, Cleveland Clinic and Jackson Health Systems. Roody will be responsible for managing the day to day operations (safety, quality, schedule, and budget) and will be the main point of contact for the project.

Project Superintendent: Ezequiel Melo

- Ezequiel "Zeke" Melo, with over 15 + years of construction experience, all of which with Turner, will be the general superintendent and main point of contact in the field. His career started in New York City. Zeke has lead multiple Sport projects successfully in his career. Notable projects include: the New York Yankees New MLB Stadium in Bronx, NY; the Dunedin Stadium and Englebert Complex Improvements for the Toronto Blue Jays in Dunedin, FL.; the Camping World Stadium Reconstruction in Orlando, FL.; and most recently, the GOAA project, a billion dollar development at Orlando's International Airport.

Project Engineer: Eric Small

- Eric Small, the project engineer and responsible for the day to day management of budget, payment and document control, is a 15+ year Turner veteran with 20+ years industry experience; of which includes 10 years of Procurement experience within various markets including Washington DC and New York City. Notable Projects include, Hudson Yards, and Capital Dome. Eric recently completed expansion/upgrades at Terminal 4 Fort Lauderdale Airport that included several phases, and coordination with multiple end users.

Minority Partner: Messam Construction

- Messam, a long-time partner in Palm Beach County, will be partnering with our team. Most recently, Messam has completed The Ballpark of The Palm Beaches. As a business deeply engrained in S/M/WBE, Messam will work hand-in-hand with our team, to achieve the County's requirements. Messam will also be engaged in both preconstruction and construction.

Payment

Accelerated Payment Program

- Turner Construction Company has worked closely with Textura Corporation and Greensill Capital to develop the Turner Accelerated Payment Program™, which provides subcontractors the opportunity to receive accelerated payments thereby improving their cash flow and strengthening their balance sheets.

Retention

- Retainage, in the amount of 5%, will be held on the calculated value of any work, with the exception of stored material with may be paid at the supplier's invoiced cost.

Logistics & Schedule

Parking

- Offsite Parking for Tradesmen will be provided by Turner at various locations within close proximity to the Project Site. Turner will provide designated loading/unloading and staging locations on-site.

Schedule

- This project is scheduled to break ground in June 2023, and has an overall duration of just 2 years. The project will be constructed into 5 main phases as delineated on the below phasing plan, spread across two spring training seasons. The anticipated completion for all of the phases is June 2025.

Phasing Plan

COLOR	COMPLETION YEAR	
PHASE 1	23-25	
PHASE 2	23-24	
PHASE 2A	23-24	
PHASE 3	24-24	
PHASE 4	25-25	
LOCATION	START	END
NEW CLUBHOUSES - MARLINS	End of 2023 MLB Spring Training	Ready for 2025 MLB Spring Training
NEW CLUBHOUSES - CARDINALS	End of 2023 MLB Spring Training	Ready for 2025 MLB Spring Training
NEW TEAM STORES	End of 2023 MLB Spring Training	Ready for 2024 Spring Training
FAN EXPERIENCE AND VISITOR LOCKER ROOMS	End of 2023 MLB Spring Training	Ready for 2024 Spring Training
OUTFIELD DECKS	End of 2023 MLB Spring Training	Ready for 2024 Spring Training
RELOCATED FIELD WALL AND BULLPENS	End of 2023 MLB Spring Training	Ready for 2024 Spring Training
UMPIRE LOCKER ROOM AND PARTY DECKS	End of 2024 MLB Spring Training	Ready for 2025 MLB Spring Training
MAINTENANCE FACILITY ADDITION AND RENOVATION	End of 2024 MLB Spring Training	Ready for 2025 MLB Spring Training
TICKETING AND ADMIN UPGRADES	End of 2024 MLB Spring Training	Ready for 2025 MLB Spring Training
MARLINS BATTING TUNNEL AND PITCHING MOUNDS	End of 2024 MLB Spring Training	Ready for 2025 MLB Spring Training
CARDINAL BATTING TUNNELS AND MOUNDS	End of 2024 MLB Spring Training	Ready for 2025 MLB Spring Training
GRAB AND GO'S	End of 2024 MLB Spring Training	Ready for 2025 MLB Spring Training
PRESS BOX IMPROVEMENTS	End of 2024 MLB Spring Training	Ready for 2025 MLB Spring Training
CLUBHOUSE PARKING LOTS	End of 2024 MLB Spring Training	Ready for 2025 MLB Spring Training
AGILITY FIELDS	End of 2024 MLB Spring Training	Ready for 2026 MLB Spring Training

Work Hours:

Monday to Friday 7AM – 5PM.

Work hours subject to change during the MLB spring training season in 2024, and during the 2023 & 2024 MLB Seasons to accommodate the home games.

Project Features:

- A 10 compartment men/women restroom trailer will be provided at the main construction site adjacent to Clubhouses.

- Portable restrooms will be provided near the 3rd base team store and Maintenance Facility to minimize travel time for staff to and from the main site to use the restrooms.
- Hand Wash Stations will be provided at the main Clubhouse construction site, the 3rd Base Visitor Locker Room site, the Team Store Site and the Maintenance Facility Site.
- Food Trucks will be allowed onsite during breakfast and lunch breaks to minimize down time and increase efficiency.

Other Information

Insurances

- Onsite Insurance Coverages will be provided by Turner through a consolidated insurance program that insures Trade Partners and their eligible lower tier contractors. Trade partners must include all Off-Site and Auto Insurances in the proposals for the project. Builders Risk Insurance will be provided by Turner.

Affirmative Procurement Initiatives (APIs)

- Affirmative Procurement Initiatives (APIs) are applicable to this Project. The County's Goal Setting Committee has applied a project mandatory subcontracting goals of 20% SBE participation of which 5% must be MBE participation by African American and/or Hispanic American firms.
- Prime Subcontractor, Sub-Tiers, and vendors/suppliers will count towards the required participation goal. Supplier's participation is counted at .60 of the contract value. Only Palm Beach County Certified contractors/vendors with a commercially useful function in the trade category, NGIP commodity/service codes, in which it is certified are permitted will be counted towards the goal.

Education & Workforce Training

- The team will host a Turner School of Construction Management semester during the course of the project. The free, 8-course program is designed for small and diverse firms to enhance its technical and managerial expertise, covering construction topics including safety, project management, accounting and more. Additional workforce training programs will be offered to our trade partners.

Bid Package Descriptions	
Acoustic Wall Panels	Low Voltage
ACT & Metal Panel Ceilings	Masonry
Artificial Turf	Metal Trusses
Athletic Safety Netting	Misc. Metals
Brick Veneer	Overhead Doors
Canvas Roofing	Painting
Casework & Countertops	Plumbing
Concrete Hollow Core Planks	Precast Concrete Panels
Demolition	Pre-Engineered Metal Buildings
Doors, Frames & Hardware	Residential Appliances
Drywall & Framing	Roofing
Electrical	Rubber Flooring (With VCT & Carpet)
Elevators	Signage
Epoxy Flooring	Sitework
Exterior Glass & Glazing	Specialties
Exterior Sunshades/Awnings and Canopies	Stadium & Fixed Audience Seating
Fences and Gates	Structural Steel
Finish Carpentry	Stucco
Fire Protection	Tile & Stone Flooring
HVAC	Toilet Accessories
Interior Glass	VCT & Carpet
Landscape & Irrigation	Waterproofing