

**TAMPA BAY RAYS NEW BALLPARK**

**REQUEST FOR QUALIFICATIONS**

**TAMPA BAY RAYS STADIUM PROJECT**

**CONSTRUCTION MANAGER**

**Tampa, Florida**

RFQ Issue Date: June 29, 2026

SOQ Due Date: July 28, 2026

Issued by:

**Rays Baseball Club, LLC d/b/a the Tampa Bay Rays**  
1 Tropicana Drive  
St. Petersburg, FL 33705

# **TAMPA BAY RAYS NEW BALLPARK**

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### 1. GENERAL INFORMATION:

The Rays Baseball Club, LLC d/b/a the Tampa Bay Rays (the “**Rays**”, “**Team**” or “**Owner**”), in cooperation with the City of Tampa, Florida (the “**City**”) and Hillsborough County, Florida (the “**County**”), is planning a new state-of-the-art, approximately 28,000 fixed seat enclosed ballpark development located in Tampa, Florida. Work will include construction of a new enclosed/fixed roof, climate-controlled first-class ballpark (the “**Ballpark**”) located within a mixed-use development. See Exhibit A – Project Program Statement for more detail.

The Team is seeking statements of qualifications (each, an “**SOQ**”) from well-qualified construction firms (the “**CM**” or “**Firm**”) to provide preconstruction and construction services under a Construction Manager at Risk project delivery model for Project (the “**Services**”). The CM shall be experienced in preconstruction services and construction management of major sports facilities as well as construction in the Southeast sector of the United States. The selected CM will be retained to provide comprehensive preconstruction services; and if such services are performed satisfactorily, and the CM and Owner arrive at a mutually agreeable Guaranteed Maximum Price (“**GMP**”) construction contract, the selected CM will perform the construction, commissioning, and close-out of the project, which will include the Ballpark and associated sitework *not* the mixed-use development (collectively, the “**Project**”). The CM will be expected to mobilize immediately upon Notice to Proceed so that the Ballpark can be substantially complete and ready for occupation by the end of 2028 with final completion by March 1, 2029.

It is anticipated that the CM will be a nationally recognized sports builder possessing extensive experience in the construction of major enclosed sports facilities. Owner is looking for a CM who can work in a fast-paced, creative, and collaborative team environment, with a track record of having provided predictable results relative to cost, schedule and quality on major sports projects. Any CM proposed joint ventures will need Owner approval prior to submission.

The Architect (“**Populous**”) and certain associated sub-consultants (“**AE**”) have, as of the date of this Request for Qualifications, been selected to work on the Project. The Team will also retain an Owner’s Project Manager (“**Project Manager**”).

This Request for Qualifications replaces and supersedes any and all prior competitive bid processes relating to the Project. No information from prior competitive bid processes will be considered as part of this Request for Qualifications.

### 2. INTRODUCTION:

a. **PROGRAM AND BUDGET STATEMENT:** The Ballpark will serve primarily to host home MLB games for the Team. The Ballpark will be designed to work efficiently in hosting other events of local, regional, national and international importance, such as concerts, other professional and amateur sports events, Olympic exhibitions and training events, dirt events, X-Games type of events, and other entertainment and community events. The Ballpark is expected to be approximately 1,300,000 GSF with a capacity of

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not less than 28,000 fixed seats, and have special event capacity expandability. Premium areas will include suites, ledge seats, club and other premium seating products. The Ballpark must include state-of-the-art video and scoreboards, sound system, administrative and event staff offices and lockers, broadcast facilities, team store, club house and locker rooms, food service kitchens and concessions, signage, sports lighting, maintenance and storage areas, plaza, parking, site landscaping and potentially other unique features specific to the Ballpark like an aquarium similar to what can be currently found at Tropicana Field. The anticipated total project budget for the Ballpark is \$2.3 billion.

- b. **PROJECT DELIVERY METHODOLOGY:** The Project will be executed in a collaborative, value-based environment. The Owner has assembled a team of professionals who respect and appreciate the experience and special capabilities that each firm and individual brings to the Project. The selected CM will be required to interact with the Owner, Project Manager, mixed use developer, Architect, third-party consultants, the City, the County, all applicable state and federal agencies, MLB, concessionaire, facility operation staff, FF&E vendors, and others, including representatives from lending institutions and bond firms during the design, construction, and occupancy phases of the Project. The CM and the CM's major subcontractors will be active in reviewing and commenting on design documents, preparing cost estimates, leading value engineering and constructability reviews, planning phasing of the work, and preparing schedules of the construction activities to facilitate construction of the Project for completion no later than the scheduled Opening Date as identified below.

The CM's SOQ should be, where appropriate, specific to the CM delivery methodology, and evidence of the CM's and its key staff's experience with CM at risk methodology should be described in CM's SOQ.

It is anticipated that the CM may utilize design-assist/design-build subcontractors for the mechanical, electric, plumbing, structural steel, exterior envelope and potentially other trades.

- c. **TARGETED OPENING DATE:** The Targeted Substantial Completion and Occupancy Date is December 31, 2028, with Targeted Final Completion by March 1, 2029 (the "Opening Date") such that scheduled inaugural opening events can commence shortly thereafter and be ready for Opening Day 2029 (for reference, MLB Opening Day 2026 was Wednesday, March 25, 2026).

### 3. **PROPOSED CM SELECTION TIMETABLE:**

a. **CM SELECTION:**

- |                                      |            |
|--------------------------------------|------------|
| a. Issue Request for Qualifications: | 06/29/2026 |
| b. Questions Due:                    | 07/13/2026 |
| c. SOQs due:                         | 07/28/2026 |
| d. Interviews:                       | 08/10/2026 |
| e. Selection Announcement:           | 08/14/2026 |

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### b. **CONSTRUCTION MILESTONES:**

- |  |            |
|--|------------|
| a. NTP for Initial Site Construction Activities (anticipated): | 08/14/2026 |
| b. Substantial Completion/Occupancy:                           | 12/31/2028 |
| c. Final Completion:   | 03/01/2029 |

## 4. **SCOPE OF SERVICES:**

- a. **PRECONSTRUCTION PHASE SCOPE OF SERVICES:** Owner envisions utilizing the preconstruction services typically contemplated for CM on a project of the size and scope of the Project. Please include in your SOQ a list and description of services you will provide for preconstruction, construction, commissioning, punch-out, turnover and close-out of the project. At a minimum, services required will consist of the following:
1. **Collaboration:** CM shall attend regular meetings with the Owner, Architect and the Project Manager. CM shall collaborate with Architect, the Owner and the Project Manager regarding site use and improvements, and the selection of materials, building systems and equipment. CM shall provide on-going review and recommendations on construction feasibility; actions designed to minimize adverse effects of labor or material shortages; time requirements for procurement, installation and construction completion; and factors related to construction cost, including estimates of alternative designs or materials, preliminary budgets, and possible economies. CM also shall participate in developing a construction plan to address project risk and minimize disruptions to the Project site and surrounding area.
  2. **Scheduling:** CM shall prepare and update a preliminary Project schedule for the Owner's and Project Manager's review and approval. The preliminary Project schedule shall be for each construction phase of the Project. The schedule shall provide for expeditious and practicable execution of the Project. As design proceeds, the preliminary Project schedule shall be updated as needed to indicate proposed activity sequences and durations, milestone dates for receipt and approval of pertinent information, submittal of the final Project cost proposal for each phase (based on the factors listed in the Owner's request for qualifications for the Project), preparation and processing of shop drawings and samples, delivery of materials or equipment requiring long-lead time procurement, and proposed date of final completion for each phase of the Project.
  3. **Estimating and Value Engineering Services:** CM shall provide estimating services as needed throughout development of the design documents. Depending on the stage of document development, the scope and nature of the estimating services may change. CM will be expected to provide estimating of portions of the work, systems being considered, details as they are developed, and other estimating exercises that the Owner, Architect and Project Manager deem advisable, including but not limited to a 100% Schematic Design Estimate, 50% Design Development Estimate, 100% Design Development Estimate, and 50% Construction Document

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estimate, or similar milestones that would be established for the Project.

During the course of providing its Preconstruction Services, CM shall continuously be pursuing opportunities to create additional value by identifying options to reduce capital or life cycle cost, improve constructability and functionality, or provide operational flexibility, while satisfying the Owner's programmatic needs.

4. **Constructability Reviews:** During the course of development of the plans and specifications, CM shall continually review the design and construction documents for clarity, consistency, constructability and coordination among the design disciplines' drawings, the Project phases, and the construction trades, and shall collaborate with Architect, the Owner, and the Project Manager in developing solutions to any identified issues. CM shall engage those vendors and/or subcontractors it deems necessary to participate in the constructability reviews. However, regardless of whether CM engages vendors and/or subcontractors, CM shall remain fully responsible for the constructability reviews.
5. **Bidding Approach:** CM shall develop a bidding approach and schedule to obtain competitive bids from potential subcontractors and suppliers. CM shall seek to develop subcontractor interest in the Project and shall collaborate with the Project Manager and Architect to develop a list of possible subcontractors, including suppliers who are to furnish materials or equipment fabricated to a special design, from whom proposals will be requested for each principal portion of the work, in each phase of the work. Before proposing any subcontractor or supplier, CM shall satisfy itself that the subcontractor or supplier has the financial resources, qualifications, and experience to complete the work for which it is proposed and is available to do so. Further, CM shall present ways in which it intends to engage the community and utilize local subcontractors and suppliers.
6. **Long Lead Items:** CM shall recommend to the Owner and Architect a schedule for procurement of any long-lead time items which will constitute part of the work as required to meet the Project schedule. CM shall assist in the procurement, scheduling, and storage of pre-purchased and long lead items.
7. **Tariffs and Foreign Products:** CM shall identify to the Owner and Architect any key materials or products that may not be domestically sourced or produced and subject to tariffs or other import fees, and ways to mitigate such costs.
8. **Cash Flow:** CM shall prepare a projected cash flow analysis in conjunction with the schedule and update such analysis as required by the Owner or Project Manager.
9. **Strategic Partners and Design Assist:** CM shall provide a plan for identifying, selecting, and onboarding trade partners strategically and in a timely manner to provide design assistance and support design optimization, constructability and sequencing, and cost efficiency and certainty.

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In particular, structural design is identified as the critical path component of the project schedule. As part of its SOQ, the CM is encouraged to provide its plan for having identified, vetted, and pre-qualified strategic design assist partners, for presentation to Owner and potential onboarding as soon as immediately following CM selection. These partners will assist in the continued development of time sensitive structural design documents that are currently in progress. It is anticipated this plan could include design assist trade partners in the disciplines of (1) foundations, (2) steel, (3) precast, and (4) concrete. A summary of current design information to support CM in this process is provided in Exhibit C attached hereto. It is anticipated that schematic design documents will be provided to CM following selection.

In areas of design other than structural (including MEP), CM shall provide in its SOQ a plan for identifying, selecting, and onboarding design assist trade partners as part of a collaborative process with Owner that begin following CM selection.

- b. **CONSTRUCTION PHASE SCOPE OF SERVICES:** The expectations of the CM during the construction, commissioning, and close-out phases may include, but not limited to:

1. **Construction: General Management & Coordination**

- A. Upon the commencement of construction, the CM shall assume the responsibility for managing, supervising, and coordinating all aspects of the Project.
- B. Throughout the construction process, the CM must attend and provide minutes of weekly construction progress meetings with the project team to ensure that all pertinent issues are being addressed in a timely manner.
- C. Throughout the Project, the CM **must** maintain the same team comprised of a project executive, senior project manager, estimator(s), full-time superintendent, full-time foremen, estimator, and accounting support staff. Owner reserves the right to approve all members of the project team and to require the replacement of a member of the team at its sole discretion.
- D. The CM shall have care, custody and control of the construction site, including all health & safety requirements, of trades under CM responsibility and Owner's direct contractors.

2. **Construction: On Site Management**

- A. Administrative responsibilities include scheduling, hosting, attending and documenting weekly Owner-Architect-Contractor (OAC) progress meetings with the team to ensure that all matters of construction are being considered. A

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method of shop drawing distribution and tracking will be established and reviewed periodically to maintain the construction schedule. Preparation and distribution of change orders for Owner and Architect approval and monthly requisitions accurately reflecting work in place are required.

- B. Field responsibilities include maintaining safety procedures according to local statutes, laws, and codes. Daily logs must be maintained documenting weather, workforce on site, work in progress, accidents, and field issues. Team members must inspect all facets of work put in place to ensure that installation is proceeding in accordance with specifications and all local laws on a daily basis.
- C. Maintain a full-time superintendent at the job site with support staff as required for the coordination and inspection of work.
- D. Establish on-site organization and lines of authority to carry out the overall plans of the Owner and Architect in all phases of the Project.
- E. Establish and implement procedures for opening and maintaining a clear line of communication among Owner, Architect, Consultants, and CM for all the phases of the project.
- F. Prepare and develop an on-site record keeping system that will be of sufficient detail to satisfy an audit by Owner. Such records shall include, but shall not be limited to, daily logs, progress schedules, workforce breakdowns (daily by trade), financial reports, quantities, material lists, shop drawing logs, and the like.
- G. The Owner may retain the services of a permit expeditor/third party reviewer and in such case the CM shall cooperate and assist in obtaining the general building permits and certificates of occupancy required by all authorities having jurisdiction over the Project.
- H. Expedite, coordinate and manage all subcontractors with the procurement of all legally required permits, licenses, and certificates. Assemble these documents for the subcontractors and deliver to Owner at the completion of the Project.
- I. Coordinate all aspects of the work with local municipal authorities, governmental agencies, utility companies, expeditor, management of the building, etc., who may be involved in the Project.
- J. Coordinate the work of all subcontractors through final completion and the Owner's acceptance. Conduct a comprehensive final inspection to ensure that the quality of labor and materials are in accordance with the contract

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documents. Record all deficient items prior to submitting a request for a certificate of substantial completion and ensure that the deficiencies are satisfied in a timely fashion.

- K. Conduct no less than weekly scheduled project team and sub-contractor meetings in addition to other required job meetings requiring or not requiring the Owner to attend throughout the construction process. All affected parties, who will discuss procedures, progress, problems, and scheduling and open items, should attend these meetings. Keep precise meeting minutes of all meetings.
  - L. Coordinate the activities of sub-contractors and vendors that may be hired directly by the Owner to complete activities onsite (e.g. FF&E and/or exhibit installers)
  - M. Constantly review the adequacy of the subcontractors' supervision, personnel, equipment, and the availability of necessary materials and supplies. Where inadequate, direct that the subcontractors take the necessary action to cure such inadequacy.
  - N. Establish and provide an inspection system for safety programs and procedures to be followed by all subcontractors.
  - O. The CM shall ensure that the subcontractors and/or itself clean up all waste materials, rubbish and debris resulting from the operations at such frequencies as required to maintain a clean and safe working job-site. The CM shall coordinate the preferred route and procedures for removal of construction debris with the Project Manager and shall coordinate all necessary additional cleanup as part of construction operations.
3. **Construction: Coordinate Testing & Controlled Inspections**
- A. Develop and establish for Owner's benefit and for its use a quality inspection control system in order to ensure that the standards of construction called for are met.
  - B. Develop a checking and testing procedure that will ensure all systems are adequately evaluated and balanced prior to their acceptance.
  - C. Coordinate all testing provided by others as required by the technical sections of specifications, and as required by the building code. Keep an accurate record of all tests, inspections conducted, findings and test reports. Submit final test reports to the Owner and Architect. Services of professional engineers and the Architect as required by the building code will be performed for the Owner directly.

**4. Construction: Coordinate Requests for Information and Shop Drawing Submissions**

- A. The CM shall administer and manage a Contractor Request for Information (RFI) system. The RFI system will be used to address all CM-related questions and clarifications, scope changes, and directional changes. The Owner, Architect and Project Manager must receive copies of all RFIs within 24 hours of contractor submittal. The RFI system is intended to provide an efficient and formal mechanism for responding to contractor's requests for information. Response and issue resolution must be prompt and ensure that the schedule is not impacted. RFIs will not be used to grant authority to proceed with additional work. The Owner, Architect and Project Manager shall provide approval of the RFI system.
- B. Prepare a detailed submittal schedule within adequate advance time for review, approval and use by the Architect.
- C. Receive and thoroughly review all shop drawings, cuts, samples, delivery schedules, materials lists, etc., for compliance with the contract documents. Provide comments and assure that each submittal is complete before submitting information to the Architect for concurring review and approval. Stamp, approve and sign all submittals and shop drawings before submitting to the Architect.
- D. Oversee the submission of all shop drawings, composite shop and coordination drawings, brochures and material samples. Ensure that composite shop and coordination drawings are complete and accurate for every portion of the work. Monitor and implement the flow of all documents and materials to ensure the proper sequence of approvals by the Architect so as not to delay the progress of the work.
- E. Establish and maintain, on-site, a complete library of all current contract documents, approved shop drawings and approved material samples.

**5. Construction: Review all Payment Requests**

- A. Before the first partial payment becomes due, the CM will provide a detailed breakdown for each trade and a schedule of values for each component of the total contract amount.
- B. For each subsequent application for payment, the CM will provide:
  - i. CM's invoice
  - ii. Application for payment and continuation sheet on AIA documents

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- iii. Breakdown and schedule of values for each trade and a schedule of values for each component of the total contract amount
  - iv. Subcontractors' invoices
  - v. Purchase orders indicating products list for all adjusted contracts
  - vi. CM's certified payroll for project manager, superintendent and laborers
  - vii. Associated allowances and change orders through the last day of the construction period
  - viii. Fees and costs reimbursable to the CM
  - ix. Lien waivers and progress payment affidavits, in the form and as required under the proposed form of contract.
  - x. A statement accounting, on an itemized basis, for the disbursement of all funds previously paid by Owner that include:
    - a. Copy of CM waiver of lien, invoice and application for payment, for each subcontractor
    - b. Trade contract applications for payment along with the partial waiver of lien and an affidavit of payment made by each subcontractor
  - xi. Copies of payment and/or cancelled checks
- C. All subcontractor applications for payment will be submitted through the CM in accordance with established procedures. At a minimum each subcontractor must submit a pre-approved application of payment accompanied by a complete detailed breakdown of costs on a continuation sheet. Purchase orders, trade contract applications for payment along with partial waivers of lien and an affidavit of payment made by each subcontractor must accompany each application.
- D. Recommend to Owner the institution of any partial or complete default action against any subcontractor(s). Where deemed necessary, determine amounts due under default settlement and prepare budget estimates for completion of work.

### **6. Construction: Review & Coordinate All Change Order Requests**

- A. Receive, review and challenge all claims and change order requests from the subcontractors in a timely manner in order to allow the Owner the right of acceptance prior to execution of work and without an impact to the schedule.

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Review unit prices, time and material charges and similar items. Provide the Architect with complete back-up from subcontractors. Consult with the Architect, and after mutual agreement, submit recommendations to the Owner.

- B. Review all changes proposed by the Owner, and/or Architect and make recommendations regarding the impact with respect to cost and or schedule.
- C. Ensure that all change orders are satisfactorily completed in the construction process.
- D. Develop a comprehensive understanding and implement the specifications and Owner's procedures for the processing of change orders, including applications for extensions of time.
- E. With respect to portions of the work performed by change order, or otherwise, on a time-and-material, unit cost, or similar basis, which requires the keeping of records and computations, maintain adequate cost accounting records to satisfy the specifications and Owner's procedures.
- F. Submit an electronic version of the Change Order Log three (3) business days prior to the scheduled weekly Project team meeting. The Change Order Log is to be reviewed at the conclusion of the Project team meeting among the Architect, Project Manager and Owner, as applicable.

### **7. Construction: Provide & Supervise General Conditions Items**

- A. The CM will provide and supervise general condition items. General Condition items will be clearly stated and itemized by the CM. All items purchased specifically to satisfy the general conditions for this Project will be turned over to the Owner in good condition, or be properly disposed of, at the conclusion of the Project. All applications for payment will be accompanied by complete and comprehensive documentation for anything and everything that is applied for. General Condition items included in pay applications shall be supported with detailed documentation.
- B. The CM's contingency shall be applicable during the design phases of the Project and a contingency might be line item in the schedule of values if agreed to in writing in advance by the Owner.
- C. The CM shall effectively manage all overtime required to properly execute the work as an ordinary daytime schedule herein requires. Any overtime bought out by the CM from any subcontractor shall be clearly noted in the subcontractor's schedule of values. Any overtime allowance that has been agreed to in advance in writing by the Owner shall be applied for by the CM with advanced written authorization by the Owner.

**8. Construction: Provide Scheduling Administration**

A. During the course of construction, the CM will make an analysis of the materials and equipment that will be required on the job. The CM will determine dates for shop drawing submission and approval, international and domestic off-site fabrication and manufacturing, and delivery dates required to meet with job progress. The CM will maintain a scheduling system to expedite material and equipment deliveries through the course of construction, including international shipping and customs processing.

**9. Construction: Other Services**

A. The CM will provide all other construction phase services as outlined in the proposed form of contract.

**C. POST-CONSTRUCTION PHASE SERVICES**

1. At the proper time, create and coordinate the completion of punch lists, together with the Architect, indicating the items or work remaining to be accomplished, and ensure that these items are completed in an expeditious manner. Prepare certificates of substantial and final completion, as required to be executed by the Architect.
2. Submit all appropriate closeout documents.
3. Coordinate and expedite the submission of operating and maintenance manuals and similar information; obtain the Architect's approval to ensure that they are complete and cover all items as required by the contract documents. Coordinate and chair all necessary owner-training sessions to be attended by the Architect, Owner, Project Manager, and others as required by the Owner. Immediately upon completion of training sessions provide detailed and comprehensive meeting minutes (copies of the minutes are to be inserted into the appropriate manuals).
4. Receive, check and forward to the Project Manager all releases of claims required, subsequent to issuance of final certificate of completion and final payment to subcontractors. Make recommendations on the withholding of payments to subcontractors when deemed necessary to protect the Owner. Determine the value of incorrect work.
5. Expedite the preparation of "as built" drawings of the entire Project in accordance with the terms of the specifications. The complete "as-built" drawings shall be subject to the approval of the Architect and submitted to the Owner for its records upon final completion of the Project.
6. After substantial completion of the Project, the CM will be responsible for expeditious follow-up and correction of all punch list items.

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7. A minimum one-year call-back period for correction of the work shall be provided for all work and the period shall begin on the date listed on the certificate(s) of substantial completion. During the call-back period, the CM shall provide prompt execution to correct any warranty issue.
8. The CM will provide all other post-construction services outlined in the proposed form of contract.

### 5. **INSTRUCTIONS FOR SUBMISSION OF SOQ:**

Firms will not receive compensation or reimbursement of any expenses associated with preparing and/or submitting their SOQ. As neither price nor fee is an evaluation factor, such information should not be included in any SOQ.

Firms are required to submit one (1) copy via email to the Rays of their submittal prior to July 28, 2026 at 5:00pm ET.

Please be advised that under no circumstances will the Rays obligate itself to consider an SOQ which is received after the deadline or does not include the basic items described above.

By submitting an SOQ, the respective Firm (i) acknowledges that it has read, understands and will comply with Section 448.095, Florida Statutes pertaining to required use of the U.S. Department of Homeland Security's E-Verify system; and (ii) acknowledges that its SOQ is subject to Public Records laws (Chapter 119, Florida Statutes).

SOQs shall be delivered to:

Tampa Bay Rays  
Email: cmarrfq@raysbaseball.com

### 6. **STATEMENT OF QUALIFICATIONS:**

Each SOQ must include the following:

- a. **COVER LETTER:** A cover letter that lists the lead Contact Person with contact information; the lead CM firm, and if a joint venture, all firms that make up the team; and a statement that specifically addresses the proposer's commitment to the Project of the personnel listed in the SOQ. If the team is a joint venture, a description of that joint venture including a breakdown of joint venture percentages, and day to day management responsibilities is required. The success of any building construction project is directly related to the experience and capabilities of the individuals that perform and manage the construction process. Please do not list any key personnel who would not be immediately available to work on this Project, and who would not be involved significantly (at least 20%) with either the preconstruction or construction phase of the project.
- b. **PRIOR EXPERIENCE OF THE FIRMS:** Please provide the following information in individual groupings for the lead CM firm, and for any firms who are members of any

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joint venture submission. Please include experience with sports projects, MLB ballparks and stadiums with a focus on enclosed roofed facilities, projects in the Southeast and Florida and projects associated with mixed use developments.

- c. **FIRM HISTORY:** Brief statement of the firm's history on sports facility projects, specifically on stadiums and ballparks as you deem pertinent to this Project. Include a description of the ownership structure of the firm and list the principal shareholders. If the proposer is a joint venture, provide similar information for each firm, and describe any projects on which the firms have previously worked together.
- d. **PROJECT OFFICE:** Identify the office that will be primarily responsible for the Project, the specific location of the office, and the number of staff available in that office to undertake the Project (Preconstruction / Estimating, Purchasing, Scheduling, Project Managers, MEP/AV Managers, Superintendents, BIM Coordinators, Insurance, Safety, Accounting/Cost, Administration, Trade Labor, Other). If the firm or joint venture will benefit from participation on the Project of other offices or divisions within the firms, please provide similar information on all that are appropriate.
- e. **EVIDENCE OF REGISTRATION AND LICENSURE:** Provide confirmation that the Firm is registered with the Florida Department of State, Division of Corporations (Sunbiz) in accordance with Section 607.1501, Florida Statutes and licensed to perform construction in Florida pursuant to Chapter 489 Florida Statutes. If not, describe the Firm's anticipated plan for completing such registration and licensure processes.
- f. **FOREIGN COUNTRY OF CONCERN:** Provide any disclosures to the Owner regarding a foreign country of concern pursuant to Florida Statutes §286.101(3)(a).
- g. **CURRENT WORKLOAD:** A graphic timeline of all the proposed firm's (all firms if submitting as a joint venture) major construction projects (over \$250 million in construction hard cost) that are currently in progress or will be in progress during the scheduled design and construction periods of the Project. Also, please list all sports projects your firm or joint venture firms currently have under contract or have been awarded to you and would overlap in any way the timeframe outlined herein for the Project.
- h. **HISTORICAL WORKLOAD:** Provide the corporate-wide annual revenue generated for each firm, as well as the annual revenue from the construction of sports projects for each named firm as identified above. Revenue figures for each of the last five years, as well as forecasts of total and sports backlog volumes for each of 2026, 2027 and 2028.
- i. **REFERENCES:** A list of five (5) references for each firm, with contact names, titles, phone numbers, and email addresses: at least three (3) of which must be from professional sports franchise owners; and, at least one (1) of which must be an architect. The reference list should include contacts from recent significant (completed or under construction) sports and/or Southeast United States, or Florida projects for which the proposer was lead CM.

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- j. **INSURANCE:** State any inability or unwillingness to adhere to the insurance requirements set forth in Exhibit B.
- k. **HIGHLIGHTED SPORTS PROJECTS:** This information is required of the lead CM firm, as well as for any joint venture member firms. Prior experience on similar sports projects, including Major League Baseball full-time stadiums, will be a key evaluation criterion. Highlight at least three (3) projects, and no more than five (5) projects, with similar characteristics built by each firm, either completed within the last ten (10) years or currently under construction. Each project listed should include relevant information such as project location, project description, client, architect, project budget and final cost, whether the project was constructed on schedule (and, if not, were liquidated damages imposed for delayed completion), the date that the project was completed (or is to be completed), photographs or other illustrations of unique aspects of the project, etc. We are specifically interested in what characteristic or unique aspect of the sports project prompted its selection to be included in this highlighted section.
- l. **SAMPLE GMP DOCUMENTATION:** Provide sample GMP documentation for a similar sports project reflecting various phases of GMP development (e.g., concept, design, schematic design, design development and final GMP). All sensitive project/client information can be removed or redacted as reasonably necessary to protect against disclosure of confidential information. The Selection Committee is interested in seeing a sample of how the information is presented and organized through the Project's various phases.
- m. **HIGHLIGHTED SOUTHEAST, OR FLORIDA PROJECTS:** This information is required of the lead CM firm, as well as for any joint venture member firms. Highlight at least three (3) projects, and no more than five (5) projects, built by each firm, either completed within the last ten (10) years or currently under construction. Each project listed should include relevant information such as project location, project description, client, architect, project budget and final cost, whether the project was constructed on schedule (and, if not, were liquidated damages imposed for delayed completion), the date that the project was completed (or is to be completed), photographs or other illustrations of unique aspects of the project, and any constraints or requirements of the project that are unique to the Project.

### 7. **PERSONNEL'S PRIOR EXPERIENCE:**

- a. **ORGANIZATION CHART (STAFFING):** Provide an Organization Chart throughout the proposed term of the project, indicating how the CM staff will be organized with planned percentage of time on Project during preconstruction, construction post-construction phases.
- b. **LIST OF KEY PERSONNEL:** Key decision makers and leadership must have and are required to have prior sports experience. Each SOQ will be complete in respect to who will be assigned to this Project. Please provide a Staffing Commitments Matrix, as to

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level of involvement by each staff member by illustrating their anticipated level of effort for all phases of the Project. Individuals should only be listed if their commitment to this Project exceeds 20% during any single phase. The Owner is interested in the following key roles:

1. Project Director/Principal-in-Charge/Project Executive
2. Senior Project Manager
3. Preconstruction Services Manager
4. Project Managers
5. General Superintendent/Field Operations Manager
6. Superintendents
7. MEP/AV Manager(s)
8. Lead Safety Manager
9. Lead Cost Engineer
10. BIM Coordinator

Owner understands each firm may have varying titles for certain staff positions. We are not attempting to have all proposers conform to any one method of staffing the project. Each proposer should develop your own staffing plan and submit the requested information for the personnel you deem to be of highest priority for the scope and timing of this project.

- c. **RESUMES:** Provide one-page resumes of the named key personnel that will be committed to the project for at least 20% for either the preconstruction or construction phases of the Project. Please provide a list of similar sports projects, design-build projects, and/or Florida projects for each individual (projects on which each person worked prior to being employed by your firm are acceptable as personal experience). Additionally, provide current and forecasted workload on other projects for all named individuals that will run concurrently with this Project, including their time commitments on those other projects (including the individual's percentage of time devoted to such other projects). Availability of key personnel is critical.

### **8. PROJECT APPROACH:**

Provide a narrative that reflects the CM's proposed approach to the Project, demonstrating the firm's or joint venture's ability to develop an approach and specific work plan to meet the Project requirements as described herein. Your knowledge not only of the project type, but also of the Florida marketplace, and specifically the Tampa marketplace, should be discussed.

Additionally, please provide the CM's proposed approach to soliciting design assist partners and how design assist partners will be identified. Design assist partners should be selected in partnership with the Owner based on qualifications, capacity and experience. As this is a fast-track project, please identify what design assist disciplines you feel are appropriate for this project and when engagement should take place in order to ensure a successful project completion by our target date. Please see 4.a.9 above for more specific information regarding design assist partners.

## TAMPA BAY RAYS NEW BALLPARK

### 9. MISCELLANEOUS:

Include any additional non-confidential information that the proposer would like the Selection Committee (as defined below) to consider in respect to the qualifications of this team for the Project. Please be brief and be sure all additional information has pertinent relevancy to Owner's goals for the Project, and/or to issues which you believe will be encountered during the development process.

10. **PROCEDURE FOR REVIEW AND SCORING OF SOQS:** A committee comprised of representatives from the Owner and other project stakeholders, including representatives from the City and County (the "**Selection Committee**") will evaluate all SOQs, including through use of the weighted point scoring system described below. The Selection Committee will make the final determination of the order of preference of Firms deemed to be the most highly qualified to perform the required services. Any Firm that the Selection Committee determines is not qualified to render the required services will not be further considered. The Selection Committee will, in general, follow the Selection Procedures outlined below:

- a. **STATEMENT OF QUALIFICATIONS (up to 90 Points):** The Selection Committee will carefully review each SOQ and assign each points in the below categories:
  - a. Firm Qualifications and Prior Experience on Similar Projects – up to 40 Points
  - b. Project Approach – up to 30 Points
  - c. Key Personnel Experience and Commitment to Project – up to 20 Points
- b. **INTERVIEWS (up to 10 Points):** Firms that submitted responses to this Request for Qualifications that meet the requirements set forth herein and are received by the closing date and time described herein will be invited to appear for an interview by the Selection Committee with oral presentation and evaluation. The firms that are invited to interview will be notified of the time, place and duration of their respective interviews. It is anticipated that each firm will be given approximately one hour to present, followed by 20-30 minutes of interactive discussions with the Selection Committee. Selected firms should provide the Selection Committee with copies of all materials used in their presentation prior to or at such presentation. Interview scoring will be based on the quality of the presentation, responsiveness to the Selection Committee's questions, and the demonstrated capability of the proposed team.
- c. **FINAL SELECTION:** Following the interview process, the Selection Committee will meet publicly to review and discuss scores tabulated from the SOQ evaluation and the Interview evaluation to arrive at a total score (out of 100 Points) for each Firm. The Selection Committee, taking into account the scores and the factors enumerated in Florida Statutes §287.055(4)(b), will establish a final order of preference including at least three (3) Firms. While the scoring shall be taken into account by the Selection Committee, it is advisory in nature, and the Selection Committee reserves the right to exercise its professional judgment in setting the final order of preference that it determines reflects the most highly qualified Firms to perform the required services and

## TAMPA BAY RAYS NEW BALLPARK

is in the best interests of the Project. The decision of the Selection Committee shall be final. The Team will then begin contract negotiations with the highest ranked firm.

- d. **CONTRACTING:** After completion of all evaluations described above, Owner will work with the Firm considered to be the most qualified to negotiate, finalize, and execute a construction agreement for the Project between the Firm and Tampa Bay Rays Stadium Company, LLC, an affiliate of Owner (the “**CM Agreement**”). The CM Agreement will reflect the Rays’ intended use of a phased, progressive GMP structure, frequent rolling estimates during preconstruction, and certain Owner rights tied to achievement of defined budget and schedule milestones, including liquidated damages for delayed completion. The CM Agreement shall include all applicable requirements of the City and County as set forth in various agreements between the Team and the City and/or County, including the requirement for the Firm to provide a performance and payment bond required pursuant to, and in a form that complies with, Section 255.05, Florida Statutes. Should Owner be unable to negotiate a satisfactory contract with the Firm considered to be the most qualified at a price Owner determines to be fair, competitive, and reasonable, the Owner may elect to terminate negotiations with that Firm. The Owner will then undertake negotiations with the second most qualified Firm. This process shall continue until an agreeable contract is reached.
- e. **TIME IS OF THE ESSENCE:** As is evidenced by the milestone dates noted herein, the successful CM, and the CM’s key staff, will be expected to enter expeditiously into the negotiated Agreement, and commence services immediately.

### 11. **OTHER CONDITIONS:**

- a. Nothing contained within either the SOQs, or stated/asked in interviews, is a concurrence by the Owner that such item will be considered or is inclusive of the eventual agreement entered into with the selected CM, unless such item is specifically addressed/included in the CM Agreement. The SOQs will serve as an indicator of items that the Owner may elect to include at some point, at their sole discretion, into the final agreement for Preconstruction, Construction and Post-Construction Services.
- b. The items, conditions and procedures in this Request for Qualifications are designed to be consistent with Section 287.055, Florida Statutes (“**Consultants’ Competitive Negotiation Act**”). Firms are requested to notify the Owner in writing, if they feel any portion of this Request for Qualifications is not in compliance with the Consultants’ Competitive Negotiation Act.
- c. If the Firm believes that any information included in its SOQ would constitute a trade secret or otherwise be statutorily exempt from Florida’s public records law, such information should be included as a separate attachment labeled “Trade Secrets” and be accompanied by an explanation of the applicable exemption that the Firm believes should apply to such information. If a Firm believes that any portion of its SOQ is exempt from Florida’s public records law, the Firm shall submit an addition copy of the SOQ with

## TAMPA BAY RAYS NEW BALLPARK

such sections redacted so that the redacted copy can be released in response to any public records request.

- d. By submitting an SOQ, the Firm shall be deemed to make all certifications required by Florida Statute §287.135 related to scrutinized companies.
- e. Upon submission, all SOQs become the property of the Owner.
- f. The Owner will not be liable for any costs incurred by any Firm in preparing a SOQ or for any other costs incurred prior to entering into a CM Agreement.
- g. The Owner reserves the right to reject any and all SOQs if the Owner determines, within its own discretion, that it is in the Owner's best interests to do so. Additionally, factors such as, but not limited to the following may also disqualify a Firm without further consideration:
  - a. Evidence of collusion among Firms;
  - b. Any attempt to improperly influence any member of the evaluation panel;
  - c. Discovery that a Firm purposely misled or knowingly provided false or inaccurate information in a submittal;
  - d. A Firm's default under any type of agreement, which resulted in the termination of that agreement; or
  - e. Existence of any unresolved litigation or legal disputes.

This Request for Qualifications does not commit the Owner to select any Firm, award any contract, pay any costs in preparing a SOQ, or procure a contract for any services. The Owner also reserves the right to discontinue the Request for Qualifications process at any time, to award any or all of its current or future needs to other companies or to one or more company, or to cancel or modify this Request for Qualifications in part or in its entirety, or to change the Request for Qualifications guidelines. A Firm may not alter the Request for Qualifications or its components.

**END OF THE Request for Qualifications**

## **TAMPA BAY RAYS NEW BALLPARK**

### **EXHIBIT A – PROJECT PROGRAM STATEMENT**

The Ballpark will serve as the home for MLB games and as a venue for other large events and community gatherings. The Ballpark will be enclosed by a fixed roof and conditioned, and it is expected the Ballpark will feature at least 28,000 fixed spectator seats and approximately 1.1 Million to 1.4 Million gross square feet (GSF) including the following design features.

#### **BALLPARK DESIGN ELEMENT (APPROX. GSF)**

##### **Seating & Spectator Facilities (APPROX. 300K-350K GSF)**

A minimum of 28,000 fixed spectator seats will be located across three primary levels including the main concourse, mezzanine level, and upper deck. General, premium, and group seating areas will be included. Premium seating areas will feature enhanced seating and access to club lounges, suites, bars, dining areas and associated kitchens, entry lobbies, and other amenities. Group seating areas will include small seating groupings such as living room boxes or theater seating, and luxury suites designed to accommodate groups from small to large. A number of standing room only tickets are also expected to be made available to spectators.

##### **Fan Amenities (APPROX. 10K-30K GSF)**

Spectator amenities will include ticketing service locations, guest information station, and first aid room placed at accessible locations. Unique experiences such as a rays aquarium tank, kids activities, memorabilia displays, and other activation zones will also be featured for spectator enjoyment.

##### **Restrooms (APPROX. 30K GSF)**

Public restroom facilities will be dispersed throughout the Ballpark and located on each level. The number of restrooms and plumbing fixtures will be based at minimum to comply with code requirements and industry standards to ensure access and convenience for spectators.

##### **Circulation (APPROX. 350K-450K GSF)**

Concourses located on each the Main Concourse, Mezzanine Level, and Upper Level will provide the primary means of circulation around the seating bowl for spectators. Vertical circulation will include public elevators strategically dispersed throughout the Ballpark, as well as escalators and stair towers providing convenient circulation between the levels of the Ballpark for spectators.

A service corridor will provide the primary means of building operations and support, and will also provide access to team/player facilities. Strategically located service / freight elevators will provide additional vertical circulation in support of building operations.

##### **Operations & Support (APPROX. 60K-80K GSF)**

The Ballpark will include all facilities necessary to support staffing and operations of the building for MLB games and other events. The service level will serve as the primary location for building operations, with satellite facilities distributed throughout each level to provide the necessary facilities supporting operations throughout the Ballpark, including the following:

## **TAMPA BAY RAYS NEW BALLPARK**

- Facilities to host all event staff including check-in locations, locker rooms, uniform distribution and laundry spaces, briefing areas, work stations, and break rooms / dining areas.
- Housekeeping facilities including staffing areas, storage facilities for equipment and cleaning supplies (including dedicated chemical storage), trash and recycling bays, recycling sorting, etc.
- Shops and workrooms holding staffing facilities and equipment/supplies for groundskeeping, general maintenance, repair, carpentry, conversion, paint, electrical, plumbing, and HVAC.
- Security facilities will include areas for screening and related equipment at all entry gates, office locations and work stations for security personnel (ballpark employees and Police Department / Sheriff's Office), a central security control room, and event command center.
- Loading docks and marshalling spaces will accommodate food service and general deliveries and event load in / load out.

### **Food Service & Retail (APPROX. 60K - 100K GSF)**

Concession stands and bars will be located on each concourse and distributed for convenient access to spectators. Food preparation will be supported by a main kitchen and commissary, and additional satellite kitchens and commissaries / pantries will be located throughout the Ballpark.

Retail sales and merchandise facilities will include a main team store location and satellite store locations distributed throughout the ballpark. These retail operations will be supported by a warehouse and offices.

### **MEPT (APPROX. 70K-120K GSF)**

All Mechanical, Electrical, Plumbing, Technology and other engineered systems needed to operate the building will be included and located throughout the ballpark.

### **Locker Room & Training Facilities (APPROX. 70K - 100K GSF)**

The Ballpark will include locker rooms, dugouts, bullpens, athletic training spaces, weight rooms, other training facilities for both home and visiting team players, coaches, staff, and other team personnel for Major League Baseball games. Umpire locker rooms and related spaces will also be included. Auxiliary dressing rooms and locker rooms will provide additional facilities to accommodate non-baseball events.

### **Media, Press, Broadcasting Facilities (APPROX. 10K-20K GSF)**

Facilities needed to accommodate media, press, and broadcasting personnel will include a credentialing area, press conference room, media workroom and press dining area, press box, and studio spaces.

Broadcast facilities will include space for TV truck parking and related distribution head end, booths for TV, radio, and auxiliary broadcast needs, as well as the control rooms for the ballpark's video board and audio/visual systems. TV camera locations and camera wells for still photographers will be located at strategic placements in the seating bowl.

### **Administrative Offices (APPROX. 60K-120K GSF)**

## **TAMPA BAY RAYS NEW BALLPARK**

Office space to house team and Ballpark staff / personnel during events on a daily basis including offices, open work areas, conference rooms, restrooms, and other associated facilities of a typical office environment.

**Overall Total: APPROX. 1.1 MILLION - 1.4 MILLION GSF**

**TAMPA BAY RAYS NEW BALLPARK**

**EXHIBIT B – INSURANCE REQUIREMENTS**



CM RFQ | INSURANCE EXPECTATIONS

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# Tampa Bay Rays

**Tampa Bay Rays Stadium Project**

June 29, 2026

## Introduction

This exhibit outlines the preliminary insurance expectations of the selected CM<sup>1</sup> for the Project.

The insurance requirements in this Exhibit B are intended to apply to the Project only. As the broader real estate plans evolve, insurance requirements will be evaluated and adjusted accordingly, and it is anticipated that more than one insurance program may be implemented to address different scopes or phases of development.

Insurance coverage required herein represents the minimum requirements to be met by the CM. The Owner retains the right to request the procurement of additional limits and/or types of insurance, in its sole but reasonable discretion.

In the event of any conflict between this RFQ and Exhibit B (Insurance Requirements), this Exhibit B shall govern. Notwithstanding, the insurance structure for the Project has not yet been finalized. Accordingly, the requirements set forth in this exhibit are preliminary in nature and subject to change. This exhibit is intended to provide an initial framework and establish baseline expectations only. The Owner is presently evaluating multiple insurance program structures for the Project to achieve an optimal balance of strong coverage, risk transfer, and administrative efficiency. **Final insurance requirements of CM will be negotiated and included in the final CM Agreement.**

## Insurance Policies

### Builder's Risk Insurance

It is the Owner's current expectation that the Owner will procure and maintain Builder's Risk property insurance for the Project, with the CM named as an insured under the policy.

At a high level, the Builder's Risk coverage is anticipated to be written on an "all risk" completed value (non-reporting) form, in an amount aligned with the total replacement value of the improvements contemplated by the CM Agreement, inclusive of subsequent insurable contract modifications. The policy is expected to insure materials and equipment intended to become part of the completed Project and to include coverage for delay in start-up or completion, including income and reasonable soft costs, as applicable. It is also anticipated that coverage, whether provided within the Builder's Risk policy or via endorsement or standalone placement, would include terrorism and Owner-approved sublimits for flood, windstorm, hurricane, earthquake, and water damage.

The policy would be structured to include the interests of the Owner, the CM, and subcontractors performing work on the Project. The Owner anticipates sharing details of the Builder's Risk quotation with the CM prior to binding for review. In the event of a covered loss, the CM would be expected to cooperate reasonably with the Owner and the Builder's Risk insurer in the investigation and adjustment of the claim.

Separately, the CM should anticipate remaining responsible for its own property, supplies, tools, materials, and equipment (including plans, designs, drawings, specifications, and other valuable papers), whether stationary or mobile, whether insured or self-insured. Owner-placed Builder's Risk insurance is not expected to respond to loss or damage to such CM property. The Owner reserves the right, as the Project progresses, to request that the CM assist in obtaining or providing Builder's Risk pricing or market feedback for informational purposes.

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<sup>1</sup> All capitalized terms not separately defined in this Exhibit B shall have the same meaning as in the RFQ.

### **Construction Liability Insurance**

The Owner intends to satisfy the Project's construction liability insurance requirements through an Owner Controlled Insurance Program ("OCIP"), pursuant to which a single, consolidated insurance program will insure the Owner, the CM, and all enrolled subcontractors, and will be procured by the Owner. A Contractor Controlled Insurance Program ("CCIP") will not be utilized or contemplated for the Project.

The comprehensive terms, conditions, and limits of the OCIP have not yet been finalized; however, the OCIP is anticipated to include, at a minimum, occurrence-based commercial general liability coverage written pursuant to ISO form CG 00 01 12 07 (or equivalent), including coverage for bodily injury (including disease, mental anguish, and death), property damage, personal injury, advertising injury, contractual liability, premises and operations, and products and completed operations. Completed operations coverage shall be maintained for a period of seven (7) years following Substantial Completion of the Work (as defined in the CM Agreement) or the applicable Florida statute of repose, whichever is shorter.

Minimum program limits are expected to be \$150,000,000 per occurrence and \$150,000,000 in the aggregate; higher per-occurrence and aggregate limits shall be procured for Owner's consideration and evaluated with input from the CM, the Project's debt providers, and other relevant stakeholders. OCIP limits shall be project-specific and dedicated exclusively to the Project, with no sharing of limits or aggregates with any other project. The CM will be afforded the opportunity to review and provide input on the OCIP structure, and all quotations and applicable policy forms will be shared with the CM prior to binding coverage.

### **Professional Liability (E&O) Insurance**

Owner is presently considering all avenues available to insure the Project's professional liability exposure, including CPPI and project-specific professional liability insurance coverage. At minimum, the CM will be required to purchase and maintain professional liability insurance with limits of liability of no less than \$15,000,000 per claim, and 15,000,000 in the aggregate in association with the work and services provided under the CM Agreement. Coverage shall be effective as of the CM's first date of work or services and maintained through Substantial Completion and acceptance of the Project and continued through the applicable Florida statute of repose period. Coverage is expected to be structured without exclusions for bodily injury, property damage, or pollution-related liability. If professional liability coverage is provided under a master, practice, or blanket program insuring additional projects, the CM should disclose this structure in its response. The Owner may request that higher limits of professional liability coverage be identified for evaluation as the Project progresses and prior to the CM's commencement of work.

### **Contractor's Pollution (CPL) Liability Insurance**

The Owner anticipates that the CM will maintain Contractor's Pollution Liability (CPL) insurance in connection with the Project. At a planning level, such coverage is expected to be written on an occurrence basis with limits generally in the range of \$10,000,000 per occurrence and \$10,000,000 in the aggregate. Coverage is expected to remain in effect for the duration of the CM's work on the Project and, as applicable, through the relevant statute of repose period following final completion. If CPL coverage is provided under a master, blanket, or practice program, the CM should identify this structure in its response and note whether project-specific limit allocation or per-project endorsement is available.

The Owner may elect to place pollution liability insurance on behalf of the Project, including coverage for the CM's interests, and/or their subcontracts. The Owner may also request that higher CPL limits be identified for evaluation prior to the commencement of Work.

### **Workers' Compensation & Employer's Liability Insurance**

The CM must purchase and maintain Workers' Compensation Insurance in accordance with Florida state statutes. The insurance must include, but not be limited to, Occupational Disease Benefits, Voluntary Compensation and Disability Benefits,

Jones Act and U.S. Longshoremen's and Harbor Worker's Act, if and as applicable. Self-insurance is not acceptable. The CM must purchase and maintain Employer's Liability Insurance coverage with limits of at least \$1,000,000 for each of the following: bodily injury by accident, bodily injury by disease, and in the annual aggregate.

#### **Auto Liability Insurance**

The CM must purchase and maintain Automobile Liability insurance provided on the current ISO form or equivalent with a minimum of Twenty Million Dollars (\$20,000,000) combined single limit. Note, if the Work requires the removal and/or transportation of hazardous materials from the site, coverage must include pollution liability coverage applicable to bodily injury and property damage arising from all hazardous waste hauling and must include coverage for Motor Carrier Policies (MCS-90) and Broadened Transportation Liability (CA 9948) endorsements.

#### **Aviation Liability Insurance**

To the extent the CM anticipates utilizing aircraft in connection with the Work, including any owned, leased, chartered, hired, borrowed, or rented aircraft, the Owner expects the CM to maintain appropriate aviation liability insurance. At a planning level, such coverage would generally be expected to carry limits in the range of \$25,000,000 per occurrence and \$25,000,000 in the aggregate.

This expectation applies to both manned and unmanned aircraft, including helicopters, drones, and other aerial devices. If drones or other unmanned aerial systems are utilized in connection with the Work, the CM is expected to maintain drone (UAS) liability coverage in limits reasonably acceptable to the Owner. The CM, and any party operating aircraft on its behalf, is expected to hold all licenses, permits, and certifications required by applicable law. The parties may also evaluate whether certain aviation or drone exposures can be addressed through the OCIP, if commercially available and economically reasonable.

#### **Cyber Insurance**

The Owner anticipates that the CM will maintain cyber liability insurance with limits generally expected to be in the range of \$5,000,000 per occurrence and \$5,000,000 in the aggregate. This coverage is intended to address cyber risks associated with electronic project systems, data sharing, and digital communications related to the Work.

### **Other Insurance Requirements and Conditions**

#### **Subcontractor Insurance Requirements**

The CM should anticipate that its contractors, subcontractors, sub-subcontractors, and other parties performing work at or in connection with the Project will be required to maintain insurance coverage in addition to any insurance provided by the Owner and/or the CM. At a high level, such insurance is expected to be generally consistent with the types of coverage required of the CM, with terms, conditions, and limits commensurate with the scope and nature of each subcontractor's work. Requirements may vary by trade, risk profile, and tier.

For clarity, notwithstanding the anticipated use of an OCIP for certain construction liability exposures, subcontractors of all types and tiers should expect to maintain various insurance coverages outside the OCIP, including but not limited to coverage for risks not contemplated by the OCIP structure.

- Workers Compensation Insurance
- Employers Liability Insurance
- Auto Liability Insurance
- On and Off-Site Liability Insurance, as applicable

- Professional Liability Insurance, as applicable
- Contractor's Pollution insurance, as applicable
- Riggers Liability Insurance

### **Insurance Conditions**

In addition to the insurance policies described above, there are insurance-related conditions with which the CM — and, in many instances, its subcontractors — will be required to comply. These include, but are not limited to, the following:

- For any Subcontractor Default Insurance ("SDI"), the CM should be prepared to respond to questions regarding the proposed program structure, limits, retentions, underwriting requirements, and claims administration.
- The CM should be prepared to discuss and disclose any insurance-related, faulty workmanship, or products/completed operations litigation within the past five (5) years.
- The CM will be required to provide five (5) years of insurance loss runs to support the procurement of Owner-placed insurance policies for the Project.
- The CM will be contractually responsible for any and all deductibles or self-insured retentions under any insurance it provides; such amounts will not be the responsibility of the Owner.
- The CM will be required to develop and implement a written safety program specific to the Project.
- Except for state workers' compensation funds, each insurer providing coverage to the CM must be licensed or otherwise permitted to issue such coverage in the State of Florida and must carry an A.M. Best rating of not less than "A-" and a Financial Size Category rating of not less than "VIII," in accordance with the most recent edition of Best's Key Rating Guide. Any exceptions must be submitted to the Owner in writing and are subject to the Owner's consent.
- Claims-made policies are generally not preferred. However, any insurance written on a claims-made basis must be disclosed to the Owner and must include a retroactive date prior to the commencement of the Work, as defined by the CM Agreement, and be continuously maintained for a period of not less than seven (7) years following Substantial Completion and acceptance of the Project, termination of the CM Agreement, or expiration of the applicable Florida statute of repose.
- The insurance requirements applicable to the CM represent minimum limits only. If the CM's or any subcontractor's policies provide higher limits and/or broader coverage, the Additional Insureds (as defined below) shall be entitled to the benefit of such higher limits and/or broader coverage, as applicable.

### **Additional Insureds/Indemnification**

Insurance policies required by the Owner (excluding Workers' Compensation and Professional Liability insurance) will include additional insured and indemnification obligations of the CM. The policies maintained by the CM will be required to name the Owner, Owner's Lenders ISAOA ATIMA, the City and the County, and all other Owner parties as reasonably requested by the Owner, as additional insureds. There will be waiver of subrogation and primary-noncontributory obligations.

The following entities are the "Additional Insureds" – note this list will be finalized prior to commencement of the Project. Owner may, from time to time, identify additional parties to be included as Additional Insureds. Additional Insured coverage must be provided without any privity of contract requirements; Additional Insured ISO form AI CG 2033 or its equivalent will consequently not be accepted.

#### At present, those parties include:

1. Rays Baseball Club, LLC
2. Tampa Bay Rays Stadium Company, LLC

3. Florida Baseball Partners, LLC
4. Sunburst Entertainment Group LLC
5. Rays Facility Fund, LLC
6. Owner's Lender, ISAOA ATIMA
7. The City and the County

Specific additional insured obligations will be conveyed at a later date. However, Additional Insured status must be provided via ISO Additional Insured Endorsements CG 20 10 and CG 20 37, for ongoing and completed operations, or their reasonable equivalent as approved by the Owner.

*The additional insured entities/indemnified parties listed above are subject to change.*

### **Performance Security**

The Owner intends to evaluate performance security options for the Project, including traditional Performance and Payment Bonds and subcontractor-level risk transfer alternatives such as SDI. One or a combination of these approaches may be utilized. Proposers should describe their approach and perspective on performance security for a project of this size and complexity. Please review further details below.

### **Subcontractor Default Insurance (SDI)**

It is the Owner's expectation that SDI will be maintained on the Project to protect the Owner and CM from financial losses due to a subcontractor's default, such as failure to perform work or fulfill contractual obligations. Coverage shall include direct and indirect expenses, project acceleration of non-defaulted trades, incurred damages associated with subcontractor default (i.e., liquidated damages) and extended overhead. Taking into full consideration the size, duration, and scope of this Project, the CM should present a proposed SDI solution to the Owner. Such proposal must, at a minimum, specifically address the following:

- What would be the anticipated minimum SDI limit for a +/- \$2B ballpark?
- Project specific program OR an annual corporate program?
- Are all trades/subs being included?
- How will excluded trades be handled?
- If a corporate SDI program, is it annual?
- Are there per project limits available?
- What is the overall program limit?
- Describe the current and anticipated utilization of the program and any capacity considerations relevant to the Project.
- How much of the policy limit has been eroded by pending claims?
- Confirmation that the Owner and its Lender can be added via financial interest endorsement.
- Confirmation that the Owner would be provided reporting on SDI exposure, claims, and losses, in an interval as mutually agreed upon between the CM and Owner.

Notwithstanding the foregoing, if any subcontractor does not qualify for the CM's Subcontractor Default Insurance, a Payment and Performance Bond may be required to be obtained, each in an amount equivalent to the full amount of the applicable subcontract amount as security for the faithful performance and completion of all obligations under the subcontract.

**Payment and Performance Bonds**

The CM may be required to provide a performance bond and a payment bond. All surety companies issuing said bonds must be licensed to write surety bonds in the State of Florida and must hold a certificate of authority from the United States Treasury to qualify as surety on obligations permitted or required under federal law. The Owner will identify the parties that shall be included as joint/dual obligees. Proposers should describe their ability to provide a 100% Performance and Payment Bond or, where available, a Parent Company Guarantee. Please include any relevant commentary on considerations associated with this approach for a project of this nature – including timing and limitations.

**Stadium Experience – Risk Mitigation**

If your prior sports or stadium project experience has produced “lessons learned” related to insurance and risk mitigation – whether in the types of products placed or the limits maintained or otherwise – we would welcome your perspective. As we evaluate the various risk mitigation approaches available, we are actively seeking informed feedback on insurance and risk management strategies.

Please provide any relevant experience or observations in response to the following:

- **Construction Liability Insurance**
  - What limits were maintained?
  - What trades were not enrolled?
- **Subcontractor Default Insurance**
  - What SDI limits were maintained?
  - Which trades, if any, were excluded?
- **Professional and Environmental Insurance**
  - What programs were maintained?
  - What limits were maintained?

**Conclusion**

Final insurance and indemnification requirements applicable to the CM will be set forth exclusively in the fully executed CM Agreement, as mutually agreed by the parties. If there are any items outlined above that you would like to discuss or clarify, please address them in your response. Thank you for your time and consideration.

**END**

**TAMPA BAY RAYS NEW BALLPARK**

**EXHIBIT C – DESIGN INFORMATION FOR DESIGN ASSIST PARTNERS**

# STRUCTURAL

## DESIGN CRITERIA

The Tampa Bay Rays Ballpark will be designed to meet or exceed the following building codes and standards:

- 2023 Florida Building Code
- AISC Manual of Steel Construction – LRFD, 16th Edition
- ACI 318-25 Building Code Requirements for Structural Concrete
- TMS 402/602-22 Building Code Requirements and Specifications for Masonry Structures
- ASCE 7-22 Minimum Design Loads for Buildings and Other Structures
- IStructE Institution of Structural Engineers Dynamic Performance Requirements for Permanent Grandstands Subject to Crowd Action

Based on the 2023 Florida Building Code Chapter 16 provisions and the anticipated occupant load of greater than 5000, the facility qualifies as Risk Category III for determination of flood, rain, wind, tornado, snow, and earthquake loads based on the risk associated with unacceptable performance.

### Typical design live loads are as follows:

- Typical Floors, Concourses, Public Assembly Areas 100 psf
- Seating Areas
  - Bench, Bleachers, Movable Seating 100 psf
  - Fixed, Individual Seats 60 psf
  - Lateral Loads
    - Longitudinal to Riser Axis 24 plf
    - Transverse to Riser Axis 10 plf
- Lobbies, stairs, exits, first-floor corridors 100 psf
- Dining rooms, restaurants, retail 100 psf
- Kitchens and pantries 150 psf
- Sidewalks, vehicular driveways and yards, subject to trucking (wheel loads as appropriate) 250 psf
- Central plants (or equipment weight) 250 psf
- Other large MEP rooms (or equipment weight) 150 psf
- AHU Rooms, electrical & IT closets (or equipment weight) 100 psf
- Storage 150 psf
- Catwalks 40 psf or 300 lbs

- Roof 20 psf
- Parking Garage 40 psf

Note: Live loads will be reduced as permitted by the Building Code.

### Typical design superimposed dead loads are as follows:

- Floors 15 psf
- Stadium Seating 10 psf
- Roofs 10 psf
- Topping Slabs (as required) TBD
- CMU Interior Partitions (as required) TBD
- Cladding – Refer to ENCLOSURE SYSTEM section

### Wind loads are based on the American Society of Civil Engineers, Minimum Design Loads for Buildings and Other Structures, ASCE 7-22, and the associated following criteria:

- Basic Wind Speed (Vultimate) 151 mph
- Exposure C

Note: It is anticipated that a wind tunnel study will be performed to measure the structural wind forces, cladding pressures, and pedestrian wind flows. With a wind tunnel study there is a chance that the design wind pressures that will result from the ASCE 7-2 criteria above can be reduced.

### Rain loads are based on the provisions of the Florida Building Code and the following criteria:

- Rain Intensity
  - 15-Minute Duration 8.12 inch/hour
  - 60-Minute Duration 4.28 inch/hour

### Snow and Seismic Loads:

Florida is under the jurisdiction of its own building code rather than the international building code. Under chapter 1, part 1, section 101.2 scope – exceptions is a statement “code requirements that address snow loads and earthquake protection are pervasive; they are left in place but shall not be utilized or enforced because Florida has no snow load or earthquake threat.”

# STRUCTURAL

## MATERIAL PROPERTIES

**Structural Steel to be used on the project shall be new steel conforming to ASTM Specification A6 and as follows:**

- Beams, Columns, and Trusses ASTM A992, Grade 50
- W- and WT- Shapes ASTM A992, Grade 50
- Channels, Angles, Steel Plates and Bars ASTM A752, Grade 50
- Rectangular HSS ASTM A500, Grade C (Fy=50 ksi)
- Built-Up Box Sections
  - (Compression) ASTM A572, Grade 50
  - (Tension/Fatigue) ASTM A709, Grade 50

**Steel Decking shall meet the following requirements:**

- Typical Built-Up Non-Composite Floors 0.6" 24 Gage G90
- Typical Interior Roofs 1.5" Type B 18 Gage G90
- Typical Long Span Roof 3.5" Acoustic Roof Deck 18 Gage G90

**Normal-Weight Concrete to be used on the project shall be as follows:**

- Site Walls 4,000 psi
- Slab-on-Grade 4,000 psi
- Elevated Slabs on Steel Deck 4,000 psi
- Elevated Slabs and Beams 5,000 psi
- Columns 6,000 psi
- Shear Walls 6,000 psi
- Precast Stadia Units 5,000 psi
- Precast Columns, Beams, and Walls 5,000 psi
- Topping Slabs 5,000 psi

**Concrete Masonry Units to be used on the project shall be as follows:**

- Minimum compressive strength 1,900 psi

**Reinforcement Steel to be used on the project shall be as follows:**

- Typical Reinforcing Steel ASTM A615 (Grade 60)
- Welded Reinforcing Steel ASTM A706 for welded reinforcing steel
- Welded Wire Reinforcing ASTM A1064 (Grade 65)

# STRUCTURAL

## **BOWL FRAMING**

### ***System Selection***

A mild-reinforced cast-in-place (CIP) concrete seating bowl system was selected for the Ballpark from the Main Concourse downward to allow the project to proceed quickly given the aggressive project schedule. CIP concrete is a popular building material in the Tampa Bay region and will allow for competitive bids. With this system, construction on the lower bowl could begin as early as 2-3 months after permit approval. A steel framed structure was selected above the main concourse to achieve the owner's vision and preferred material aesthetic. Steel framing will allow for longer span cantilevers than concrete and is best suited structurally to integrate with the steel roof. The design team will work with the selected CM and design assist partners to determine the optimum distribution of steel and concrete to achieve preferred aesthetic while maintaining the project schedule.

### ***Foundation System***

A preliminary geotechnical report dated April 3, 2026, was produced by Terracon. This report indicates the site is conducive to accommodating shallow foundations, ground improvements with shallow foundations, and deep foundation options for support of the Ballpark structure. Deep foundations are most conducive for the heavy loads from the roof and bowl structures. Various deep foundation systems may be considered with the Construction Manager for the project, but presently CIP Concrete Drilled Shafts are assumed. Shallow foundations will be used at lightly loaded foundations in the lower seating bowl. Settlements of the foundation are estimated to be 1" or less, with about half of the settlement occurring during construction.

Retaining walls will be required at dugouts, areas adjacent to berms, and various site features. These walls are anticipated to be between 8" and 12" thick CIP concrete. A passive subsurface drainage system will be required at all below grade walls to prevent hydrostatic loading effects.

During construction groundwater could be present in excavations. Any water that collects in excavations must be removed prior to placement of foundation concrete or structural fill.

### ***Slab-on-grade***

Slab-on-grade within the stadium will consist of 8" thick CIP concrete reinforced with 2-layers of #4 at 8" each way. The slab-on-grade will contain a grid of control joints at 15'-0" maximum with plate dowels at 18" spacing along each joint.

There will also be 8" constant thickness CIP concrete slab-on-grade stadia for the first (10) rows of the seating bowl from the field. This seating stadia will be tied into CIP concrete retaining walls on all sides.

# STRUCTURAL

## ***Framing System***

The Ballpark structure will consist of multiple levels including Dugout, Field, Cross Aisle, Main Concourse, Suite, Upper Concourse, Terrace, and Mechanical Canopy. The primary structural system from the Main Concourse downward will be a CIP concrete 1-way slab and beam system with CIP concrete columns. The Main Concourse upwards will be a structural steel system with 4½” normal weight concrete on 3” composite metal deck slabs. Except for the CIP concrete stadia-on-grade at the first (10) rows from the field, there will be precast stadia on the elevated CIP concrete framing system.

The upper seating bowl contains a structural steel cantilevered overhead mechanical canopy.

The composite concrete and steel bowl framing system will contain (6) expansion joints as shown in the image below, while the steel roof system will not contain any expansion joints.

The design team will work with the selected CM and design assist partners to determine the optimum distribution of steel and concrete to achieve the preferred aesthetic while maintaining the project schedule.

# STRUCTURAL

## ROOF FRAMING

### System Selection

A steel gridshell system was selected to efficiently span a large plan area within a limited structural depth. The curved, catenary-based shell geometry allows gravity loads to be carried primarily through axial forces rather than bending, reducing required member sizes compared to other long-span framing systems.

Conventional built-up roof trusses were evaluated but not selected due to the depth required to span the approximately 660 ft horizontal roof dimension and the resulting conflicts with ball flights and FAA clearances. A truss solution would require an estimated depth of 45 to 55 ft, which is not compatible with the desired roof profile.

The gridshell system is well suited to the project requirements, including spanning over the seating bowl and field while maintaining a relatively shallow and efficient roof structure. The roof framing columns will also be supported on deep foundations due to the load magnitudes and settlement requirements.

### Gridshell Structural Behavior

The roof structure consists of a three-dimensional steel gridshell formed by an orthogonal quadrilateral grid. Members are continuous through the nodes and provide both rotational and axial continuity, allowing the grid to act as a unified shell rather than as a collection of independent beams. Like the behavior of a two-way arch system, the curved shell geometry provides global stiffness and stability by developing axial compression within the grid system.

Under gravity loading, axial forces flow through the curved surface toward the primary supports. Horizontal thrust generated by the shell action is resisted by tension forces that develop along the roof perimeter. These forces are collected and stabilized by a continuous perimeter edge member in combination with in-plane bracing. The gridshell extends beyond the primary support line, forming cantilevered roof elements that transfer load back into the shell and perimeter system.

# STRUCTURAL

## Roof Geometry and Member Sizing

Based on preliminary structural studies, the primary interior gridshell built-up steel box sections and cantilever roof sections are estimated as approximately 4 feet deep by 2.5 feet wide. These members are fabricated from steel plate elements that are continuously welded to form closed box sections, providing axial, bending, and torsional stiffness appropriate for shell behavior. Interior transverse stiffening plates will be required to maintain the box shape and prevent warping. Longitudinal stiffening plates are being considered for thinner wall sections to reduce tonnages but require additional fabrication. Plate thicknesses vary from 0.625" to 3.5" for the built-up box sections.

The perimeter edge member is anticipated to be a larger built-up steel box section, preliminarily estimated at 4 ft deep by 6 ft wide. This perimeter member serves as the primary collector of shell thrust forces, provides overall geometric stability to the roof system, and transfers loads to the supporting columns and foundations. It will also support any secondary framing required for the glass enclosure wall system.

The gridshell geometry is currently based on an approximately 42.43-foot by 42.43-foot orthogonal grid that is rotated 45 degrees relative to the building footprint. This grid orientation aligns with the primary column layout, which is spaced at 60 feet along the roof perimeter. Steel vertical bracing will be required at select locations to transfer lateral loads from the roof to the foundation.

The primary roof support columns are built-up steel box sections. At tall, unbraced columns, the box sections are anticipated to be 6 feet by 6 feet in plan. Other roof supporting columns braced at the floor levels are 4-foot square or 5-foot square depending on the unbraced height. Column heights vary across the roof perimeter, ranging from 110 feet to 180 feet tall. The columns provide axial load support for the roof structure and transfer wind loads from the enclosure system to the foundations. Column splices will be required to accommodate shippable assemblies. Roof bracing at coordinated locations to not impact the view and provide a load path for roof lateral loads to be transferred to the foundation.

An operable and demountable rigging grid may be required to accommodate concerts and other shows needing to hang equipment from the gridshell. The exact location and size will need to be determined.

# STRUCTURAL

## Roof Constructability and Erection Considerations

The gridshell is intended to be erected incrementally at the corners after the perimeter columns and edge beam are in place. Temporary shoring is not expected to be required for the initial corner gridshell areas spanning over the seating bowl. Trusses are provided in the Northeast and Southwest corners to shorten the effective span of the gridshell.

As erection progresses toward the longer spans over the field area, temporary shoring and localized erection supports (bottom cable tension ties) are anticipated to control geometry, manage construction-stage deflections, and support the structure until the grid is fully assembled. Final load sharing and axial force development occur once the complete gridshell and perimeter are in place.

Erection sequence, temporary support locations, and removal procedures will be further developed during later design phases in coordination with the contractor, fabricator, and steel erector.

## Conceptual Steel Roof Connections

Roof connections between gridshell members are designed to accommodate both axial forces and bending moments, ensuring continuity and load transfer throughout the shell.

Wherever possible, internal connections are prefabricated into shop welded shippable assemblies while final erection at the site will be completed with bolted field connections.

## Roof Tonnage and Preliminary Quantities

Preliminary steel roof tonnage estimates are summarized in the accompanying table below. These quantities are based on preliminary structural analyses. An allowance for connections is provided for each element type and not included in the framing tonnages. Final tonnages will be refined as the geometry, loading criteria, member design, and construction sequencing are further developed. At this stage of design, the contractor should carry appropriate contingency in pricing to account for ongoing refinement of the structural system.

<b>Gridshell (psf)</b>	<b>Gridshell (tons)</b>	<b>Columns (psf)</b>	<b>Columns (tons)</b>	<b>Secondary (psf)</b>	<b>Secondary (tons)</b>	<b>Total (tons)</b>
39.3	10,181	16.0	4,148	4.6	1,192	15,521

### NOTES:

1. Projected roof plan area = 518,400 sf.
2. PSF values are based on projected plan areas. An allowance for connections is included in these estimates.
3. Tonnages are based on preliminary analysis models. The contractor shall carry contingencies appropriate for this stage of design.
4. "Gridshell" tonnages include primary built-up plate box sections at the roof level only.
5. "Column" tonnages include roof-supporting columns above the highest elevated floor only. Bowl-integrated columns that also support the roof are not included in these estimates. Vertical roof bracing is included in the column tonnages.
6. "Secondary" tonnages include secondary roof HSS purlin framing members that support roof deck and Viewscape.
7. Wall enclosure system is vertical extruded-aluminum mullions spanning to horizontal steel wind girts and are not included in this summary.
8. Miscellaneous steel, including but not limited to gutters, lighting support, catwalks, rigging grids, and deck support, is not included in this summary.