

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
March 6, 2024

Agenda Item:

Project Manager Services Contract

Background:

The Village has a very busy upcoming construction schedule with projects that have been long in the planning process. We are at that point where our construction activity will be increasing dramatically. We are looking at several septic-to-sewer projects, improvements on the Estero-on-the-River property, and upgrades at the new Sports Park. Each of these is complicated by a variety of funding sources, including State and Federal Grants.

The Village has committed to the approach of limited government which has been beneficial in keeping our tax rate among the lowest in the State, with no debt, very limited staff, and a solid financial framework. However, with a limited staff, execution of the previously mentioned projects is very difficult. As a result, the approach of engaging a management services firm to coordinate these construction projects is believed to be in the best interest of the Village.

The primary role of the firm will be to execute the build-out of the Sports Entertainment district including the pickleball facility and the “High 5” developments. This project is a “public-private partnership” with private development occurring on Village-owned property.

Additionally, the firm will provide all oversight of the Sports Park development at Estero High School. The initial phase of this project will include the upgrade of the High School football field with artificial turf. This phase is scheduled to begin immediately, subject to Village Council approval. The second phase of this project is in the planning stage to include the upgrade of the tennis courts, construction of two or three covered basketball courts, two or three pickleball courts, and related infrastructure. This phase should proceed rapidly through the planning process and be ready for Council approval in the second half of the year.

Description:

Proposed is a management services contract with Vieste LLC for the provision of project management services for the broad range of projects being implemented by the Village. The contract would be for a monthly lump sum of under \$60k per month. The term of the contract is open-ended, when the projects are complete the Village may terminate the agreement for any reason with 60 days' notice.

This approach is consistent with the way that the Village has operated in the past. We utilize outside firms for the provision of engineering, landscape design, survey, permitting and a variety of other specialized services in lieu of hiring permanent staff. Once the projects are complete the service agreements are terminated and the Villages' costs end. While this approach is costly in the short term it avoids the need to hire a wide range of specialists in areas where we have only limited term needs. This flexibility is invaluable in helping us maintain a very active project completion timeline.

The Vieste firm has been utilized by the Village for the past several months as we advance the public-private partnership on the Williams Road Sports Entertainment District. The Vieste firm has a current national client base working with cities and universities on similar types of projects. The firm was originally based in Chicago and relocated to this area several years ago. The principal of the firm, Michael Comparato, is a resident of Estero.

Action Requested:

Motion to approve the attached Professional Services agreement with Vieste, LLC.

Process and Timeline:

The contract would be initiated immediately and all previous agreements with the firm would be cancelled and folded into this engagement.

Financial Impact:

Funds for this contract are included in the budget.

Prepared by: Steve Sarkozy

Attachments:

1. Proposed Vieste LLC Management Services Contract