

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
June 19, 2024

Agenda Item:

Estero on the River Phase 1 & 2 Construction Manager at Risk Contract.

Motion to approve Contract Number 240004 Construction Manager at Risk (CMAR) agreement between Village of Estero and Manhattan Construction Company and to authorize the Village Manager to execute the agreement and any related documents or amendments as may be necessary, except for the Guaranteed Maximum Price amendment, which will be approved by Council, at a later date.

Background:

Village of Estero Staff is proposing the Village hire a Construction Manager at Risk (CMAR) to construct the proposed Estero on the River Phase 1 Improvements and design, permit and construct the Phase 2 improvements.

The proposed Phase 1 improvements include an entry drive and parking lot off County Rd, a restroom building, a bridge over the Estero River, and a path on the south side of the Estero River.

The proposed Phase 2 improvements will include additional paths on the south side of the Estero River, a fence around the property south of the Estero River, and a path along the north side of Corkscrew Road. The CMAR firm will act as the Village's representative and manage all aspects of the project.

The Village issued RFP 2024-02 seeking proposals from qualified companies capable of providing construction management services for the Project. The Village received five proposals, all of which were evaluated and ranked based on the statutory criteria. At its June 5, 2024 meeting, the Village Council approved the staff's rankings and authorized the Village Staff to negotiate a contract with Manhattan.

Description:

Village Staff has completed contract negotiations with Manhattan Construction for Construction Manager at Risk Services, including Phase 1 Pre-Construction Services. This contract includes the following services.

1. Site Assessment – Visit the site to assess existing conditions
2. Cost Estimate – Prepare a construction cost estimate for Phase 1 construction.
3. Schedule – Prepare a project schedule
4. Bid – Prepare bid packages and receive bids.
5. GMP – prepare guaranteed maximum price contract amendment.

Phase 2 Pre-Construction services and the GMP for construction of each phase will be brought to the Village Council for approval at a future Council meeting.

Action Requested:

Motion to approve Contract Number 240004 Construction Manager at Risk (CMAR) agreement between Village of Estero and Manhattan Construction Company and to authorize the Village Manager to execute the agreement and any related documents or amendments as may be necessary, except for the Guaranteed Maximum Price amendment, which will be approved by Council, at a later date.

Process and Timeline:

Manhattan Construction is expecting Phase 1 pre-construction services to take 54 workdays (74 calendar days).

Financial Impact:

The proposed financial impact for Phase 1 pre-construction services is \$74,000. This will be funded using the \$2,250,000 included in the Fiscal Year 2023-2024 budget for the Estero on the River Improvements project.

Prepared by: David Willems and Steve Gillette

Attachments:

1. Location Map
2. Phase 1 Site Plan
3. Restroom Building Plans
4. Phase 2 Improvements
5. EC 2024- Contract No. 24004 Estero on the River Phase 1 and 2 CMAR Contract
6. Exhibit 1 Phase 1 Preconstruction Services
7. Exhibit 2 GMP (Blank)
8. Exhibit 3 General Conditions
9. Exhibit 4 RFP 2024-02

10. Exhibit 5 Construction Manager's Proposal