

**AGENDA ITEM SUMMARY SHEET**  
**VILLAGE COUNCIL MEETING**  
**July 3, 2024**

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**Agenda Item:**

Estero Utility Extension Projects Construction Manager at Risk Contract.

Motion to approve Contract EC 2024-36 Construction Manager at Risk (CMAR) agreement between Village of Estero and Wright Construction and to authorize the Village Manager to execute the agreement and any related documents or amendments as may be necessary which do not require an increase in contract price.

**Background:**

The State of Florida has identified The Estero River as impaired for bacteria and The Estero Bay as impaired for nitrogen. Septic tanks are a source of both bacteria and nitrogen. Removing septic tanks, especially those that are located close to the Estero River or close to ditches/swales that flow to the river are critical in reducing the bacteria and nitrogen discharging to the Estero River.

The Village of Estero's consultants are nearing completion of the design and permitting for the following UEP's

These projects will be ready for construction in the summer/fall of 2024, pending funding.

Village of Estero Staff is proposing the Village hire a Construction Manager at Risk (CMAR) to manage the construction of the following UEPs.

- Cypress Bend
- Sunny Groves
- Estero Bay Village
- Broadway Ave. West (Estero River Heights, Charing Cross Circle, Luettich Lane, and Sherrill Lane)
- Highlands Ave.

The Village issued RFP 2024-04 seeking proposals from qualified companies capable of providing construction management services for the Project. The Village received one proposal from Wright Construction, which was evaluated and determined to be responsive, responsible and qualified. At its June 5, 2024 meeting, the Village Council approved the Village Staff to negotiate a contract with Wright Construction.

**Description:**

Village Staff completed contract negotiations with Wright Construction for Construction Manager at Risk Services, including Pre-Construction Services for each project. This contract includes the following services.

1. Plan Review – Review plans and provide constructability review and provide cost reduction recommendations. Prepare budget.
2. Site Utilization Plan – Plans for construction ingress/egress, staging areas and traffic management.
3. Cost Estimate – Prepare a construction cost estimate for Phase 1 construction.
4. Schedule – Prepare a project schedule
5. Bid – Prepare bid packages and receive bids.
6. GMP – prepare guaranteed maximum price contract amendment.
7. Utility Investigation – Local utilities that could be in conflict with construction.
8. Utility Coordination – Coordinate with utilities in the project area.
9. Public Information – Set up public information

The Guaranteed Maximum Price (GMP) amendments 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 EC 2024-36 Construction Manager at Risk (CMAR) agreement between Village of Estero and Wright Construction and to authorize the Village Manager to execute the agreement and any related documents or amendments as may be necessary which do not require an increase in contract price.

**Process and Timeline:**

Wright Construction will start preconstruction services after the Village provides them with notice to proceed. Bidding and GMP Amendments will be dependent upon funding becoming available. Wright Construction has estimated it will take them approximately 120 days to complete the preconstruction services.

After Wright Construction is notified, the design is complete and funding is available, they will advertise construction bids and provide a GMP for Village Council approval within 90 days.

**Financial Impact:**

The proposed financial impact for pre-construction services is \$367,365.16. This will be funded using the \$12,598,123 included in the Fiscal Year 2023-2024 budget for the Utility Improvement Projects.

**Prepared by: David Willems and Steve Gillette**

**Attachments:**

1. Location Map
2. Contract EC 2024-36 Estero Utility Extension CMAR
3. Exhibit 1 General Conditions
4. Exhibit 2 GMP (Blank)
5. Exhibit 3 Phase 1 Preconstruction Services
6. Exhibit 4 RFP 2024-04
7. Exhibit 4 RFP Addendum 1
8. Exhibit 5 Construction Manager's Proposal