

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
September 11, 2024

Agenda Item:

Sports Park Qualifications Evaluation:

Motion to approve the top three (3) rankings of firms for the master planning effort on the Estero Sports Park and authorize the Village Manager to negotiate a fair and reasonable Agreement with the top ranked firm.

Background:

The Village of Estero Master Plan, adopted in 1917, includes the development of an active sports and park node around the Estero High School. Consistent with that plan, the Village has worked to assemble an area of about 100 acres along Williams Road between the Estero High School and Seminole Railroad and Via Coconut.

The properties total about 99.56-acres and include:

- The 10.5-acre church-owned secured by an exchange of property, approved by Village Council on July 7, 2020,
- The approximately 10.5-acre site formerly used as a golf driving range for \$4.25M by Village Council action on June 30, 2022,
- The 52.84-acre Lee County School District site secured by a 99-year lease for \$10 per year, approved by Village Council on January 31, 2024, and
- The likely purchase of the approximately 25.50-acre Lee County parcels for \$700K which will be the subject of a future Village Council action.

A map of the site is attached as a reference.

The Village issued a Request for Qualifications (RFQ) 100424 on 7/3/2024 for Design Services Sports Park Campus and received seven excellent proposals. On 8/27/2024 an Evaluation Team met and shortlisted four firms. The Evaluation Team heard presentations and conducted 45-minute interviews with all four shortlisted firms. On 9/4/2024 the Evaluation Team held a second public meeting and unanimous in the ranking of the three top firms. The final ranking is as follows:

1. Perez Planning + Design, LLC
2. Harvard Jolly/PBK
3. Osports.

The evaluations were based on the firms' ability and experience with sports field development, urban design of successful large scale parks complexes, experience with integrating private development opportunities with the public park components and the examples of similar projects completed.

Description:

While the Village has several park development concepts for this area that have been shared publicly, what is currently envisioned is a complete review of our objectives and the development of the Sports Park Campus Master Plan that will be the basis for our development as we move forward.

Action Requested:

Approve by motion to authorize the Village Manager to negotiate a fair and reasonable Agreement with the top ranked firm.

Process and Timeline:

If this proposed action is approved by the Village Council the Village Manager anticipates bringing to Council a final agreement to Council on as early as the September 18th meeting for final approval. The final agreement will include:

1. Financial terms and conditions
2. The scope of the work to be performed,
3. A timeline for the completion of the project and
4. An outline of the public process - which will likely be extensive.

Financial Impact:

There are no financial impacts with this agenda item, but a negotiated agreement will return to Council for your approval within the next three (3) weeks.

Prepared by: Steve Sarkozy

Attachments:

1. Perez Planning + Design LLC proposal
2. Harvard Jolly/PBK proposal
3. Osports proposal
4. Ranking List
