

**AGENDA ITEM SUMMARY SHEET**  
**VILLAGE COUNCIL MEETING**  
**November 6, 2024**

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**Agenda Item:**

Estero on the River Construction Manager at Risk Contract Guaranteed Maximum Price (GMP) Addendum No. 01

Motion to approve Contract Number 240004 GMP Addendum No. 01 in the amount of \$7,865,614 with Manhattan Construction for the construction of the Estero on the River Phase 1 improvements.

Approve a \$590,000 contingency for additional service that may be required to complete the project.

Authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, and to approve and execute any subsequent amendments or modifications which do not require an increase in the not to exceed budget (with contingency).

**Background:**

The Estero on the River Property includes approximately 63.7 acres of land located on the east side of US 41 north of Corkscrew Road. The Village of Estero's consultants have completed design and permitting for the phase 1 improvements.

Through a State Appropriation, the Village of Estero has received a \$750,000 Florida Department of Environmental Protection (FDEP) Grant for this project.

Village Council approved Contract Number 240004 on June 19, 2024, for Manhattan Construction Company to provide Construction Manager at Risk Services for the Estero on the River Projects. Manhattan has completed the Phase 1 preconstruction services which includes bidding and establishment of a guaranteed maximum price (GMP) for the construction of the Phase 1 improvements.

**Description:**

Per the attached Addendum No. 01 to Contract Number 240004, Manhattan Construction is proposing to build the Estero on the River Phase 1 improvements.

The proposed Estero on the River Phase 1 improvements include the following:

1. Entry Road
2. Parking Lot
3. Restroom building
4. Utilities
5. Pedestrian bridge over the Estero River
6. Walking Paths (mulch surface)

**Action Requested:**

Motion to approve Contract Number 240004 GMP Addendum No. 01 in the amount of \$7,365,316 with Manhattan Construction for the construction of the Estero on the River Phase 1 improvements.

Approve a \$553,000 contingency for additional service that may be required to complete the project.

Authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the contract on behalf of the Village of Estero Council, and to approve and execute any subsequent amendments or modifications which do not require an increase in the not to exceed budget (with contingency).

**Process and Timeline:**

Exhibit D of the proposed Addendum is the proposed project schedule. The contract documents indicate the project will achieve substantial completion within 328 days of notice to proceed.

**Financial Impact:**

The contract's financial impact is \$7,918,316 (contract plus 7.5% contingency). Funds in the Estero on the River Improvements Fiscal Year 2024-2025 budget (\$4.5 Million) and unallocated general funds will be used to fund this contract.

The Village of Estero has received a Florida Department of Environmental Protection Grant for the project in the amount of \$750,000.

**Prepared by: David Willems, P.E.**

**Attachments:**

1. Location Map
2. Site Plan
3. Contract 240004 GMP Addendum No. 01