

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
December 18, 2024

Agenda Item:

Lee County Maintenance Facility Construction Manager at Risk

Motion to approve Construction Manager at Risk agreement between Village of Estero and Chris-Tel Construction, Inc. for Lee County Maintenance Facility at The Estero Community Park 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:

On November 6, 2024, the Village Council approved an Interlocal property sales agreement with Lee County. The Village will purchase 25.5 acres of property from Lee County for \$700,000. A condition of the sale is the Village will relocate the County's existing maintenance facility from the purchase property to the remaining property owned by Lee County.

The Village Council previously approved a contract with Manhattan Construction to provide Construction Manager at Risk Services (CMAR) on an as needed basis.

Description:

The Village Staff is proposing to hire Chris-Tel Construction to provide CMAR services for the Lee County Maintenance Facility project. Chris-Tel will manage the construction of the maintenance facility and provide valuable input during the project's design and permitting phases. Following is a summary of the services described in the attached contract.

- Review Plans
- Provide cost savings/constructability input
- Project Budgets (30%, 60%, and 100% design plans)
- Project Schedules
- Bidding
- Guaranteed Maximum Price

Action Requested:

Motion to approve Construction Manager at Risk agreement between Village of Estero and Chris-Tel Construction, Inc. for Lee County Maintenance Facility at The Estero Community Park 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:

Chris-Tel will provide preconstruction services for the project throughout the project's design and permitting, providing input, scheduling and cost estimates.

Chris-Tel will bid the project after final construction documents are provided by the project Architect.

Financial Impact:

The financial impact for pre-construction services is \$29,380. Funding for the preconstruction services will be provided via the Fiscal Year 2024-2025 Estero High School Improvements Budget (\$6,720,000).

The Village Council will approve the Guaranteed Maximum Price (GMP) for project construction at a future Council meeting.

Prepared by: David Willems, P.E.

Attachments:

1. Location Map
2. Lee County Maintenance Facility CMAR Contract
3. Maintenance Building Preconstruction Proposal