



Entertainment Campus Update and Guaranteed Maximum Price (GMP) Addendum



VIESTE



Village of
ESTERO

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Project Update



Entertainment Updates

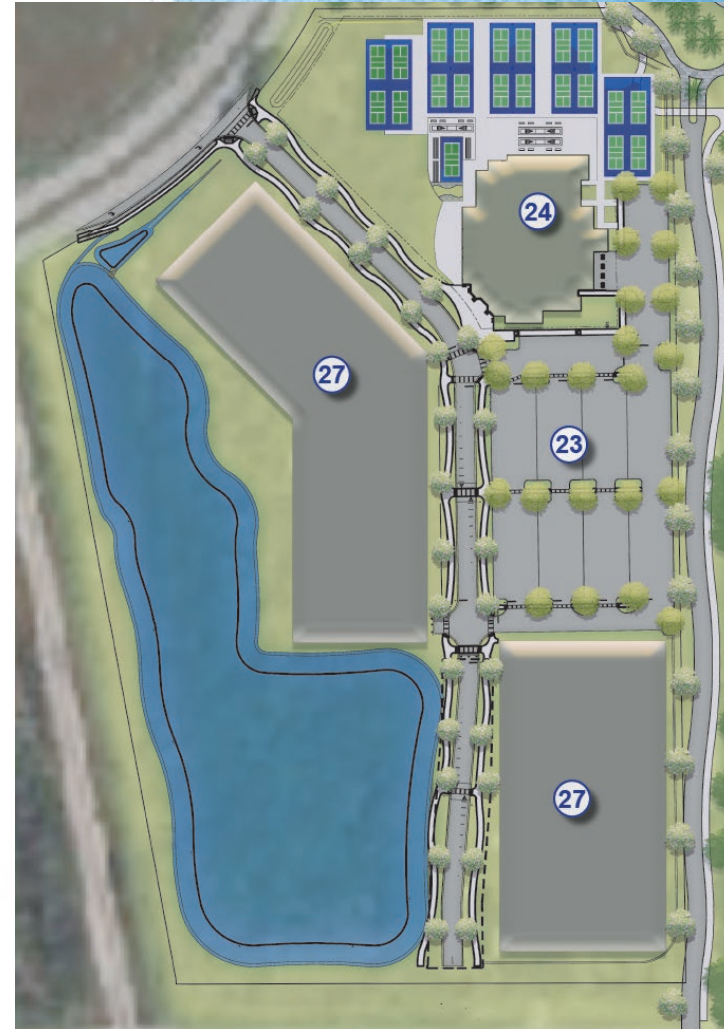


Project Budget

Budget - History

The Village of Estero original masterplan consisted of the following :

Budget Estimate	Contract
Site Grading	1,800,000
Infrastructure	9,200,000
TOTAL	11,000,000



GMP 1 Summary

The Village of Estero Council approved the GMP1 (Site Grading) that consisted of the following:

GMP 1	Contract
Site Grading (Complete)	1,779,787
Cost Savings (Estimate)	-330,000
TOTAL	1,449,787

The project scope included site grading and creation of the lake. The construction is now complete and the contractor is demobilized.



GMP 1 and 2 Summary

GMP 1 & 2	Contract
GMP 1 – Site Grading (Complete)	1,449,787
GMP 2 – Site Grading (New)	1,320,380
GMP 2 – Infrastructure (New)	9,169,110
TOTAL	11,939,277

INCREASE FROM \$11M BUDGET	939,277
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Design/Construction Changes:

- New building location and orientation
- Redesigned parking lot - 400 additional spaces
- Revised lake (fill & excavation)
- Regrading required to fit new plan



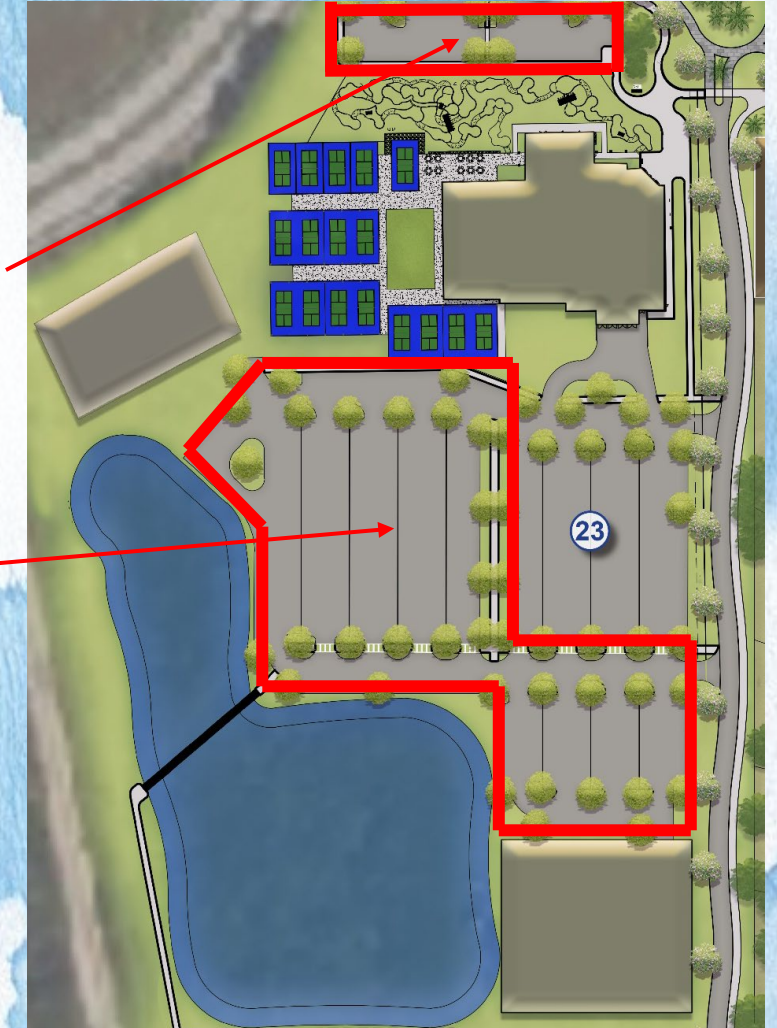
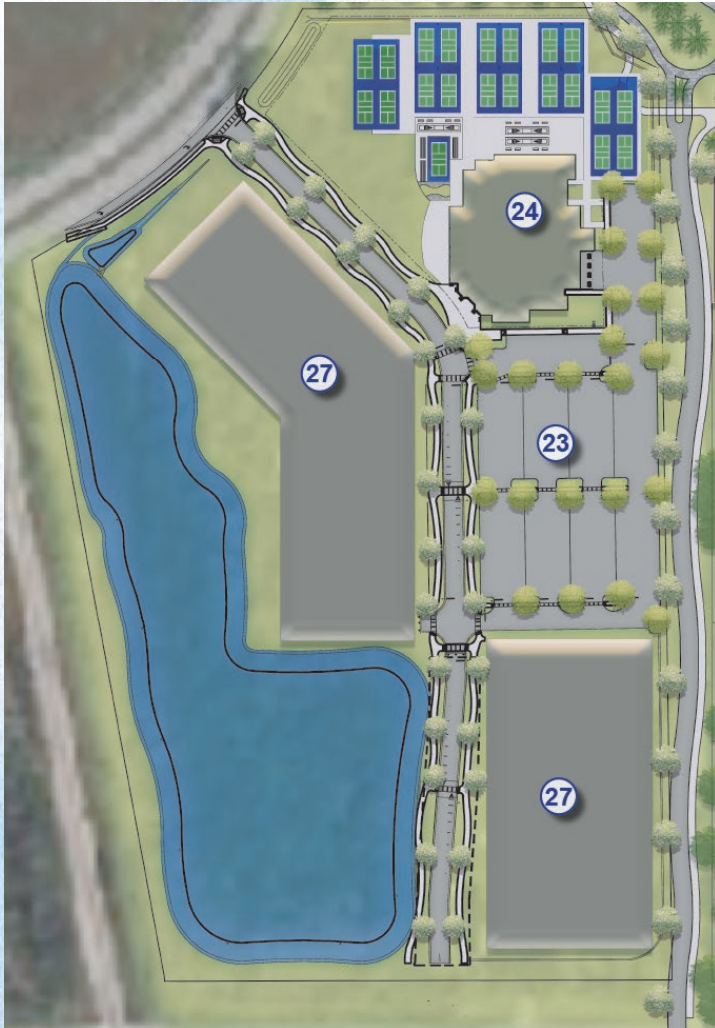
Cost Saving Opportunities

SITE PLAN CHANGES

Parking above High 5 to be provided by Sports Park Contractor (Suffolk)

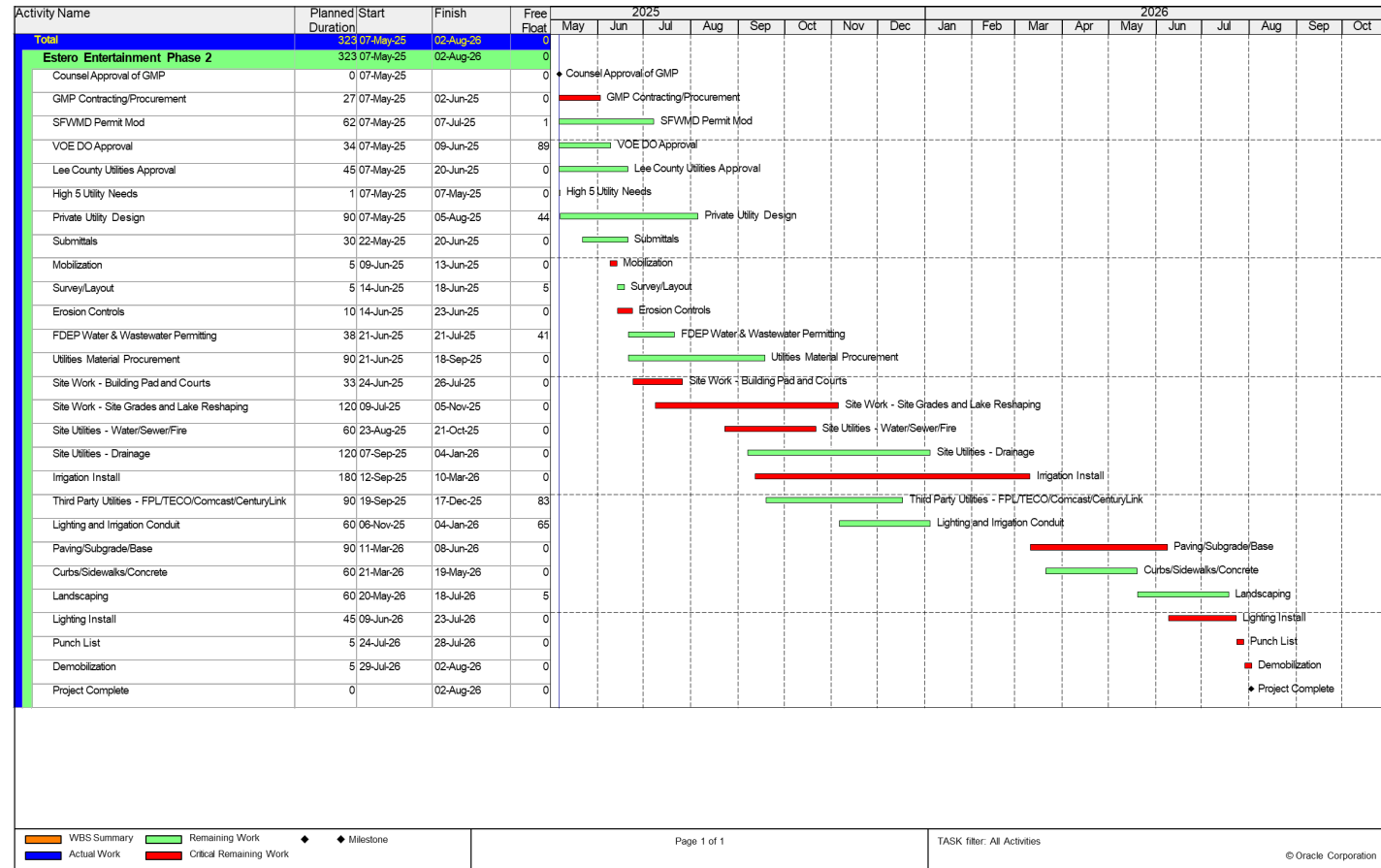
Parking removal of approx. 400 spaces. Request a updated cost estimate for the saving potential of the parking bays from Wright/RWA.

Wright Construction has provided an alternate GMP 2 with a cost of \$9,536,910 based on the reduction of parking



Updated Schedule

GMP 2 Council Approval	May 7th 2025
Contractor Mobilization Site Work	June 13th 2025
High 5 Pad Ready	July 26th 2025
Design and Entitlement Completion	June 30th 2025
Site Work Completion	November 5th 2025
Utility Installation Completion	Aug 2nd 2026



Recommendation and Way forward

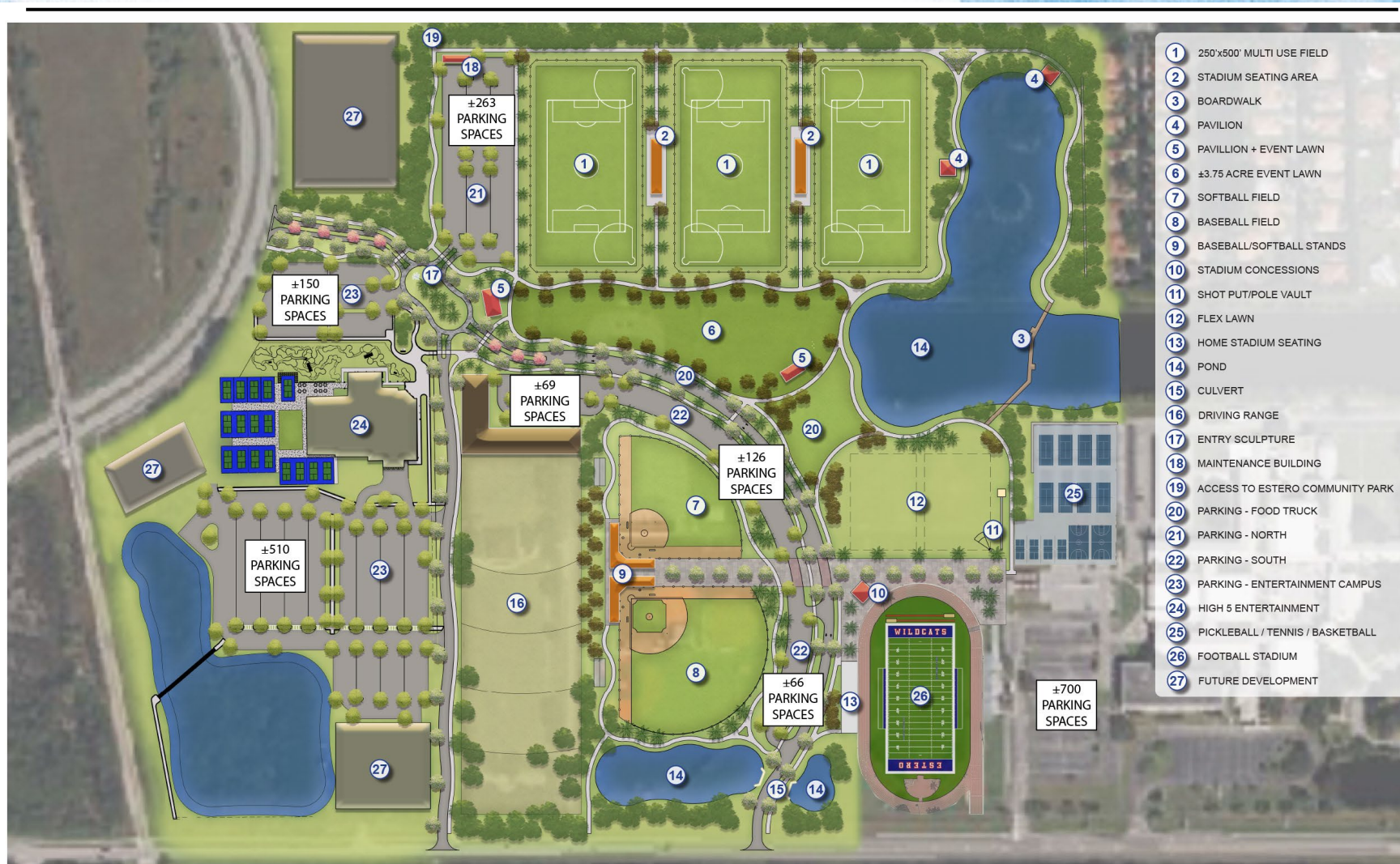
Approve GMP Addendum 2 for Wright Construction to complete the site work for the Estero Entertainment Campus for \$9,536,910 based on a reduced parking requirement.

Authorize the Village Manager to sign the contract and other additional implementing documents within the scope of the GMP addendum on behalf of the Village of Estero Council.



Exhibit - Village Hub Total Parking Provided

Approximately 1900 Parking Spaces provided at Village Hub



MASTER PLAN CONCEPT
ESTERO SPORTS PARK MASTER PLAN
ESTERO, FLORIDA

Weston & Sampson
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