



Entertainment Campus
Update and Guaranteed
Maximum Price (GMP)
Addendum



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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

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

Contractor Mobilization Site Work

High 5 Pad Ready

Design and Entitlement Completion

Site Work Completion

November 5th 2025

Utility Installation Completion

May 7th 2025

June 13th 2025

July 26th 2025

Aug 2nd 2026

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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







