

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
June 18, 2025

Agenda Item:

River Oaks Preserve Construction Manager at Risk Contract

Motion to approve award of Contract 25031 with Chris Tel Construction to provide construction manager as risk services for the River Oaks Preserve Project.

Approve pre-construction services as described in the contract for \$346,926.

Approve a \$35,000 contingency for additional services that may be required to complete preconstruction services.

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, except for Guaranteed Maximum Price Amendments, which will be approved by Village Council, at a later date.

Background:

In May of 2022 the Village of Estero purchased approximately 10.0 acres of property located at the eastern end of Broadway Ave. E, known as River Oaks Preserve for \$1.2mil. Village Council approved the purchase to prevent development on the property and allow the property to remain natural.

Shortly after purchasing the property, The Village of Estero entered into an agreement with The Coccoloba Chapter of the Florida Native Plant Society to operate and maintain the property.

With the help of our local State Legislators, the Village of Estero was successful in securing \$2,500,000 to improve the River Oaks Preserve property. The proposed improvements include a storage building, trails, pedestrian bridge, and utilities.

Village Council previously approved a contract with Chris-Tel construction to provide Construction Manager at Risk Services (CMAR) on an as needed basis.

Description:

Village Staff is recommending the Village hire Chris-Tel Construction to manage the design, permitting, and construction of the proposed park improvements on the River Oaks Preserve property. Their preconstruction services will include the following.

- Concept Design
- Construction Plans
- Permitting
- Project schedule
- Cost Estimates
- Project bidding
- Guaranteed Maximum Price Proposal

After the preconstruction services are completed, Village Staff and Chris-Tel Construction will prepare a GMP Amendment and present it to Village Council. The GMP Amendment will include the project's construction cost and a binding construction schedule.

Action Requested:

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Approve a \$35,000 contingency for additional services that may be required to complete preconstruction services.

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, except for Guaranteed Maximum Price Amendments, which will be approved by Village Council, at a later date.

Process and Timeline:

The consultant will create a project schedule as part of the contract. Following is a preliminary schedule.

Notice to Proceed:	June 20, 2025
Concept:	August 2025
Design & Permitting:	May 2026
GMP Addendum:	July 2026

Financial Impact:

The project's financial impact is \$381,926 (\$346,926 plus \$35,000 contingency).

The Village's Fiscal Year 2024-2025 budget includes \$2.9 mil for the River Oaks Preserve project.

Note: The Village will be reimbursed for up to \$2,500,000 of project costs.

Prepared by: David Willems, P.E.

Attachments:

1. Location Map
2. River Oaks Preserve Concept Plan
3. Contract 25031
4. Exhibit 1 Pre Construction Services
5. Exhibit 2 GMP Addenda
6. Exhibit 3 General Conditions