



VILLAGE
CENTER

ESTERO

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EXECUTIVE SUMMARY

The purpose of the following presentation is to update the Village of Estero Council on the status of the Sport Park Phase 1 Guaranteed Maximum Price (GMP) under the Construction Manager at Risk (CMAR) contract. The Village has approved the Phase 1 Development Order, and Suffolk Construction has completed the competitive bid process and submitted a GMP proposal that staff is recommending for approval. This presentation outlines the Phase 1 project scope and components moving into construction and provides a summary of the proposed GMP amount and corresponding schedule.

- Assets Built:

Via Coconut Main Entrance,
Roundabout,
Spine Road,
Parking
2 Practice Fields
NE Lake
Privacy Wall
- CMAR Scope:

Preconstruction/Design
Site Prep/Earthwork
Phase 1 Infrastructure (Water, Sewer,
Power, Stormwater, etc.)
Phase 1 Road Network / Hard and
Softscape
- GMP Price:

\$19,517,575
- Delivery Date:

October 14th 2026



GMP Budget

The following provides a consolidated summary of the Guaranteed Maximum Price (GMP) and the remaining soft costs required to deliver Phase 1 of the project. Suffolk Construction has submitted a GMP proposal totaling **\$19,517,575**. When combined with the associated professional services and other soft costs, the total projected Phase 1 expenditure is **\$21,620,954**, which remains within the Village of Estero’s approved Phase 1 budget.

GMP SUMMARY	PHASE 1
Suffolk GMP #1 Hard Costs	19,517,575
Architectural	390,352
Engineering	390,352
Legal	292,764
TOTAL Hard and Soft Costs	20,591,042
Owner Contingency (5%)	1,029,552
TOTAL PROJECT COSTS	21,620,594

Suffolk Construction Schedule

Village Hub

GMP Schedule Summary – Phase 1A

	Start Date	Finish Date	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jul-27	Aug-27	Sep-27	Oct-27
Phase 1 GMP Approval	12/17/25				◆																					
Issue NTP for Phase 1	12/19/25				◆																					
Mobilization / Permit	12/19/25	1/19/25				◆																				
Phase 1 Construction	01/19/26	10/14/26				◆																				
Handover	10/14/26														◆											

Dec.17, 2025

Mobilization
Jan 19th 2025

Substantial Completion
October 14th 2026

- ◆ Milestone
- Complete
- Future

Recommendation / Way Forward

We are recommending approval of the motion to authorize the Village Manager to execute GMP Addendum #1 for contract 25029 for Suffolk Construction to complete Phase 1 site work, infrastructure, and road network for the Village Hub in the amount of \$19,517,575, upon the Manager's determination that the exceptions, qualifications and assumptions submitted by Suffolk are acceptable and may be incorporated into the GMP Addendum.

Authorize the Village Manager to execute all other documents related to proceeding with construction under the approved GMP Addendum.

Exhibit 1 - GMP #1 Detailed Cost Summary



Village Center Hub

CODE	DESCRIPTION	TOTAL
0010	General Requirements	201,390
0101	Final Cleaning	23,000
0240	Demolition	107,440
0250	Surveying	103,500
0330	Concrete & Masonry	238,903
0442	Architectural Precast & Stone Veneer	85,321
0550	Decorative Metals	99,102
0610	Rough Carpentry	128,788
0924	Stucco	101,600
0990	Painting & Waterproofing	44,038
1040	Signage	116,701
1166	Athletic Fields & Equipment	1,879,537
2605	Electrical	2,114,570
3100	Earthwork	5,247,830
3231	Temp Fencing	239,976
3291	Landscape & Irrigation	2,620,321
3310	Underground Utilities	2,060,000
9999	LDO Permit Changes & Costs	400,000

SUBTOTAL \$ 15,812,017

	General Conditions	1,398,618
	Building Permits - Allowance	75,000
1.50%	Subguard	237,180
1.00%	Builder's Risk Insurance	175,228
1.40%	General Liability Insurance	247,773
2.00%	Construction Contingency	316,240
	Design Consultant Construction Administration	220,000
0.67%	Performance & Payment Bonds	123,830
4.90%	Fee	911,688

TOTAL COST \$ 19,517,575