

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
March 4, 2026

Agenda Item:

Estero Orange Park (See See Street) Construction Manager at Risk Contract

Motion to approve Contract 26019 with Wright Construction Group, Inc. to provide Construction Manager at Risk (CMAR) services for the Estero Orange Park (See See Street) Utilities Extension Project.

Approve pre-construction services as described in the contract for \$36,500.

Approve a \$4,000 contingency for additional services that may be required to complete the pre-construction 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 the Guaranteed Maximum Price Amendment(s), which will be approved by Village Council at a later date.

Background:

In 2020 the Village completed a sewer feasibility study that identified the Orange Park platted area (See See Street) as one area adjacent to the Estero River where owners utilize septic tank systems and private wells for their sewer and potable water services.

On April 3, 2024, Village Council approved contract EC 2024-29 with Wright Construction Group for CMAR services. The contract is a piggyback contract of a properly solicited Lee County contract with Wright Construction Group for CMAR services as allowed by § 2-184(b) of the Estero Procurement Code. The contract is a continuing services contract usable for construction projects where the construction cost is estimated to be less than \$7.5 million. The contract is valid through 3-7-27 with the ability for Lee County, and subsequently the Village of Estero, to extend it for up to another two years.

On October 2, 2025, with the help of our local State Legislators, the Village of Estero was successful in securing a state grant L0188 in the amount of \$800,00 to partially fund the construction of the sanitary sewer and potable water utilities facilities for See See Street.

Description:

Contract 26019 provides for Wright Construction Group to perform CMAR services, including pre-construction services for the Estero Orange Park (See See Street) Utilities Extension Project (UEP). Preconstruction services will include the following services:

1. Progress Meetings
2. Project Plan Review (Constructability and Cost Efficiency)
3. Site Utilization Plan (Access, Staging Area, Traffic Management Plan)
4. Bidding (Bid packages, Sub-contractor pre-qualifying and scopes of work)
5. Bid Advertisement (Public advertisement, addendum submittals, pre-bid meeting)
6. Guaranteed Maximum Price (GMP) development

The subsequent Guaranteed Maximum Price (GMP) amendment for construction will be brought to Village Council for approval at a future Council meeting.

Action Requested:

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Process and Timeline:

Wright Construction Group will create a project schedule as part of the contract. The following is a preliminary schedule.

Notice to Proceed	March 9, 2026
GMP Addendum	June 8, 2026
Construction Contract Award	June 17, 2026

Financial Impact:

The financial impact of Contract 26019 for the pre-construction services is \$36,530.

Sufficient funds are available in the Fiscal Year 2025-2026 budget for the Estero Orange Park (See See Street) Utilities Extension Project pre-construction services.

Prepared by: Steve Gillette/Robert Wiley

Attachments:

1. Location Map
2. Contract 26019