



VILLAGE
CENTER

ESTERO

ESTERO SPORTSPARK – PROJECT STATUS UPDATE

MAINTENANCE FACILITY CONSTRUCTION STATUS UPDATE

The Maintenance Facility has completed construction with the project handover to Lee County May 2026. The original building has been demolished by Suffolk Construction.

The project was delivered on schedule and under budget with no negative effect to critical path schedule.



ENTERTAINMENT CAMPUS CONSTRUCTION STATUS UPDATE

The Entertainment Campus is progressing well with the following activities complete:

- Site Grading
- Infrastructure Installation
- Parking Lot
- Lake Excavation
- High 5 Foundations Complete

The project is on schedule with no negative effects to delivery

SPORTSPARK PHASE 1 CONSTRUCTION STATUS UPDATE



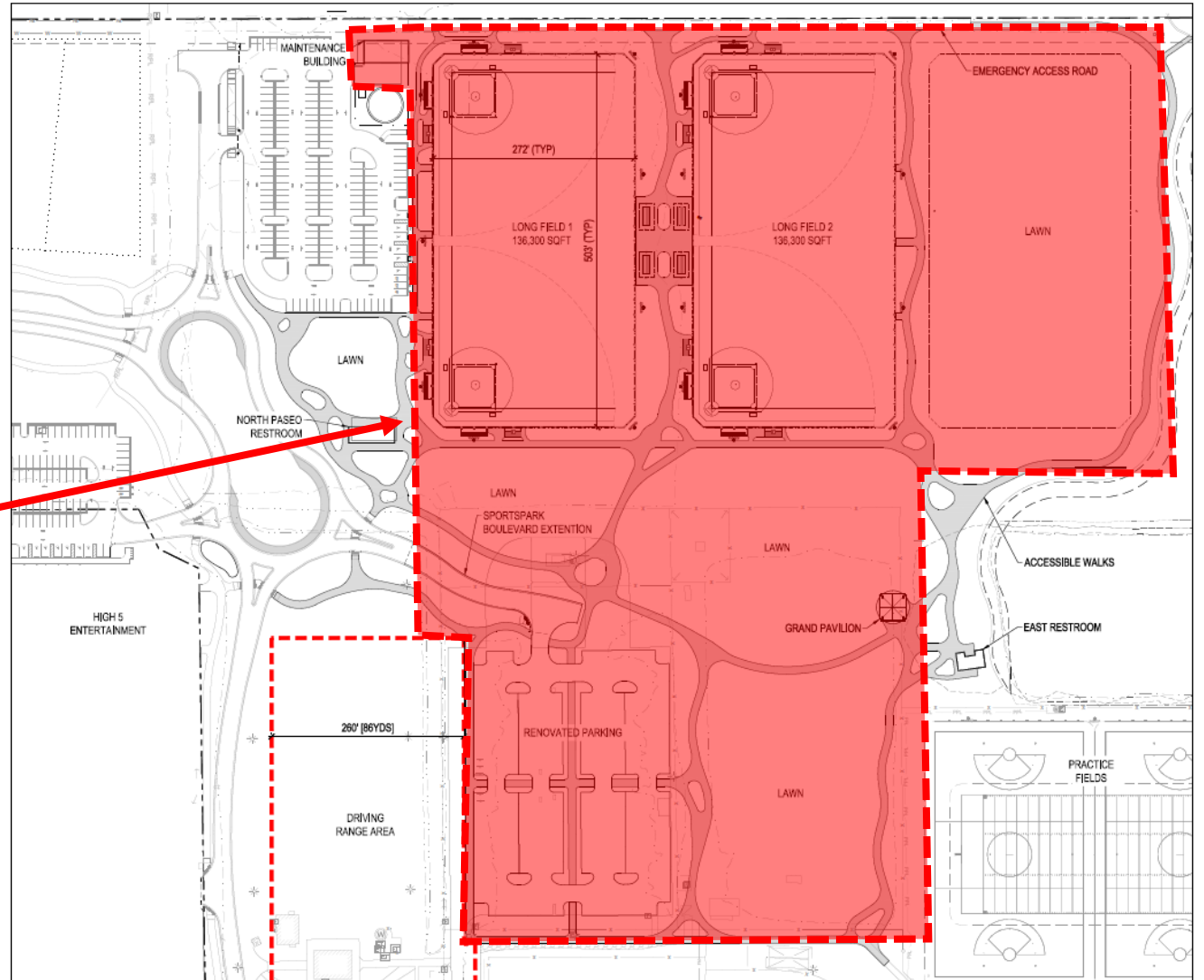
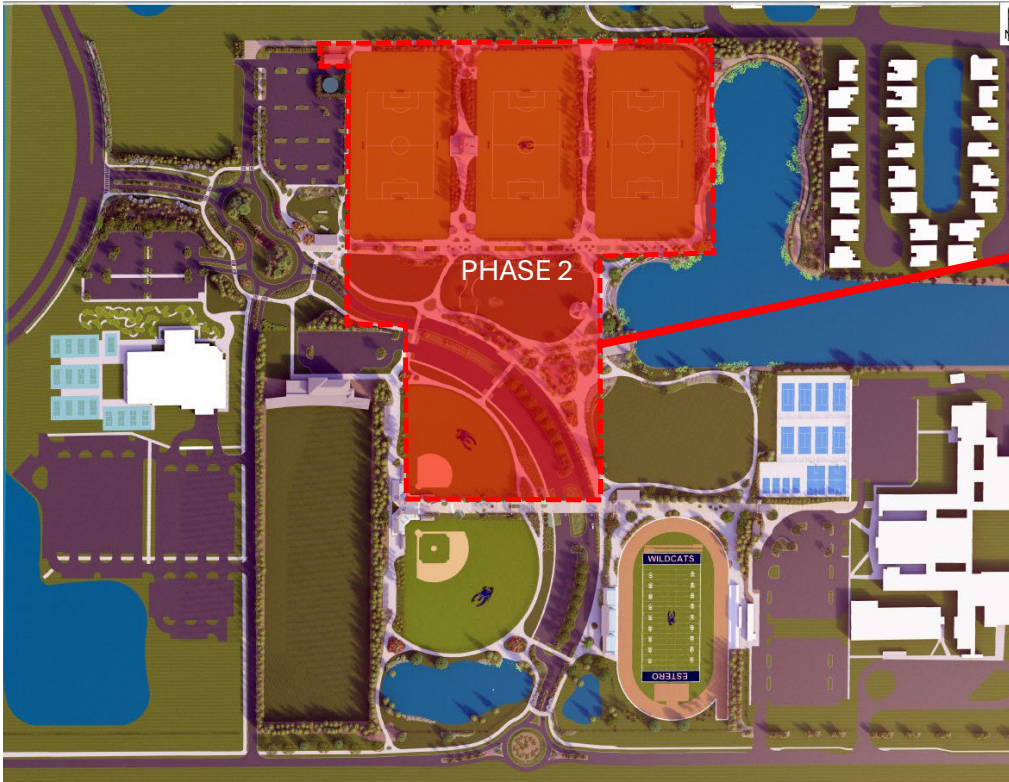
Suffolk Construction mobilized to site in January 2026 and has completed the following site construction activities :

- Excavation of Lake (RED)
- Site Grading of Northern Parking Lot, Long Fields, and Practice Fields (Red)
- Demo of Existing Maintenance Facility (Green)
- Site Prep and Infrastructure Installation of Phase 1 (Green)

The project is on schedule with no negative effects to schedule from a construction delivery perspective for Phase 1.

PHASE 2 PRE CONCEPT PLAN

Below is a preconcept plan that will be fully designed for the upcoming GMP. Total Project budget approved by VOE is \$27,000,000 USD which includes hard costs, soft costs and contingencies.



Weston & Sampson
design studio

PHASE 2 INITIAL PROGRAM SKETCH
MAY 2026

SPORTSPARK DESIGN STATUS UPDATE

The project has had the following **DESIGN** related changes:

- 5 Phases of Design have been reduced to 2 Phases of Design
- Underground Utility Changes required:
 - Redesign of Phase 1 and 2 infrastructure
 - Removal of Water/Sewer in Roundabout
- EV Chargers included
- Minor changes to Landscape, Irrigation, and Bollards updates.
- Practice Field Drainage Changes
- Screen Wall removed, replaced with fencing
- Relocation of Suffolk trailer (mobilization)

This has resulted in an increased GMP cost for the GMP of \$432,068 detail shown within the attached change order and summarized here.

CODE	DESCRIPTION	ORIGINAL GMP	CHANGE ORDER VALUE	NEW GMP VALUE
0010	General Requirements	\$201,390.00	\$0.00	\$201,390.00
0101	Final Cleaning	\$23,000.00	\$0.00	\$23,000.00
0240	Demolition	\$107,440.00	\$0.00	\$107,440.00
0250	Surveying	\$103,500.00	\$0.00	\$103,500.00
0330	Concrete & Masonry	\$238,903.00	(\$201,310.00)	\$37,593.00
0442	Architectural Precast & Stone Veneer	\$85,321.00	(\$20,392.00)	\$64,929.00
0550	Decorative Metals	\$99,102.00	\$0.00	\$99,102.00
0610	Rough Carpentry	\$128,788.00	\$0.00	\$128,788.00
0924	Stucco	\$101,600.00	(\$88,465.00)	\$13,135.00
0990	Painting & Waterproofing	\$44,038.00	(\$25,728.00)	\$18,310.00
1040	Signage	\$116,701.00	\$0.00	\$116,701.00
1166	Athletic Fields & Equipment	\$1,879,537.00	\$18,211.54	\$1,897,748.54
2605	Electrical	\$2,114,570.00	\$267,308.00	\$2,381,878.00
3100	Earthwork	\$5,247,830.00	(\$33,440.00)	\$5,214,390.00
3231	Temp Fencing	\$239,976.00	\$42,400.00	\$282,376.00
3291	Landscape & Irrigation	\$2,620,321.00	\$2,809.41	\$2,623,130.41
3310	Underground Utilities	\$2,060,000.00	\$859,880.38	\$2,919,880.38
9999	LDO Permit Changes & Costs	\$400,000.00	(\$400,000.00)	\$0.00
Subtotals		\$15,812,017.00	\$421,274.33	\$16,233,291.33

	General Conditions	\$1,398,618.00	\$10,793.77	\$1,409,411.77
	Building Permits - Allowance	\$75,000.00	\$0.00	\$75,000.00
1.50%	Subguard	\$237,180.00	\$0.00	\$237,180.00
1.00%	Builder's Risk Insurance	\$175,228.00	\$0.00	\$175,228.00
1.40%	General Liability Insurance	\$247,773.00	\$0.00	\$247,773.00
2.00%	Construction Contingency	\$316,240.00	\$0.00	\$316,240.00
	Design Consultant Construcion Administration	\$220,000.00	\$0.00	\$220,000.00
0.67%	Performance & Payment Bonds	\$123,830.00	\$0.00	\$123,830.00
4.90%	Fee	\$911,688.00	\$0.00	\$911,688.00
		\$19,517,575.00	\$432,068.10	\$19,949,642.10



Original GMP vs New GMP – Project Budget

The below includes a comparison of the original vs new project costs (including new Guaranteed Maximum Price) and the remaining soft costs and contingency required to deliver Phase 1 of the project for a total project cost for Phase 1 of \$21,620,595. The GMP has increased by \$432,068 with an associated contingency reduction to \$597,484. No change to the original approved budget for the Sport Park.

GMP SUMMARY	Org Phase 1	New Phase 1
Suffolk GMP #1 Hard Costs	19,517,575	19,949,643
Architectural	390,352	390,352
Engineering	390,352	390,352
Legal	292,764	292,764
TOTAL Hard and Soft Costs	20,591,043	21,023,111
Owner Contingency (5%)	1,029,552	597,484
TOTAL PROJECT COSTS	21,620,595	21,620,595

Additional savings are allocated from the Entertainment Campus of approximately \$1.5M, due to a scope reduction of the original GMP with value engineering of the parking lots associated with future commercial parcels. This cash savings can be allocated to future Sport Park phases.

SPORTSPARK MOTION FOR APPROVAL

SportsPark Phase 1 Estero SportsPark – Phase 1 COR #003 – CE #006

Motion for Approval of a Phase 1 COR #003 – CE #006 under contract with Suffolk Construction to perform design changes and implementation of infrastructure for GMP Contract 25029 in the amount of \$432,068, for a total GMP amount of \$19,949,642 including soft costs and contingencies of \$1,670,952 for a project costs amount not to exceed \$21,620,595.

Authorize the Village Manager to execute the Change Order and any associated documents necessary to complete the scope of services.