

Date: July 15, 2024

TO: Jeffery Walker PE, Senior Professional Engineer  
City of Clearwater, Public Works Department/Engineering  
100 S. Myrtle Ave., Suite 200  
Clearwater, FL 33756

RE: **CLEARWATER BEACH MARINA REPLACEMENT  
PROJECT NUMBER: 21-0008-MA**

As requested, enclosed is the proposal for Construction Management Services for the complete replacement of the exiting Clearwater Beach Marina and Plaza in accordance with technical plans and specifications prepared by design firm Moffatt & Nichol and J. Kokolakis Contracting, Inc. GMP proposal dated May 20, 2024, for a Guaranteed Maximum Price of (\$43,469,475.00).

### Scope of Work:

The Clearwater Beach Marina Replacement proposes to replace the existing, deteriorating timber docks and associated utilities with a reconfigured and expanded footprint, providing a new timber boardwalk for the commercial slips and sustainable and adaptable floating docks for the recreational and transient end users that will continue to serve the visitors and residents of Clearwater Beach for years to come. The proposed marina replacement maintains the existing slip count and balance between recreational, commercial, and transient end users. In addition to the marina docks and utilities, 1,300 linear feet of existing seawall will be replaced and raised to the City's minimum seawall height, and minor upland improvements are proposed to address the needs of the commercial boaters, improve access along the City's marina waterfront, and reduce pedestrian congestion along Coronado Drive.

The project is located on the City of Clearwater property and within submerged lands granted to the City by the State of Florida in 1925. To maintain all existing activities at the Beach Marina and not lose any commercial, recreational, or transient boat slips, the replacement must expand to a larger footprint. The proposed footprint will accommodate the state-of-the-art concrete and aluminum floating docks designed to replace the transient and recreational slips.

The following improvements are proposed as part of this Project:

- Replacement of the existing fixed dock marina with a combination of fixed docks for the commercial slips and floating docks for the recreational, transient, fuel, and ferry slips.
- Replacement of the overwater marina utilities (water, sewer, fire water, electrical, fuel) with code-compliant utilities serving the needs of modern recreational vessels.
- Seawall replacement along the west and north sides of the marina basin and raising the seawall to be above the City's minimum seawall elevation of +5.12' NAVD (+6.0' NGVD, MSL).
- Sidewalk replacement and improvements along the northern edge of the marina property with landscaping, hardscaping, and lighting to activate "Marina Walk" – a pedestrian-friendly waterfront promenade that extends the entire length of the marina's northern shoreline, connecting Beach Walk to the restaurants and retail along the marina property, and the commercial boating operations.
- Relocation of the existing overwater accessory buildings for the commercial fleets to the uplands in a plaza-style setting to address the code-required removal of these structures from fixed overwater structures. Creating the plaza to support the new landward accessory buildings and the resulting reduced Coronado Drive sidewalk congestion requires the reduction of 38 parking spaces within the existing marina parking lot.
- Replacement of the existing over-water fuel office building with a floating building (code compliant) of equivalent size.
- Rehabilitation of a storage room on the south face of the marina building for the marina's new electrical

#### CORPORATE HEADQUARTERS

202 E. Center Street  
Tarpon Springs, FL 34689  
T (727) 942-2211

#### NORTHEAST REGIONAL OFFICE

1500 D Ocean Avenue  
Bohemia, NY 11716  
T (631) 744-6147

#### NEW YORK CITY OFFICE

264 West 40th Street, Suite 802  
New York, NY 10018  
T (212) 563-0453

equipment.

- Reconfiguration and reduction of marina parking spaces to accommodate new upland amenities for commercial users.
- ADA compliant docking facility in accordance with the Florida Building Code for Accessibility and the ADA Guidelines for Recreational boating facilities.
- Additional trench drains will be placed where the exiting parking lot meets the new promenade to convey stormwater into the existing storm system.
- Additional landscaping to meet current City standards.

#### Cost Detail:

CSI Division	Description	Total
010000.01	General Conditions & Staffing	\$1,084,651.00
010000.01	General Requirements- Temp. Provisions, MOT, Safety, Cleanup	\$450,016.00
030000.01	Concrete (In Div. 31 Sitework)	In Div 31
040000.01	Masonry	\$26,495.00
050000.01	Metals	\$101,223.00
060000.01	Wood Framing- Structures	\$284,676.00
060000.02	Hardie Plank Siding	\$202,843.00
060000.03	Counter Tops	\$36,000.00
070000.01	Roofing & Insulation	\$57,299.00
080000.01	Doors and Windows	\$167,327.00
090000.01	Painting & Sealed Concrete	\$65,081.00
100000.01	Shade Structures	\$174,084.00
110000.01	Connections to Future Equipment	\$10,000.00
120000.01	Site Furnishings: Benches, Planters and Waste Receptacles	\$377,274.00
130000.01	Monument Sign	\$50,000.00
210000.01	Fire Suppression (In Div. 35)	In Div 35
220000.01	Plumbing (in Div. 35)	In Div 35
230000.01	Heating, Ventilating, and Air Conditioning (In Div. 35)	In Div 35
260000.01	Marine & Upland Electrical	\$5,571,075.00
310000.01	Sitework, Site Utilities, Concrete Plaza	\$1,463,297.00
310000.02	Temporary Causeway Parking	\$109,726.00
320000.01	Landscape & Irrigation	\$103,126.00
320000.02	Public Art	\$200,000.00
350000.01	Marine Construction: Floating Docks, Piles and Seawall	\$27,326,651.00
350000.02	Over-dredge Material	\$402,904.00
	CMAR Contingency	\$1,000,000.00
	Subtotal	\$39,263,748.00
	Owner Contingency (2.3%)	\$1,000,000.00
	Insurance	\$512,668.00

	Performance and Payment Bonds	\$251,846.00
	CM Fee	\$2,441,213.00
	<b>TOTAL</b>	<b>\$43,469,475.00</b>

Project Duration shall be 594 calendar days from the date of the Notice to Proceed.

### Existing Contract:

This proposal is submitted in conjunction with the existing Construction Manager at Risk Contract entered into with the City of Clearwater on **January 17, 2023**, based on **RFQ #19-22**.

### If GMP Exceeds \$150,000:

Per Section III, Article 5.1 of the Contract Specifications, the contractor shall provide the public entity with a certified copy of the recorded bond. Once the City receives a certified copy of the recorded bond, a Notice to Proceed may be issued. Include the attached bond form as well as the Power of Attorney.

**Code:** 3327332-563800-C1905

Invoices for work performed shall be submitted to the City of Clearwater, Public Works Department/Engineering, Attention: Jamie Gaubatz, P.O. Box 4748, Clearwater, Florida, 33758-4748. Contingency services may be billed only after the city provides written authorization to proceed with those services.

### CONTRACTOR COMPANY NAME

By: \_\_\_\_\_  
Roderick C. Voigt  
EVP

Date: \_\_\_\_\_

### CITY OF CLEARWATER, FLORIDA

Approved as to form:

Attest:

\_\_\_\_\_  
Melissa Isabel  
Senior Assistant City Attorney

By: \_\_\_\_\_  
Rosemarie Call  
City Clerk

Countersigned:

\_\_\_\_\_  
Bruce Rector  
Mayor

\_\_\_\_\_  
Jennifer Poirrier  
City Manager

\_\_\_\_\_ Date

\_\_\_\_\_ Date