
Fw: Clearwater Executive Airport Design and Construction of Corporate Hangars

From MacDonald, Michael <michael.macdonald@MyClearwater.com>

Date Thu 10/16/2025 10:57 AM

To Peterich, Kelly <Kelly.Peterich@MyClearwater.com>

CMAR has been approved by CM. I spoke with Brad and Barry and let them know they are free to start talking to Register.

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From: Vogel, Lori <Lori.Vogel@myClearwater.com>

Sent: Thursday, October 16, 2025 10:19:07 AM

To: MacDonald, Michael <michael.macdonald@MyClearwater.com>

Cc: Slaughter, Daniel <Daniel.Slaughter@MyClearwater.com>

Subject: FW: Clearwater Executive Airport Design and Construction of Corporate Hangars

This has been approved 😊

From: Poirrier, Jennifer <Jennifer.Poirrier@MyClearwater.com>

Sent: Thursday, October 16, 2025 10:18 AM

To: Vogel, Lori <Lori.Vogel@myClearwater.com>

Subject: RE: Clearwater Executive Airport Design and Construction of Corporate Hangars

Thank you, I support.

Jennifer Poirrier, ICMA-CM
City Manager
City of Clearwater
727-444-7171



From: Vogel, Lori <Lori.Vogel@myClearwater.com>

Sent: Thursday, October 16, 2025 10:17 AM

To: Poirrier, Jennifer <Jennifer.Poirrier@MyClearwater.com>

Subject: RE: Clearwater Executive Airport Design and Construction of Corporate Hangars

Hi Jennifer – based on my conversations with Michael, I do support this.

Utilizing a CMAR for this project would allow the selected firm to manage both the design, including site plans, permitting, and related tasks as well as construction (single point of accountability), thereby eliminating the need to hire a separate Engineer of Record (EOR) solely

to prepare specifications for a hard bid. The collaborative CMAR approach also allows for better alignment between the City, FlyUSA, and the selected CMAR. FlyUSA is funding all costs not covered by the FDOT grant.

In addition, Michael has confirmed that the grants will cover this procurement method.

Let me know if you have any further questions.

Thanks and have a great day,

Lori Vogel, CPPB

Procurement Manager
City of Clearwater – Finance
(727) 444-8524
Lori.vogel@myclearwater.com



The City has transitioned to a new e-Procurement platform, OpenGov, which is now used for all bid, proposal, and qualification notifications. We strongly encourage you to register on OpenGov to receive email alerts for upcoming Bid, RFP, and RFQ opportunities. Vendor registration is completely free! To sign up, please visit <https://procurement.opengov.com/login>. If you already have an account, please ensure the City of Clearwater is included in your preferences to receive notifications about our solicitations.

From: Poirrier, Jennifer <Jennifer.Poirrier@MyClearwater.com>
Sent: Wednesday, October 15, 2025 6:09 PM
To: Vogel, Lori <Lori.Vogel@myClearwater.com>
Subject: RE: Clearwater Executive Airport Design and Construction of Corporate Hangars

Lori – do you support this as part of our new process?

Jennifer Poirrier
City Manager
City of Clearwater
727-444-7171



From: Vogel, Lori <Lori.Vogel@myClearwater.com>
Sent: Wednesday, October 15, 2025 1:29 PM
To: Poirrier, Jennifer <Jennifer.Poirrier@MyClearwater.com>
Cc: Slaughter, Daniel <Daniel.Slaughter@MyClearwater.com>; MacDonald, Michael

<michael.macdonald@MyClearwater.com>

Subject: FW: Clearwater Executive Airport Design and Construction of Corporate Hangars

Hi Jennifer,

For your review and approval to utilize a CMAR from our continuing contract for the design and construction of the corporate hangars at Clearwater Executive Airport. Justification is provided below, and I've copied Michael MacDonald on this email should you need any additional information.

Thanks and have a great day,

Lori Vogel, CPPB

Procurement Manager

City of Clearwater – Finance

(727) 444-8524

Lori.vogel@myclearwater.com



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From: Slaughter, Daniel <Daniel.Slaughter@MyClearwater.com>

Sent: Wednesday, October 15, 2025 10:23 AM

To: Vogel, Lori <Lori.Vogel@myclearwater.com>

Cc: MacDonald, Michael <michael.macdonald@MyClearwater.com>

Subject: Clearwater Executive Airport Design and Construction of Corporate Hangars

Lori, for your review. I recommend approval. If you concur please forward to Mrs. Poirrier for approval. Thank you! Dan

From: MacDonald, Michael <michael.macdonald@MyClearwater.com>

Sent: Thursday, October 9, 2025 3:24 PM

To: Slaughter, Daniel <Daniel.Slaughter@MyClearwater.com>

Subject: Re: Clearwater Executive Airport Design and Construction of Corporate Hangars

TO: Jennifer Poirrier, City Manager

FROM: Mike MacDonald, Marine & Aviation Director

DATE: October 9, 2025

SUBJECT: Request for Approval to Utilize a Construction Manager at Risk (CMAR) under a Continuing Contract for the Design and Construction of Corporate Hangars at Clearwater Executive Airport

The City of Clearwater has secured two Florida Department of Transportation (FDOT) Joint Participation Agreements (JPAs) to support the design and construction of new corporate

hangars at Clearwater Executive Airport.

- **FDOT JPA G2O80** provides an 80% grant for design services (total project cost \$679,308; FDOT \$543,447; FlyUSA reimbursing the City's \$135,861 local match).
- **FDOT JPA G3F99** provides a 50% grant for construction (total project cost \$2,400,000; FDOT \$1,200,000; FlyUSA reimbursing the City's \$600,000 match).

These projects will provide modern hangar space to accommodate the airport's growing corporate aviation demand and are consistent with the City's strategic priorities for infrastructure investment and economic development.

Justification for CMAR Delivery Method

Pursuant to Section 8, Subsection V of the City's Purchasing Manual – **Construction Manager at Risk (CMAR) Contracts** – projects with an estimated construction cost between \$100,000 and \$4,000,000 require City Manager approval to utilize a CMAR under a continuing contract when a written justification demonstrates it to be the most appropriate procurement method.

Utilizing a CMAR is the most advantageous method for this project based on the following factors:

1. **Cost Confidence and Predictability:** The City and FlyUSA have a good understanding on what the projected cost to build the hangars should be. FlyUSA has built these types of hangars in the past and has preconstruction expertise and is ultimately responsible to cover all costs not covered by the grant. The construction of the hangars is less complex than other construction projects.
2. **Shared Financial Responsibility:** FlyUSA is ultimately responsible for all project costs not covered by the FDOT grant. This structure ensures that both parties are aligned on maintaining a competitive price and controlling costs throughout design and construction.
3. **Project Complexity and Efficiency:** The construction of the hangars is relatively straightforward compared to other vertical construction projects, which supports the use of a CMAR approach. The CMAR can competitively solicit subcontractor bids and establish a GMP that reflects prevailing construction market rates while providing assurance that total costs will not exceed available funding.
4. **Procurement Efficiency:** Using a CMAR under the existing continuing contract eliminates the time and administrative expense of a separate solicitation while still ensuring that subcontractor pricing is competitively obtained. This allows the project to move forward quickly and remain within FDOT funding timelines.

Recommendation

Approval is requested to utilize a Construction Manager at Risk (CMAR) under the City's continuing contract for the design and construction of the corporate hangars at Clearwater Executive Airport. This delivery method will provide cost certainty, schedule efficiency, and a high level of coordination necessary for successful completion of this FDOT partnership project.

Please let me know if you have any questions or concerns, Thank you,

Michael S. MacDonald, MPA
Director

Marine and Aviation Department
City of Clearwater
(727)224-7005



"Clearwater is committed to quality, sustainable, cost-effective municipal services that foster and sustain a healthy residential and economic environment."
