

Clearwater City Council Beach Marina Presentation

June 17, 2024

CLEARWATER BEACH
MARINA



Project Goals

- Replace aging docks
- Replace/modernize marina utilities
- Optimize marina slip
- mix and layout
- Maximize city-owned submerged lands; maintain existing slip count and balance
- Provide upland storage and ticket sales opportunities



Project Goals

- Reduce congestion along Coronado Drive
- Activate “Marina Walk”
- Maintain commercial operations during construction
- Provide two boat slips for water taxi
- Replace and raise seawall



Project Progress

1. Wade Trim Study 2005, URS 2015, L&A 2018, Reuben Clarson 2020
2. Moffatt & Nichol EOR April 2021
3. Market Study & Tenant Outreach Jan. 2022
4. Masterplan presented to Council Oct. 2022
5. Final Design presented to Council Nov. 2023
6. CMAR GMP Dev. & VE: Dec. 2023 to May 2024
7. Permitting:
 - Federal channel deauthorized Dec. 2022
 - FDEP ERP permit authorized June 2023
 - FDEP stormwater exemption authorized Sept. 2023
 - Lvl. 2 Flex. Dev. Order approved by CDB Oct. 2023
 - Army Corps (pending)
 - Pinellas County PCWNCA (pending)
 - City Building Dept. (16 permits pending)
8. Grants
 - Sportfish Restoration (pending)
 - Tourism Development Council (pending)
 - FDEP Resilience (pending)
 - Clean Vessel Act (pending)

What's Next?

- CMAR GMP Approval June 2024
- Building Permit Approval Sept. 2024
- Construction Start Oct. 2024
- Construction Complete May 2026

Project Risks

- Inflation and Supply chain issues
- Tropical Storms
- Temporary Parking Reduction

FDOT Approved Temporary Parking



Layers

Project Area



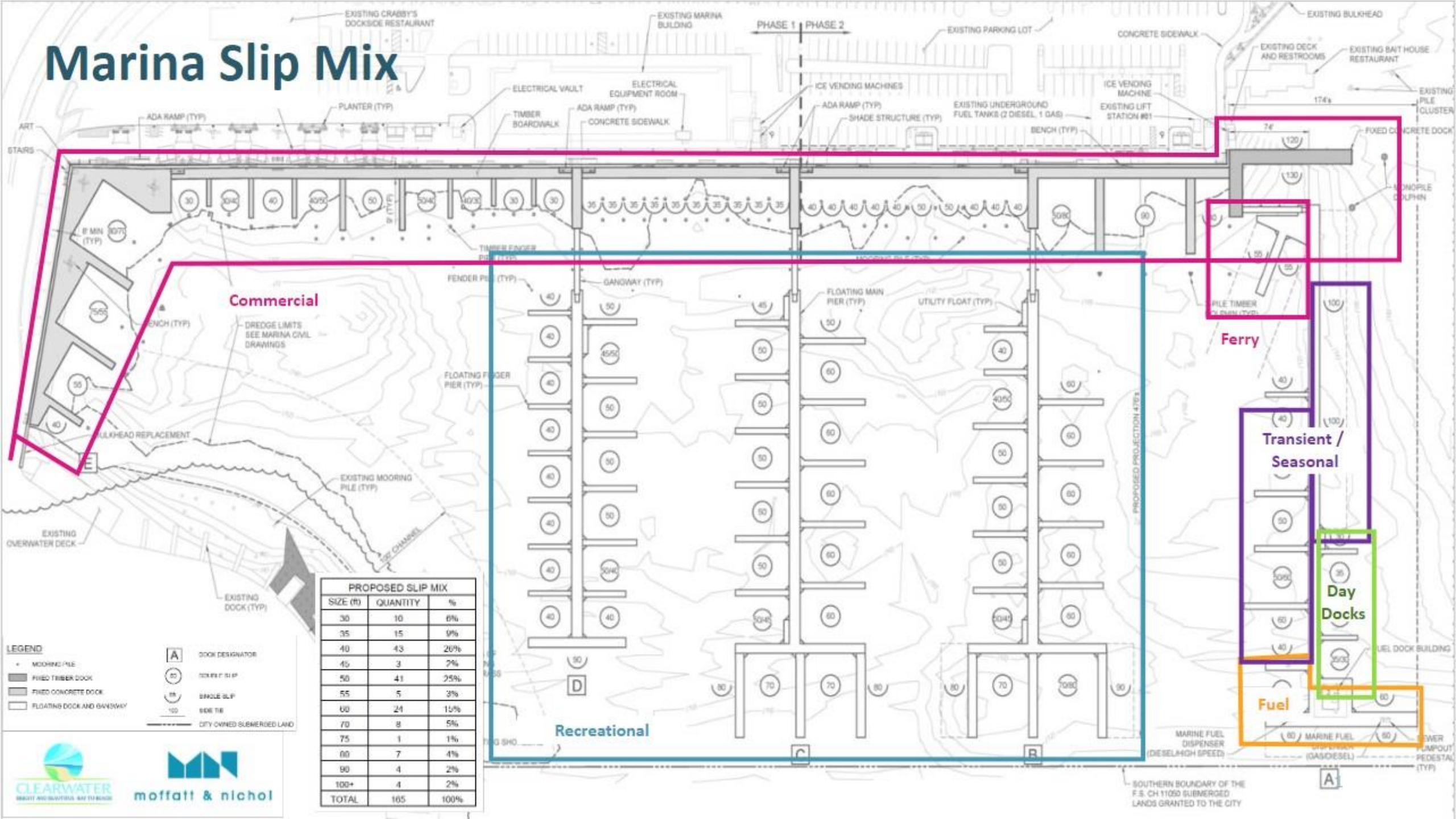
PROJECT AREA

-  Upland
-  Marina

Slip Size	EXISTING SLIP MIX				TOTAL	
	COMMERCIAL* (#)	(%)	RECREATIONAL (#)	(%)	(#)	(%)
<40	21	35.6%	29	27.4%	50	30.3%
40	9	15.3%	0	0.0%	9	5.5%
50	10	16.9%	58	54.7%	68	41.2%
60	8	13.6%	7	6.6%	15	9.1%
70+	11	18.6%	12	11.3%	23	13.9%
Total	59	100.0%	106	100.0%	165	100%

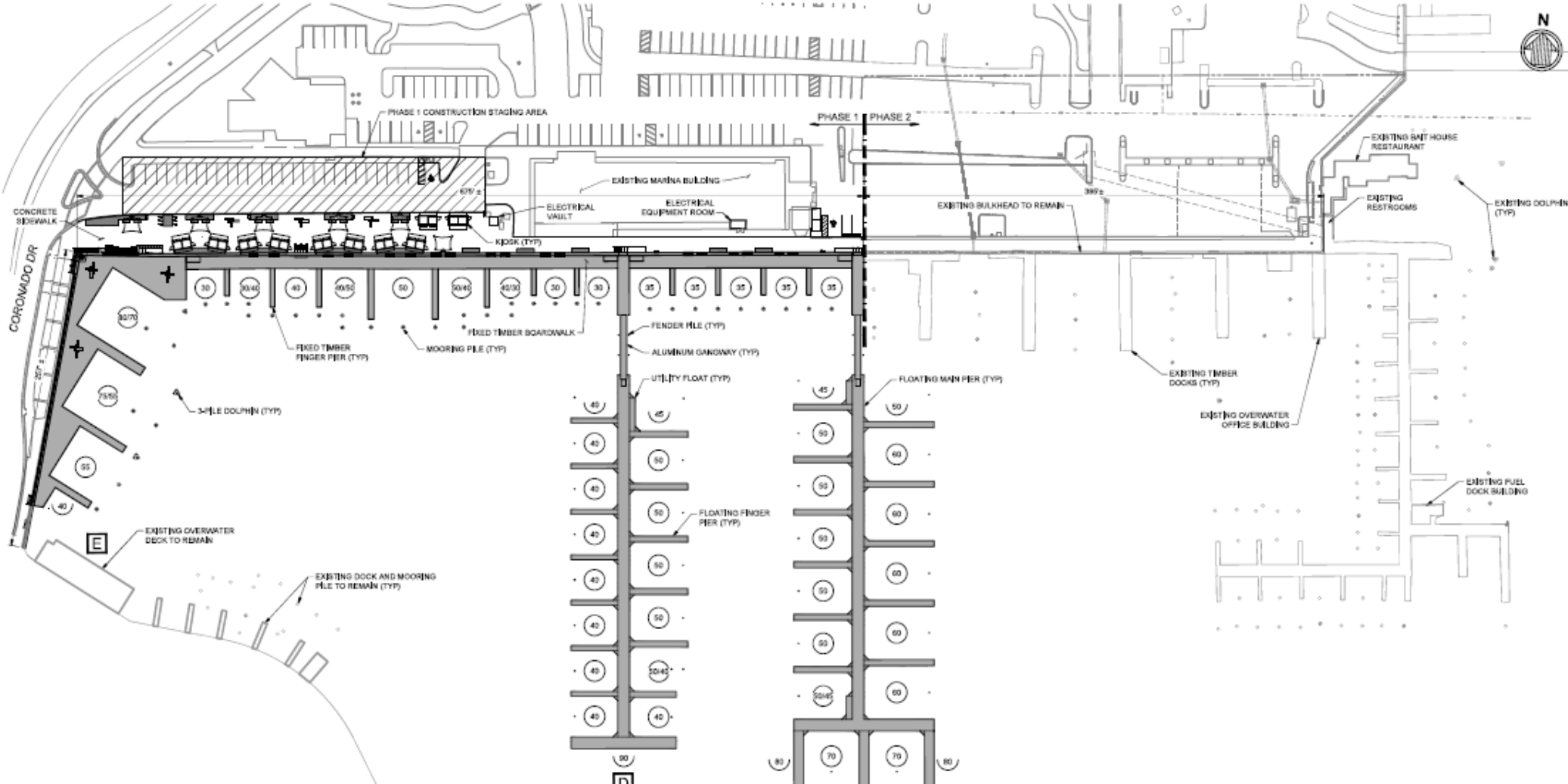
*Commercial count includes 6 fuel slips and 1 ferry slip

Marina Slip Mix



PROPOSED SLIP MIX		
SIZE (ft)	QUANTITY	%
30	10	6%
35	15	9%
40	43	26%
45	3	2%
50	41	25%
55	5	3%
60	24	15%
70	8	5%
75	1	1%
80	7	4%
90	4	2%
100+	4	2%
TOTAL	165	100%

- LEGEND**
- MOORING PILE
 - FIXED TIMBER DOCK
 - FIXED CONCRETE DOCK
 - FLOATING DOCK AND GANGWAY
- DOCK DESIGNATOR**
- A
 - B
 - C
 - D
- SLIP**
- 30
 - 35
 - 40
 - 45
 - 50
 - 55
 - 60
 - 70
 - 75
 - 80
 - 85
 - 90
 - 95
 - 100
- OTHER**
- 100
 - 105
 - 110
 - 115
 - 120
 - 125
 - 130
 - 135
 - 140
 - 145
 - 150
 - 155
 - 160
 - 165
 - 170
 - 175
 - 180
 - 185
 - 190
 - 195
 - 200
- CITY OWNED SUBMERGED LAND



- LEGEND**
- PHASE 1
 - EXISTING
 - PHASE 1 STAGING AREA
 - DOCK DESIGNATOR
 - DOUBLE SLIP
 - SINGLE SLIP

SLIP MIX		
SLIP SIZE (R)	PHASE 1	
	QUANTITY	%
30	6	8%
35	10	11%
40	25	27%
45	3	3%
50	25	27%
55	3	3%
60	10	11%
70	5	5%
75	1	1%
80	3	3%
85	1	1%
TOTAL	84	100%

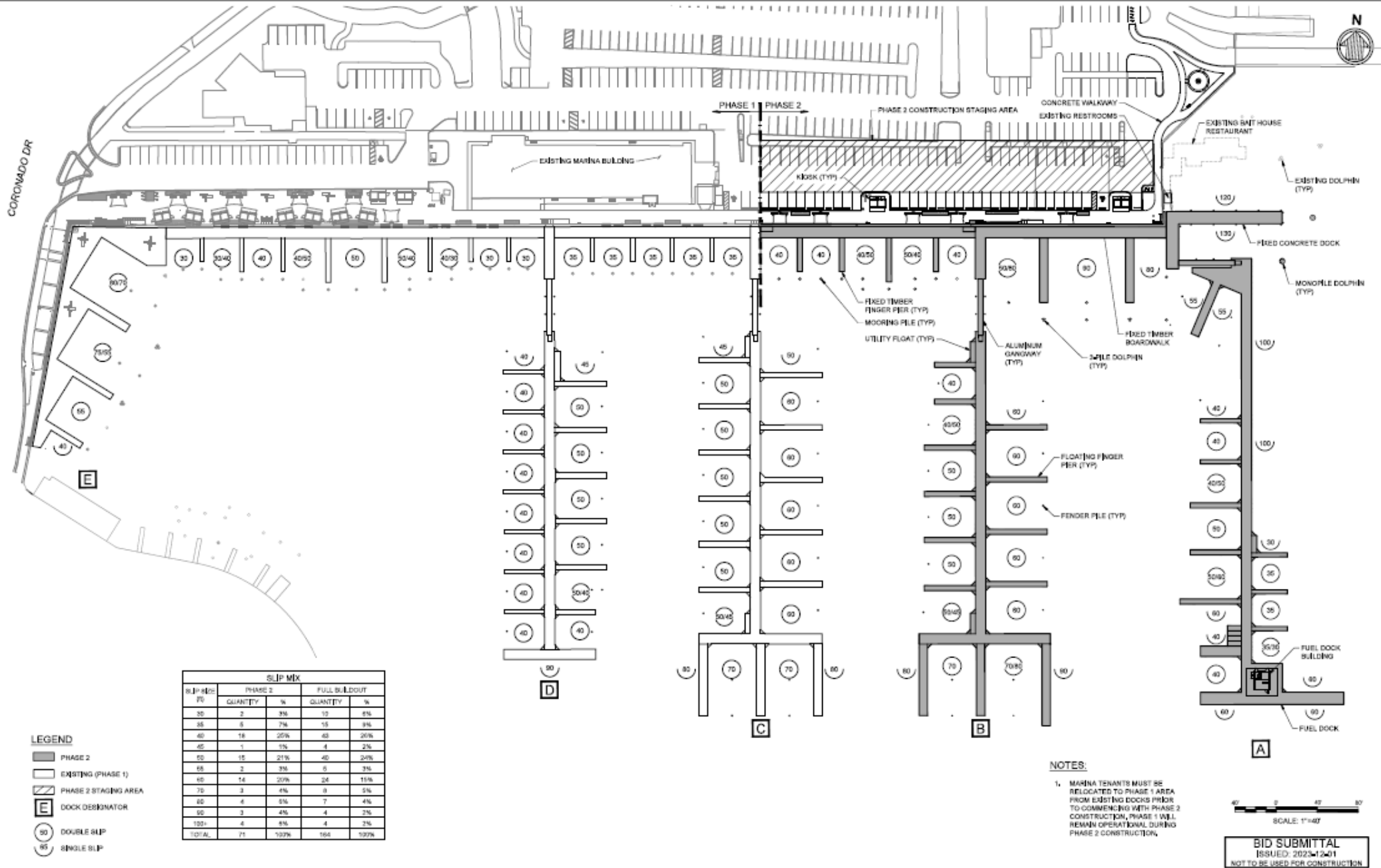
NOTES:

1. EXISTING DOCKS AND PARKING AREA WITHIN PHASE 2 LIMITS TO REMAIN OPERATIONAL DURING PHASE 1 CONSTRUCTION.



BID SUBMITTAL
 ISSUED: 2023-12-01
 NOT TO BE USED FOR CONSTRUCTION

PROJECT NO.	21-2305-MA	DESIGNED BY	JPM	ISSUED FOR	
DATE	2023-11-15	CHECKED BY	GNL		
REVISION	211225	CONTRACT NO.	N80		G-101
DATE	2023-11-17	DESIGNED BY	KT		
PROJECT	CLEARWATER BEACH MARINA				SHEET 6 OF 208



SLIP #/ID	PHASE 2		FULL BUILDOUT	
	QUANTITY	%	QUANTITY	%
30	2	3%	17	8%
35	5	7%	15	9%
40	19	25%	43	20%
45	1	1%	4	2%
50	15	21%	40	24%
55	3	3%	5	3%
60	14	20%	24	11%
70	3	4%	9	5%
80	4	5%	7	4%
90	3	4%	4	2%
100	4	5%	4	2%
TOTAL	71	100%	164	100%

- LEGEND**
- PHASE 2
 - EXISTING (PHASE 1)
 - PHASE 2 STAGING AREA
 - DOCK DESIGNATOR
 - DOUBLE SLIP
 - SINGLE SLIP

NOTES:

1. MARINA TENANTS MUST BE RELOCATED TO PHASE 1 AREA FROM EXISTING DOCKS PRIOR TO COMMENCING WITH PHASE 2 CONSTRUCTION, PHASE 1 WILL REMAIN OPERATIONAL DURING PHASE 2 CONSTRUCTION.



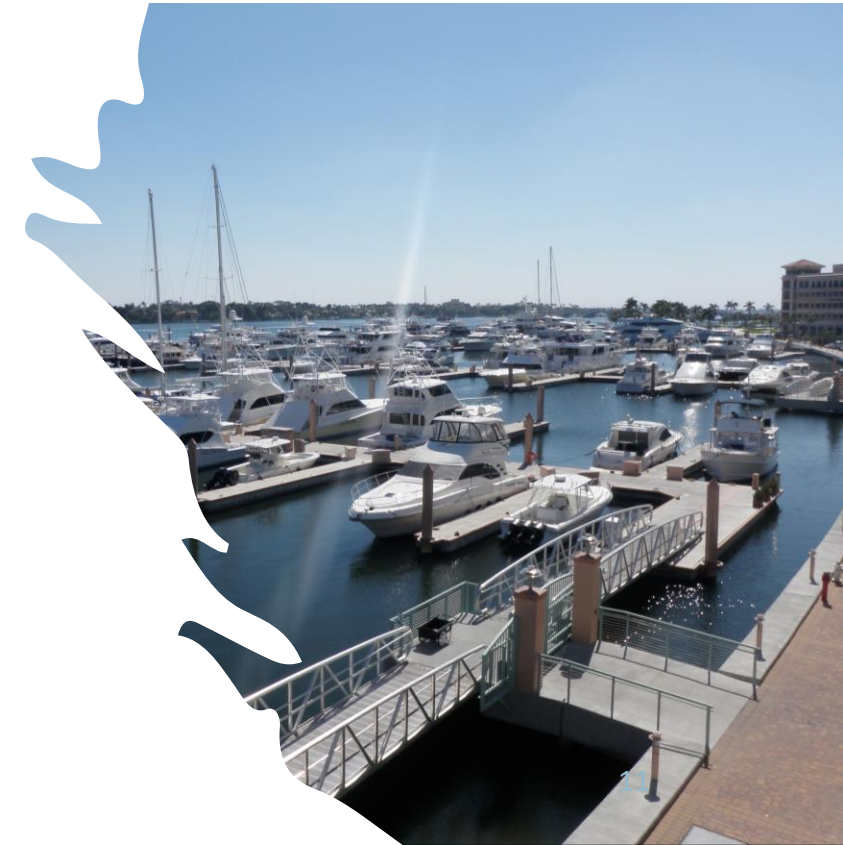
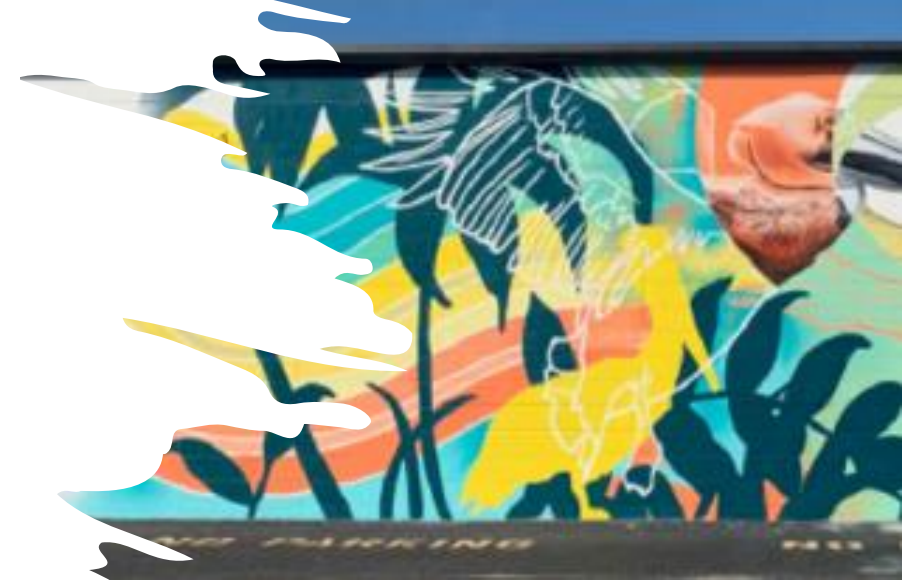
BID SUBMITTAL
 ISSUED: 2023-1-24-01
 NOT TO BE USED FOR CONSTRUCTION

Marina Walk West Plaza



Final Design Summary

- Marina maintains same slip count and balanced slip mix.
- Commercial boat slips remain docked along perimeter of marina with fixed docks as requested by the operators.
- Resilient floating docks provided for non-commercial end users.
- Fixed docks and gangway access platforms raised 15" to 24" to accommodate rising water levels.



Final Design Summary

- Seawall replacement raises cap by 15” to 18” to meet minimum cap height of 6’ NGVD (5.12’ NAVD).
- “Marina Walk” extends Beach Walk with shade and seating.
- Kiosks located upland near primary dock entrances, away from Coronado Dr.
- ADA-compliance.

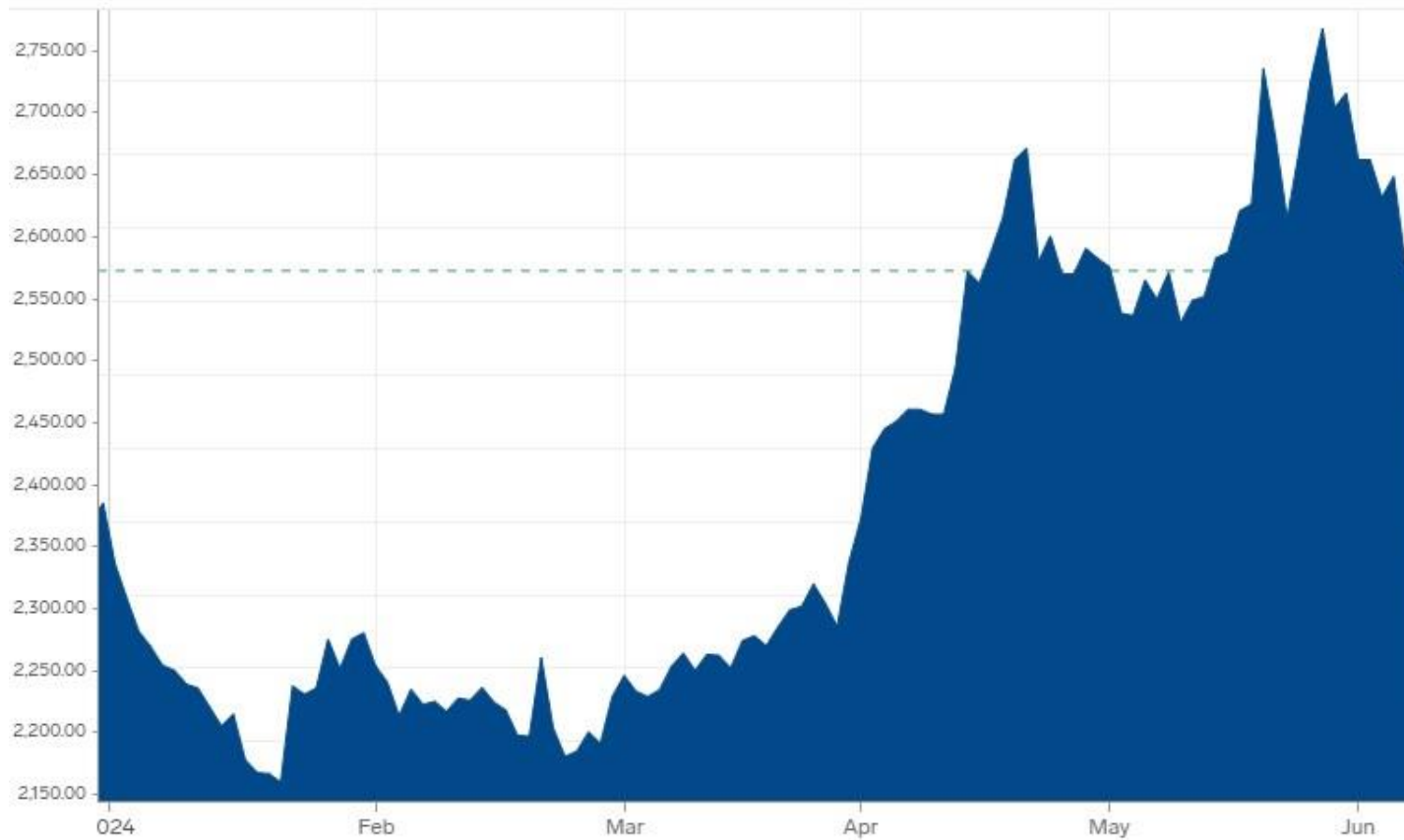


CMAR GMP Development Process

- CMAR Bid Doc. Completed & Advertised, Dec. 2023.
- CMAR Bid Closed, March 2024.
- Five marine contractor bids received, after review two found to be responsive (meeting bid's requirement for experience, etc.).
- Of the two responsive marine bids, L.R.B. was only 1.4% lower (close competition). The marine scope accounts for 63% of the GMP.
- Two Electric bids were deemed responsive. They were within 5% of each other. Electric scope is 13% of the GMP. Together Marine and Elect are 76% of GMP.
- CMAR issued draft GMP Proposal of \$49.3 million, April 2024.
- CMAR, EOR & City's Value Engineering exercise reduced GMP by \$5.8 million resulting in a final CMAR GMP of \$43.5 million, May 2024.



Primary Material Cost: Aluminum (\$/Ton)



- 2nd Qrt/1st Qrt (\$2,575/2,200), +17%
- Source: Business Insider



Primary Material Cost: Copper (\$/lbs)



- 2nd Qrt/1st Qrt (\$4.60/3.80), +21%
- Source: Macrotrends



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MARINA

Questions

