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STAFF REPORT: RECREATION DEPARTMENT



REPORT TO: Infrastructure and Recreation Committee
MEETING DATE: October 23, 2012
REPORT NO.: DOR 12 39
SUBJECT: A Dock Pre-Approval
PREPARED BY: Ryan Gibbons, Harbour Manager

A. Recommendations

THAT Council receive Staff Report DOR 12 39 entitled "A Dock Pre-Approval", and;

THAT Council grant pre-approval for the replacement of A dock and its anchoring system in the 2013 municipal budget process and that the overall cost exclusive of HST does not exceed \$176,138.04, and;

THAT Council authorize the Clerk and Mayor to execute the agreement with T&W Enterprises.

B. Background

The pre-approval for A dock is necessary for the contractor to provide the dock system by May 1st 2013. Once pre-approval is granted staff will provide the contractor with a contract for the works to complete the replacement of A dock. The contractor requires the winter season to gather materials, build, galvanize, deck and deliver the dock system for substantial completion by May 2013.

In 2003 the Harbour began a dock "re-floating" program. The purpose of this program was to extend the life of the docks. This extension would last 5 - 10 years at most.

The Harbour is now completely replacing the docks with galvanized steel frame docks.

This is a capital project which is phased out over a nine year period. H dock was replaced in 2007, E dock was replaced in 2008, F dock in 2009, B dock in 2010, C dock in 2011, D dock in 2012 and A dock is proposed to be replaced in 2013.

The service years for docks are as follows, (with variances depending on the environment) wooden frame – 10-15 yrs., painted steel frame 20-25 yrs., steel galvanized frame 50+ yrs.

The standardization of the docks in the Thornbury harbour has given the Town the opportunity to be guaranteed a frame that will last approximately fifty years, create uniformity in the harbour, gives the docks appropriate flotation and many other preferred amenities. Based upon the products that have been installed since 2008, all of these above noted preferences have been met.

The use of T&W's proven product provides staff the opportunity to create a long term Capital plan that staff has confidence in. The product is structurally adequate for this

application and will in staff's opinion last the full fifty years with only decking being replaced. The product is versatile and will be able to withstand off season damage with respect to ice movement within the harbour with minimal damage to structural components of the product. The strong structural integrity of the product creates stable finger docks. A stable finger dock reduce the chance of falling into the water with inherent town risks and creates a safe comfortable docking space for boaters when returning from or setting off on a cruise.

Staying with a single source supplier also gives the Town the opportunity to create uniformity within the harbour. A uniform facility creates the professional look that the Thornbury Harbour needs to continue being a sought after destination for seasonal boaters, transient boaters, as well as the rest of the recreation community who enjoy the facility for its many other uses which include walking, cycling, fishing, swimming and picnicking.

T&W's product is floated with a multi chambered floatation system. This system creates a minimum disturbance to daily business if part of the floatation is compromised. Each main dock is fitted with fourteen (14) barrels and each finger dock is fitted with ten (10) barrels. If one of these floatation devices is compromised the daily user will not be affected. This is an aspect of the product that is unique, reducing risk exposure and allows staff the opportunity to consider risk issues if any and appropriately schedule a repair if time were not available to change the device immediately.

T&W have created a product that is seamless in its transitions between main sections to main section as well as from its main section to its finger docks. This seamless construction provides maximum flexibility and minimizes trip hazard risks on the dock, which ultimately creates a safer and more inviting environment for all of our users and all of our staff.

The product allows the Town the capability to run all of the Town's utilities (water, hydro, etc) beneath the surface decking in a utility chase. This again will result in a safer more inviting environment for all users and staff. The utilities will be brought up from underneath the dock to connect to all appropriate receptacles again reducing trip hazard risks. The utility chases will be accessible from the top of the dock for any required maintenance or upgrades.

T&W will be providing a (5) year warranty guaranteeing the structural components of the docks as well as a (5) year warranty on the floatation.

T&W has been selected based on the Town's previous experience in their product, their competitive pricing as well as their availability to provide installation and onsite maintenance.

The 10 sets of docks have various anchoring systems, each of the anchoring systems are unique to the dock system that they secure. Staff have identified in the Capital budget that the dock anchoring systems will be replaced when each dock is replaced. The anchoring system has to be compatible with the dock system for several significant reasons:

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- 1. The placement of the anchors has to be consistent with the finger docks, if the anchors are not directly under the finger docks they cause issues for navigation directly and from the anchor chains crossing through the docking area.
 - 2. The placement of the anchors directly affects the location of the chains and where they attach to the main docking system; if the anchors are installed incorrectly they will compromise the floatation for the docking system causing the system to fail.
 - 3. The attachment points on the main docking system were designed for a specific anchor placement.

These previous points that have been outlined identify why significant previous knowledge of our docking system and the equipment used specifically in this project are recommended.

Thornbury Harbour has approximately 28 boats on a waiting list in the 36' and larger size category. If current trends continue boats in that size category of the waiting list could be waiting for up to 10 years or more to attain a slip. Thornbury Harbour's physical layout restricts opportunities for larger docks to accommodate these larger vessels, with the exception of A dock. Currently A dock has 18 slips, 28' in length, the end of the dock is used for boats 36' and larger and the 2 spaces at the wall are used for boats 36' and larger.

Staff has worked with our dock contractor and has redesigned A dock to accommodate 13 boats up to 35' in length and 10 boats 36' and larger. This will allow us to add 7 spaces for boats 36' and larger in the Harbour.

C. The Blue Mountains' Strategic Plan

Addressing the Town's municipal infrastructure needs.

Supporting the development of social and recreational programs to meet the broad range of needs in the community.

Ensuring long-term financial sustainability.

D. Environmental Impacts

The new design of the docks provides approximately 18" of freeboard which keeps all framing and decking material out of the water, only leaving the floatation partially submerged. This removes pressure treated lumber from the fish habitat and should provide a healthier environment.

Within the contracts for the dock replacements we provide our environmental code of ethics as well as environmental awareness conditions that must be agreed to prior to the commencement of the projects.

E. Financial Impact

The current A dock design allows for approximately 650 feet of billable space (\$29,680.00). The new design will allow for approximately 750 feet of billable space (\$39,750.00)
\$10,070.00

All funds are User Fees
Total Project exclusive of HST: \$176,138.04

F. In Consultation With

Shawn Everitt, Director of Recreation
Robert Cummings, Director of Financial and Information Technology Services
Darcy Chapman, Capital Accountant

G. Attached

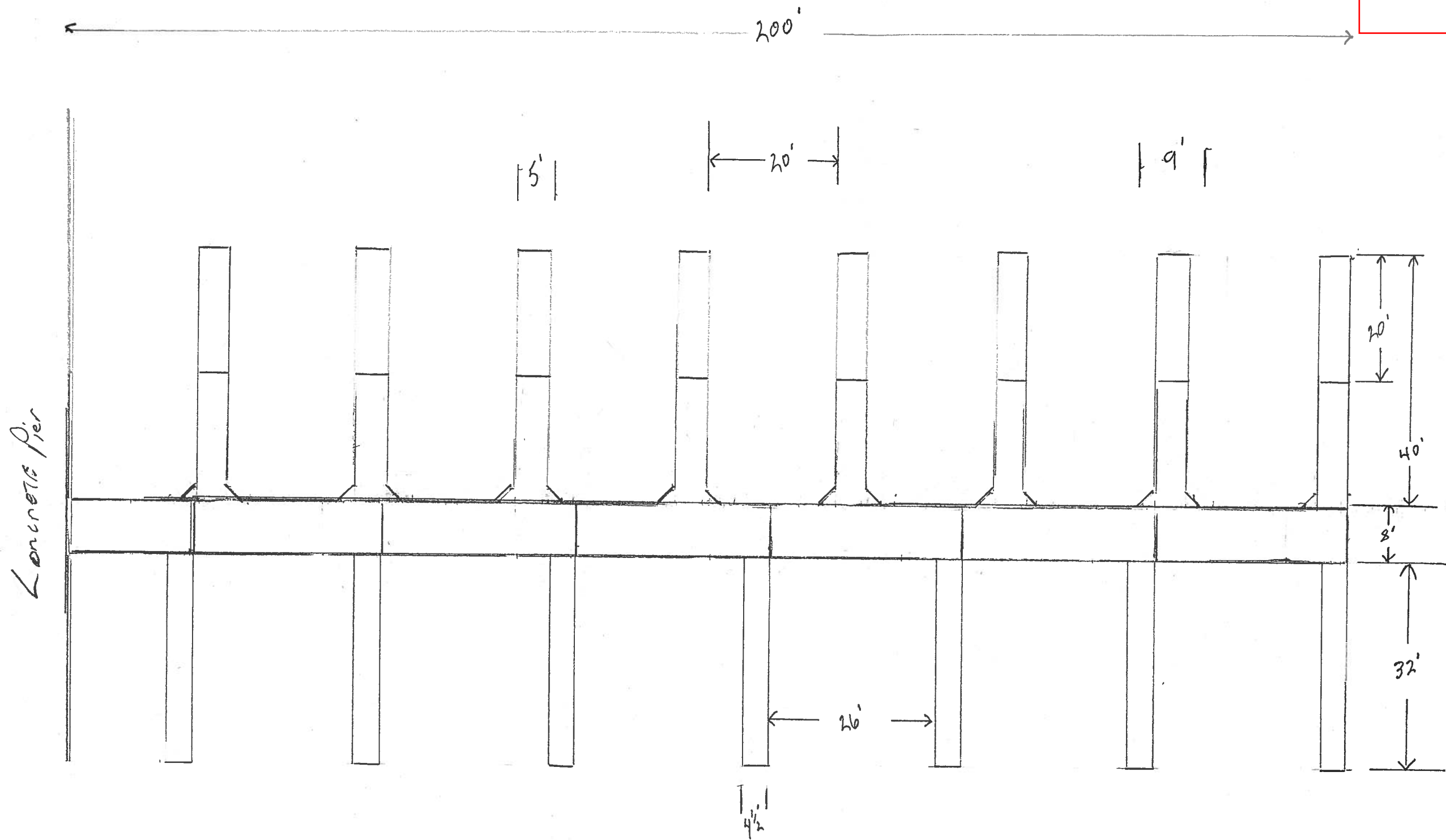
1. A Dock Concept Drawing
2. Harbour Layout

Respectfully submitted,

Ryan Gibbons, Harbour Manager

For more information, please contact:
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Shawn Everitt, Director of Recreation



T & W ENTERPRISES
THORN BURY HARBOUR
'A' Dock Concept Drawing
August 2012
SCALE 1:5mm = 1'

GEORGIAN BAY

HARBOUR MASTER'S BUILDING
PUBLIC WASHROOMS

BOAT LAUNCH

PHONE

NORTH

SERVICE DOCK

MAST CRANE

CONCRETE DOCK

