

STAFF REPORT: RECREATION DEPARTMENT



REPORT TO: Infrastructure and Recreation
MEETING DATE: October 11, 2011
REPORT NO.: DOR. 11.67
SUBJECT: Extension of “Standardization Single Source Business Case for Thornbury Harbour Docks”
PREPARED BY: Ryan Gibbons, Harbour Manager

A. Recommendations

THAT Council receives staff report DOR.11.67 entitled “ Extension of Standardization Single Source Business Case for Thornbury Harbour Docks”, and

THAT Council approves a 2 year extension of the current business case at a cost of \$36.72 per square foot, 3204 square feet \$117,650.88, and

THAT Council approves staff to include the installation of the dock anchoring system in this contract at a cost of \$1.49 per square foot, 3204 square feet \$4773.96, and

THAT Council grant pre approval for the replacement of D dock and its anchoring system in the 2012 municipal budget process and that the overall cost exclusive of HST does not exceed \$122,424.84, and

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

B. Background

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 floatation 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. Stable finger docks 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:

- 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.

Staff will review rates based on price per square foot for each year of the overall period based on the first years and subsequent years pricing.

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

With the replacement of docks we are having the new docks built to float 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. Budget Impact

All funds are User Fees

Budgeted Anchors	\$ 7,000.00
Actual Cost for Anchors	<u>\$ 4,773.96</u>
	-\$ 2,226.04
Budgeted D Dock replacement	\$145,365.00
Actual Cost for D Dock	<u>\$122,424.84</u>
	-\$ 22,940.16

Total savings \$25,166.20

F. Attached

Respectfully submitted,

Signature

For more information, please contact:
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