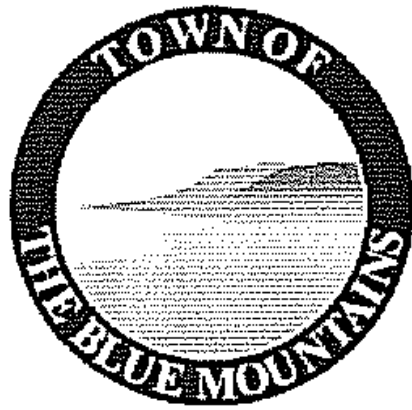


STAFF REPORT: Recreation



REPORT TO: Council
MEETING DATE: January 14, 2008
REPORT NO.: DOR.08.02
**SUBJECT: Award of RFP TBM-2007-33
Harbour Replacement and
Installation of "E" Dock**
**PREPARED BY: Ryan Gibbons, Harbour
Supervisor and Sherri Adams,
Manager of Purchasing**

A. Recommendations

THAT Council receive Staff Report DOR.08.02. "Award of Request for Proposal TBM-2007-33 Harbour Replacement and Installation of "E" Dock" and does accept the recommendation of the Evaluation Committee to award the contract to T & W Enterprises in the amount of \$162,796.18 plus GST, which includes the option to lengthen the dock to add an additional finger dock;

AND THAT Council does authorize the Mayor and Clerk to execute the contract documents with T & W Enterprises related to the dock replacement RFP TBM-2007-33 in a form approved by the CAO, Town Solicitor and Director of Finance.

B. Background

In 2003 the Harbour began a dock "re-floating" program, which encompassed the replacement of floatation devices. The purpose of this program was to extend the life of the docks. The refloating program only increased the lifespan of the docks by 5 to 10 yrs at the most. The Harbour is now completely replacing the docks with steel framed docks that have a lifespan of 25 plus years.

There is a nine year financial strategy in place to replace the current docks at the Harbour with steel frame docks as identified in the attached Staff Report entitled Harbour Financing Strategy report number HAR.07.38. This Staff Report was approved by the Recreation Committee on August 23, 2007 and by Council on September 10, 2007. Additional information attached to the report proposed that "E" dock be replaced in 2008. "H" dock was completely replaced with steel framed docks in 2007.

Council approved Staff Report number DOR.07.46 entitled Dock Pre-Approval for "E" dock on November 1, 2007 and by Council on November 14, 2007 for an amount not to exceed \$166,000.

The Request for Proposal of TBM-2007-33 Harbour Replacement and Installation of "E" Dock was advertised on November 26, 2007. Ads for the RFP ran for two consecutive weeks in the Courier Herald and the Enterprise Bulletin. Internet ads were placed on the Town's website and on Biddingo (an internet bidding site). Bid recipients from the previous dock replacement RFP were notified of the "E" Dock opportunity. Thirteen interested bidders requested the Request for Proposal document for "E" dock. The Town received submissions from the following four companies by the closing date of December 21, 2007:

Weatherall Dock & Dredge
Huron District Contracting
T & W Enterprises
Con-o-lift Sales

The Evaluation Committee comprised of Recreation committee members and Harbour Staff reviewed and evaluated the proposal submissions based on evaluation criteria identified in the request for proposal:

Evaluation Criteria	Available Points
Product <ul style="list-style-type: none"> • Meeting RFP Requirements • Quality, Durability, Practicality • Enhancements 	40 Points
Services <ul style="list-style-type: none"> • Ability to meet deadline • Health & Safety Practices • Warranty of Product 	10 Points
Qualifications <ul style="list-style-type: none"> • Proponent Experience • Team Expertise • References • Interview (at the option of the Town) 	15 Points
Price <ul style="list-style-type: none"> • Total Cost • Added Value 	25 Points
Environmental Practices <ul style="list-style-type: none"> • Green Procurement Initiatives • Adoption of Clean Marine Policy 	10 Points

A short list of proponents was determined and subsequent interviews were arranged. T & W Enterprises were the proponent who emerged with the highest score following the evaluations and the interview process with a cost of \$160,296.18 (excluding GST).

T & W Enterprises included a feature for the finger docks in their proposal submission that will provide future costs savings. The finger docks will be

designed in a manner which will provide the benefit of not having to remove the finger docks for the off season and reinstall in the spring.

With the present docking system, the finger docks are required to be removed so that the crane can lift boats in and out of the water at the main dock. Currently, the process of removing and reinstalling the finger docks takes two to three days and requires the time of two Harbour Staff members. Harbour Staff uses a boat to remove and reinstall finger docks. Heavy winds inhibit the removal and installation of the finger docks while using the boat due to unsafe water conditions. The design of the finger docks will save staff time and wages and will also remove the weather element.

An option to lengthen the dock furthest to the south and add an extra finger dock was included in T & W Enterprise's submission. The additional finger dock is not included in the above quoted price and would cost an additional \$2,500. This optional finger dock represents two additional slips which would produce increased revenue in the amount of \$1,800 each season.

Staff recommends the award of E Dock Request for Proposal TBM-2007-33 be made to T & W Enterprises for a total cost of \$162,796.18 (\$160,296.18 + \$2,500 excluding GST) for both the replacement of E Dock and the additional finger dock.

C. The Blue Mountains' Strategic Plan

Goal 2. Addressing the Town's municipal infrastructure needs

2.1 Identifying existing deficiencies in the current municipal infrastructure.

Goal 4. Supporting the development of social and recreational programs to meet the broad range of needs in the community

Goal 5. Ensuring long-term financial sustainability

5.2 Create a solid long term capital budget (3-5 years with a 6-15 year vision)

5.4 Develop a capital asset management plan.

D. Budget Impact

Funding

User fees	\$109,900.00
Grants (DFO)	\$ 40,000.00
Unfinanced	<u>\$ 12,896.18 *</u>
Funding Total	\$162,796.18

* The unfinanced portion was originally expected to be \$17,000 in 2008 through the Harbour Financing Strategy. The long term repayment of the overall Dock replacement project will take 13 years as per the business plan.

Expenditure

T & W Enterprises Cost	\$160,296.18
Additional Finger Dock	<u>\$ 2,500.00</u>
Total Contract Cost	\$162,796.18


Summary of Savings

Pre-Approval of Funds	\$166,000.00
Contract Cost	<u>\$162,796.18</u>
Budget Savings	\$ 3,203.82

E. Attached

1. Staff Report HAR.07.38 entitled Harbour Financing Strategy (Attachments, #1, 2, 9 and 10)
2. Staff Report DOR.07.46 entitled Dock Pre-Approval

Respectfully submitted,

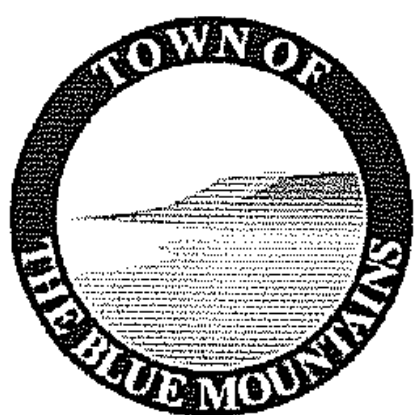


Ryan Gibbons, Harbour Supervisor



Sherri Adams, Manager of Purchasing

STAFF REPORT: Recreation Department



REPORT TO: Recreation Committee
MEETING DATE: August 23, 2007
REPORT NO.: HAR.07.38
SUBJECT: Harbour Financing Strategy
PREPARED BY: Ryan Gibbons, Harbour Supervisor
Darcy Chapman, Capital Accountant

A. Recommendations

THAT This Committee recommends Council approval of this report "HAR.07.38", Option #3, which is an increase in the seasonal dockage from \$37 per foot to \$45 per foot with an annual increase of \$2 per foot and a transient weekly rate increase from \$4.80 per foot to \$7 per foot and daily transient rate increase from \$1.20 per foot to \$1.50 per foot. Also that Council review the policy of the Harbour being a self sustaining entity.

B. Background

The Thornbury Municipal Harbour has historically been one hundred percent funded by user fees. Due to the Capital upgrades that the facility requires, specifically docks, the Harbour will need to increase its user fees substantially to complete the necessary upgrades. Although a large rate increase may not be popular, we do have a significant waiting list for seasonal berths in excess of 80 ending August 2007. With an average 10% turnover on slips per year, we would have to have a turnover exceeding 35% due to a rate increase to have vacant slips in 2008.

2007 was the first year of our dock replacement program. Previously the docks were re-floated. This added five to ten years of life to each dock. But unfortunately the old lumber frames used in the docks have absorbed so much moisture that they began to twist when they were raised out of the water by the new floatation. Until 2007 the harbour was paying back a loan to the Department of Fisheries and Oceans from the harbour expansion. This yearly payment was approximately one hundred thousand dollars per year, with the exception being 2006 as it was the final payment.

The dock replacement project is using all available capital funds that the harbour is producing, not allowing for any other capital projects or purchases. The Harbour Masters office and upstairs lounge is in disrepair as well the harbour

truck is getting to the point where it needs to be replaced. Although these are not big expenditures the current financial plan will not allow for purchases and upgrades such as these, and will ultimately, if not tended to soon, become significantly more expensive and unattainable.

Over the past few weeks Darcy Chapman, Capital Accountant, and I have been working out a financial plan to allow us to replace the docks on the year scheduled for replacement. During this process I have polled five surrounding harbours for their rates with the average rate being in excess of \$54.00 per foot. This identifies that we are charging significantly less than other comparable harbours. We are currently charging \$37.00 per foot with an annual scheduled increase in our rates of \$1.00 per foot. If we stay with this plan our dock replacement project will not be competed.

C. The Blue Mountains' Strategic Plan (Statement(s) identifying how actions further the goals of the Strategic Plan)

Goal 2. Addressing the Town's municipal infrastructure needs.

2.1 Identifying existing deficiencies in the current municipal infrastructure.

Goal 4. Supporting the development of social and recreational programs to meet the broad range of needs in the community.

Goal 5. Ensuring long-term financial sustainability.

5.2 Create a solid long term capital budget (3-5 years with a 6-15 year vision)

5.4 Develop a capital asset management plan.

D. Budget Impact (cc: Treasury if required)

The attached financial plans show an estimated annual operating budget with extrapolated increases for different expenses and revenues based on historical figures. The preferred staff option is #3 which would see an increase in the seasonal dockage from \$37 to \$45 per foot and a transient weekly rate increase from \$4.80 to \$7 per foot and daily from \$1.20 to \$1.50. This increase would allow the harbour to become sustainable over a 20 year period. The plan would include the replacement and repayment of all docks and a yearly \$10,000 capital budget for other projects such as vehicle replacement and building renovations. The plan is based on dock replacement from 2008 to 2015 with 2016 and 2017 being utilized to repay un-financed capital from the previous years. The plan would also include long term reserve contributions from 2018 to 2026 to establish a fund for replacement of the docks starting once again in 2027. The plan has also pulled hydro expenses and revenues out of the overall budget to allow for a capital contribution specific to hydro upgrades as are planned and found within the attached hydro capital schedule.

E. Attached (Previously circulated)

1. Harbour Dockage Revenue Stream Options
2. Annual Dock Replacement Schedule
3. Operating Budget – 2007 Rate
4. Capital Sheet - Dock Reconstruction Schedule – 2007 Rate
5. Operating Budget – Option #1 \$40/foot
6. Capital Sheet - Dock Reconstruction Schedule – Option #1
7. Operating Budget – Option #2 \$42/foot
8. Capital Sheet - Dock Reconstruction Schedule – Option #2
9. Operating Budget – Option #3 \$45/foot
10. Capital Sheet - Dock Reconstruction Schedule – Option #3
11. Operating Budget – Hydro Funding
12. Capital Sheet – Hydro Replacement

Respectfully submitted,

Ryan Gibbons, Harbour Supervisor

Signature

Darcy Chapman, Capital Accountant

Signature

Harbour Dockage Revenue Stream Options

Option #1 \$40 + \$2 Annual Increase

	2007	2008	2009	2010	2011	2012	2013	2014	2015
Dockage (total feet)	5900	5900	5900	5900	5900	5950	5950	5950	6150
Per foot Charge	\$ 37.00	\$ 40.00	\$ 42.00	\$ 44.00	\$ 46.00	\$ 48.00	\$ 50.00	\$ 52.00	\$ 54.00
Total Revenue	\$ 218,300.00	\$ 236,000.00	\$ 247,800.00	\$ 259,600.00	\$ 271,400.00	\$ 285,600.00	\$ 297,500.00	\$ 309,400.00	\$ 332,100.00

	108.11%	105.00%	104.76%	104.55%	104.35%	104.17%	104.00%	103.85%
Annual Increase	\$ 17,700.00	\$ 11,800.00	\$ 11,800.00	\$ 11,800.00	\$ 14,200.00	\$ 11,900.00	\$ 11,900.00	\$ 22,700.00
Compounded Inc.	\$ 17,700.00	\$ 29,500.00	\$ 41,300.00	\$ 53,100.00	\$ 67,300.00	\$ 79,200.00	\$ 91,100.00	\$ 113,800.00

Option #2 \$42 + \$2 Annual Increase

	2007	2008	2009	2010	2011	2012	2013	2014	2015
Dockage (total feet)	5900	5900	5900	5900	5900	5950	5950	5950	6150
Per foot Charge	\$ 37.00	\$ 42.00	\$ 44.00	\$ 46.00	\$ 48.00	\$ 50.00	\$ 52.00	\$ 54.00	\$ 56.00
Total Revenue	\$ 218,300.00	\$ 247,800.00	\$ 259,600.00	\$ 271,400.00	\$ 283,200.00	\$ 297,500.00	\$ 309,400.00	\$ 321,300.00	\$ 344,400.00

	113.51%	104.76%	104.55%	104.35%	104.17%	104.00%	103.85%	103.70%
Annual Increase	\$ 29,500.00	\$ 11,800.00	\$ 11,800.00	\$ 11,800.00	\$ 14,300.00	\$ 11,900.00	\$ 11,900.00	\$ 23,100.00
Compounded Inc.	\$ 29,500.00	\$ 41,300.00	\$ 53,100.00	\$ 64,900.00	\$ 79,200.00	\$ 91,100.00	\$ 103,000.00	\$ 126,100.00

Option #3 \$45 + \$2 Annual Increase

	2007	2008	2009	2010	2011	2012	2013	2014	2015
Dockage (total feet)	5900	5900	5900	5900	5900	5950	5950	5950	6150
Per foot Charge	\$ 37.00	\$ 45.00	\$ 47.00	\$ 49.00	\$ 51.00	\$ 53.00	\$ 55.00	\$ 57.00	\$ 59.00
Total Revenue	\$ 218,300.00	\$ 265,500.00	\$ 277,300.00	\$ 289,100.00	\$ 300,900.00	\$ 315,350.00	\$ 327,250.00	\$ 339,150.00	\$ 362,850.00

	121.62%	104.44%	104.26%	104.08%	103.92%	103.77%	103.64%	103.51%
Annual Increase	\$ 47,200.00	\$ 11,800.00	\$ 11,800.00	\$ 11,800.00	\$ 14,450.00	\$ 11,900.00	\$ 11,900.00	\$ 23,700.00
Compounded Inc.	\$ 47,200.00	\$ 59,000.00	\$ 70,800.00	\$ 82,600.00	\$ 97,050.00	\$ 108,950.00	\$ 120,850.00	\$ 144,550.00

Transient Boat Dockage

	2007	2008	2009	2010	2011	2012	2013	2014	2015
Dockage (total feet)	2100	2100	2100	2100	2100	2100	2100	2100	2100
Per foot Charge	\$ 4.80	\$ 7.00	\$ 7.25	\$ 7.50	\$ 7.75	\$ 8.00	\$ 8.25	\$ 8.50	\$ 9.00
Total Revenue	\$ 10,080.00	\$ 14,700.00	\$ 15,225.00	\$ 15,750.00	\$ 16,275.00	\$ 16,800.00	\$ 17,325.00	\$ 17,850.00	\$ 18,900.00

Annual Dock Replacement Schedule

	2007	2008	2009	2010	2011	2012	2013	2014	2015
	H	E	F	B	D	G	C	I	A
Main (square feet)	1680	2730	1680	1440	1792	1792	1680	1568	1680
Finger (square feet)	1400	1360	1456	1536	1792	1806	1792	960	1792
Ramp Section	0	3	1	0	0	1	0	1	0
Main \$/foot	\$ 27.81	\$ 29.90	\$ 32.14	\$ 34.55	\$ 37.14	\$ 39.92	\$ 42.92	\$ 46.14	\$ 49.60
Finger \$/foot	\$ 44.50	\$ 47.84	\$ 51.43	\$ 55.28	\$ 59.43	\$ 63.89	\$ 68.68	\$ 73.83	\$ 79.36
Ramp \$/section	\$ 3,250.00	\$ 3,493.75	\$ 3,755.78	\$ 4,037.46	\$ 4,340.27	\$ 4,665.80	\$ 5,015.73	\$ 5,391.91	\$ 5,796.30
Main Costs	\$ 46,720.80	\$ 81,615.40	\$ 53,991.72	\$ 49,749.52	\$ 66,553.80	\$ 71,545.33	\$ 72,104.28	\$ 72,344.63	\$ 83,325.51
Finger Costs	\$ 62,300.00	\$ 65,059.00	\$ 74,875.26	\$ 84,913.48	\$ 106,495.65	\$ 115,377.22	\$ 123,069.04	\$ 70,874.58	\$ 142,221.66
Ramp Costs	\$ -	\$ 9,750.00	\$ 3,250.00	\$ -	\$ -	\$ 3,250.00	\$ -	\$ 3,250.00	\$ -
Total Dockage	\$ 109,020.80	\$ 156,424.40	\$ 132,116.98	\$ 134,662.99	\$ 173,049.45	\$ 190,172.56	\$ 195,173.32	\$ 146,469.21	\$ 225,547.17
Delivery (6%)	\$ 6,541.25	\$ 9,385.46	\$ 7,927.02	\$ 8,079.78	\$ 10,382.97	\$ 11,410.35	\$ 11,710.40	\$ 8,788.15	\$ 13,532.83
Total Cost	\$ 115,562.05	\$ 165,809.86	\$ 140,044.00	\$ 142,742.77	\$ 183,432.42	\$ 201,582.91	\$ 206,883.72	\$ 155,257.36	\$ 239,080.00

Operating Budget - Option #3 \$45/foot

		2007	2008	2009	2010	2011	2012	2013	2014	2015
Operating Expenses										
Salaries	3.5%	\$ 90,975.00	\$ 92,000.00	\$ 95,220.00	\$ 98,552.70	\$ 102,002.04	\$ 105,572.12	\$ 109,267.14	\$ 113,091.49	\$ 117,049.69
Benefits	3.5%	\$ 20,775.00	\$ 11,000.00	\$ 11,385.00	\$ 11,783.48	\$ 12,195.90	\$ 12,622.75	\$ 13,064.55	\$ 13,521.81	\$ 13,995.07
Admin & Communications	3.0%	\$ 6,700.00	\$ 8,000.00	\$ 8,240.00	\$ 8,487.20	\$ 8,741.82	\$ 9,004.07	\$ 9,274.19	\$ 9,552.42	\$ 9,838.99
Inventory (Fuel)	0.0%	\$ 60,000.00	\$ 72,500.00	\$ 72,500.00	\$ 72,500.00	\$ 72,500.00	\$ 72,500.00	\$ 72,500.00	\$ 72,500.00	\$ 72,500.00
Training & Personnel	2.5%	\$ 3,775.00	\$ 3,869.38	\$ 3,966.11	\$ 4,065.26	\$ 4,166.89	\$ 4,271.07	\$ 4,377.84	\$ 4,487.29	\$ 4,599.47
Utilities (No Hydro)	3.5%	\$ 5,050.00	\$ 1,500.00	\$ 1,552.50	\$ 1,606.84	\$ 1,663.08	\$ 1,721.28	\$ 1,781.53	\$ 1,843.88	\$ 1,908.42
Equipment & Vehicle	3.0%	\$ 5,400.00	\$ 5,562.00	\$ 5,728.86	\$ 5,900.73	\$ 6,077.75	\$ 6,260.08	\$ 6,447.88	\$ 6,641.32	\$ 6,840.56
Professional & Financial	2.5%	\$ 18,550.00	\$ 19,013.75	\$ 19,489.09	\$ 19,976.32	\$ 20,475.73	\$ 20,987.62	\$ 21,512.31	\$ 22,050.12	\$ 22,601.37
Maintenance & Capital	2.0%	\$ 17,150.00	\$ 17,493.00	\$ 17,842.86	\$ 18,199.72	\$ 18,563.71	\$ 18,934.99	\$ 19,313.69	\$ 19,699.96	\$ 20,093.96
Rent	4.0%	\$ 48,000.00	\$ 49,920.00	\$ 51,916.80	\$ 53,993.47	\$ 56,153.21	\$ 58,399.34	\$ 60,735.31	\$ 63,164.73	\$ 65,691.31
IT Transfer	0.0%	\$ 7,000.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
Total Operating Expenses		\$ 283,375.00	\$ 283,358.13	\$ 290,341.22	\$ 297,565.71	\$ 305,040.13	\$ 312,773.32	\$ 320,774.45	\$ 329,053.01	\$ 337,618.85
Operating Revenues										
Copies, Maps, Merch., & Mi	3.0%	\$ 4,345.00	\$ 4,475.35	\$ 4,609.61	\$ 4,747.90	\$ 4,890.34	\$ 5,037.05	\$ 5,188.16	\$ 5,343.80	\$ 5,504.12
Gas & Diesel Sales	0.0%	\$ 83,100.00	\$ 83,100.00	\$ 83,100.00	\$ 83,100.00	\$ 83,100.00	\$ 83,100.00	\$ 83,100.00	\$ 83,100.00	\$ 83,100.00
Dockage Fees	0.0%	\$ 224,410.00	\$ 265,500.00	\$ 277,300.00	\$ 289,100.00	\$ 300,900.00	\$ 315,350.00	\$ 327,250.00	\$ 339,150.00	\$ 362,850.00
Launch Fees	0.0%	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
Transient Rentals		\$ 10,000.00	\$ 14,700.00	\$ 15,225.00	\$ 15,750.00	\$ 16,275.00	\$ 16,800.00	\$ 17,325.00	\$ 17,850.00	\$ 18,900.00
Winter Storage		\$ 22,520.00	\$ 22,500.00	\$ 22,500.00	\$ 24,000.00	\$ 24,000.00	\$ 26,000.00	\$ 26,000.00	\$ 27,500.00	\$ 27,500.00
Hydro		\$ 13,000.00								
Total Operating Revenues		\$ 360,375.00	\$ 393,275.35	\$ 405,734.61	\$ 419,697.90	\$ 432,165.34	\$ 449,287.05	\$ 461,863.16	\$ 475,943.80	\$ 500,854.12
Total Capital Available		\$ 77,000.00	\$ 109,917.23	\$ 115,393.39	\$ 122,132.19	\$ 127,125.21	\$ 136,513.73	\$ 141,088.71	\$ 146,890.79	\$ 163,235.27
Hydro Capital Funding										
Per Cord Charge (100)			\$ 150.00	\$ 160.00	\$ 170.00	\$ 180.00	\$ 190.00	\$ 200.00	\$ 210.00	\$ 220.00
Hydro Expenses	5.0%		\$ 8,200.00	\$ 8,610.00	\$ 9,040.50	\$ 9,492.53	\$ 9,967.15	\$ 10,465.51	\$ 10,988.78	\$ 11,538.22
Hydro Revenue			\$ 15,000.00	\$ 16,000.00	\$ 17,000.00	\$ 18,000.00	\$ 19,000.00	\$ 20,000.00	\$ 21,000.00	\$ 22,000.00
Total Capital Available		\$ 6,800.00	\$ 7,390.00	\$ 7,959.50	\$ 8,507.48	\$ 9,032.85	\$ 9,534.49	\$ 10,011.22	\$ 10,461.78	\$ 10,461.78

Town Priority: Number TBD
 Department Priority: Number 1

TOWN OF THE BLUE MOUNTAINS
 LONG TERM FINANCIAL PLAN
 CAPITAL PROJECT INFORMATION SHEET

SECTION: Recreation & Cultural Services

OPTION 3 (\$45)

DEPT: RECREATION DEPARTMENT

SUB-DEPT: Thornbury Harbour 631

PROJECT: Dock Reconstruction (Refloatation) 6305

PURPOSE: "H" dock "E" dock "F" dock "B" dock "D" dock "G" dock "C" dock "I" dock "A" dock

PERFORMANCE & ACTIVITY MEASURES
 INCREASE (DECREASE)

PROJECT FINANCIAL DETAILS

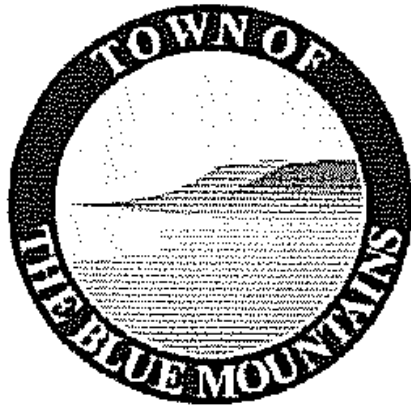
	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total
Expenditure										
Studies										0
Land Acquisition										0
Engineering										0
Construction	110,000	161,000	135,000	137,000	178,000	182,000	197,000	145,000	229,000	1,484,000
Contingencies	5,000	5,000	5,000	5,000	5,000	10,000	10,000	10,000	10,000	65,000
Change Orders										0
Adjustments	2,000									2,000
Equipment		10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	80,000
Interim Financing Costs			1,175	984	574	1,765	3,442	5,217	4,487	17,825
Total Expenditures	117,000	178,000	151,175	152,984	193,574	213,765	220,442	170,217	253,487	1,848,825
Sources of Financing										
External Sources:										
Grants, Subsidies	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	360,000
Developer Contributions										0
Donations, Other Revenue										0
Revenue Fund:										
from Operations (Tax Base)										0
from Operations (User Fees)	77,000	109,900	115,400	122,100	127,100	136,500	141,000	146,900	163,200	1,139,100
Municipal Act, 328, 391										0
Other Sources, specify										0
Reserves and Reserve Funds:										
from Capital Res										0
from Equipment Repl Res										0
from Sewer Res										0
from Water Res										0
from Other Res										0
from Development Charges										0
from Parkland Res Fund										0
from Other Res Fund										0
Debtenture Financing:										
Debt										0
Capital Lease										0
Total Financing	117,000	149,900	155,400	162,100	167,100	176,500	181,000	186,900	203,200	1,499,100
Unfinanced Outlay (Net)	0	28,100	21,875	12,759	39,233	76,498	115,941	99,258	149,525	

EFFECT ON FUTURE OPERATING BUDGETS
 INCREASE (DECREASE) \$

	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total
Programs -- (Operating Expenses Net)										0
Salaries -- (Operations)										0
Other Costs -- (Operations)										0
Revenues										
TOTAL										

EXPLANATION & HIGHLIGHTS: 2016 2017 2018 2019 2020 2021

STAFF REPORT: Recreation Department



REPORT TO: Recreation Committee
MEETING DATE: November 1, 2007
REPORT NO.: DOR.07 46 Dock Pre Approval
SUBJECT: "E" dock preapproval
PREPARED BY: Ryan Gibbons, Harbour Supervisor

A. Recommendations

THAT Council does hereby grant pre-approval in the 2008 municipal budget process for the replacement of "E" Dock in Thornbury Harbour, as per approved report number HAR.07.38, Harbour Financing Strategy. Cost not to exceed \$166,000.00 subject to approval from Financial Services.

B. Background

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 only last 5 - 10 yrs at most. The harbour is now completely replacing the docks with steel framed – 25 year plus docks.

This is a capital project which is phased out over a nine year period. H dock was replaced in 2007 and E – Dock is proposed to be replaced in 2008 as per the "Harbour Financing Strategy", report number: HAR.07.38.

C. The Blue Mountains' Strategic Plan (Statement(s) identifying how actions further the goals of the Strategic Plan)

Goal 2. Addressing the Town's municipal infrastructure needs.

2.1 Identifying existing deficiencies in the current municipal infrastructure.

Goal 4. Supporting the development of social and recreational programs to meet the broad range of needs in the community.

Goal 5. Ensuring long-term financial sustainability.

5.2 Create a solid long term capital budget (3-5 years with a 6-15 year vision)

5.4 Develop a capital asset management plan.

D. Budget Impact (cc: Treasury if required)

User fees \$119,000.00

Grants (DFO) \$40,000.00

Unfinanced \$17,000.00

E. Attached (Relevant documentation not personal information about an identifiable person)

Harbour Financing Strategy report number HAR.07.38

Respectfully submitted,

Ryan Gibbons, Harbour Supervisor

Signature