

STAFF REPORT: Recreation Department



REPORT TO: Recreation Committee
MEETING DATE: September 25, 2008
REPORT NO.: DOR 08 50
SUBJECT: Standardization Single Source Business Case for Thornbury Harbour Docks
PREPARED BY: Ryan Gibbons, Harbour Manager

A. Recommendations

THAT Council does receive Staff Report DOR.08.50 "Standardized Single Source Business Case for Thornbury Harbour Docks within the Recreation Department" and adopt the recommendation contained herein, being,

THAT Council approve the standardization single source business case for "Thornbury Harbour Docks" for a an overall period of three years from the date of approval of this report, using the proven product as provided by T&W Enterprises. Docks will be purchased on an as required basis having a cost of \$34.11 per square foot for the initial year. Pricing will be negotiated in each year of the overall period and the Town may cease purchasing this product from the named vendor at any time should the town deem this action be in its best interest. Further after the three year period Town staff will review the market and report back to council as to the recommended action at that time.

B. Background

The standardization of the docks in the Thornbury harbour gives the Town the opportunity to be guaranteed a product that will last approximately twenty years, create uniformity in the harbour, gives the docks appropriate floatation and many other preferred amenities. Based upon the product that was received in 2008, as per project bid #TBM-2007-33, all of these above noted preferences have been met.

The use of the proven T&W's product provides staff the opportunity to create a long term Capital plan that staff can have confidence in. The product is structurally adequate for this application and will in staffs opinion last the full twenty years if not exceed that time frame. 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 for falling into the water with inherent town risks and create 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 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 proposed for F dock and all other docks proposed for future replacement 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 on site maintenance.

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

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

The following chart represents the budget for 2009-2011 for dock replacement within the Thornbury Municipal Harbour as per report # DOR.07.38 "Harbour Financing Strategy"

	2009	2010	2011
Thornbury Harbour	\$140,044.00	\$142,742.77	\$183,432.42

E. Environmental Impacts

None at this time.

F. Attached

1. T&W's quote for proposed 2009 dock replacement
2. Staff Report DOR.07.38 Harbour Financing Strategy
3. Staff Report DOR.08.45 F dock preapproval (Funding)

Respectfully submitted,

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