



## STAFF REPORT TO COUNCIL

Report No.39-2024

**Date:** June 3, 2024

**From:** Nathan Richard, Director of Operations

**Re:** Marina Dock A Replacement

---

### **Recommendation:**

That Council direct Staff to proceed with the immediate replacement of the Marina A Dock for \$80,500 plus HST from Kehoe Marina Construction.

### **Background/Analysis:**

The Marina was constructed in the mid 1980's and until 2022, only minor maintenance had been performed on the docks. The docks have been in service for over 35 years. The typical life span of steel tube floating docks with 3/16" wall thickness and wood coverings is approximately 25 to 30 years.

The Marina has a total of 8 main docks that range in length from 55 feet to 190 feet with a total of 70 boat slip fingers resulting in 120-130 slips. There is also a 36-foot gas dock. 4 Docks have been replaced to date over the last 3 years.

H – 2022

G – 2022

F – 2023

E – 2024

A Dock is 94 feet in length and has 3 fingers. All of the finger steel tubes have holes in them and have been repaired in various ways, including closed-cell foam and most recently this spring with air balls in the last finger. Despite these efforts to extend the life of A Dock for the 2024 season the steel tubes and the fingers continue to take on water and are sinking at the ends. On Friday, May 24<sup>th</sup> A Dock broke free of its anchors due to their age and condition. There is an increasing possibility that A Dock will not last until next season.



The future replacement plan was as follows:

- D Dock (175 feet) 2025
- C Dock (126 feet) 2026
- A Dock (94 feet) and B Dock (89 feet) 2027

A Dock is currently at risk of sinking between now and spring 2025 which would be unsafe during the boating season and will potential cost an added \$15,000 to \$25,000 if it sinks.

Kehoe who has been awarded the replacement of the docks in 2022, 2023, and 2024 was contacted to provide a quote to deliver a new A Dock. A new dock could be delivered 4 weeks from the date of approval to proceed. Removing the existing A dock and installing the new one will take 3 to 4 days. The replacement will also include the new chains and anchors.

The future Dock replacement plan will shift as follows based on 2024 observations:

- A Dock (94 feet) 2024
- B Dock (89 feet) 2025
- C Dock (126 feet) 2025
- D Dock (175 feet) 2026

### **Alternatives:**

Council could decide not to proceed with the replacement of A Dock at this time however it is not guaranteed that A Dock will last until 2025 and may sink thereby requiring additional costs and distrupction to retrieve it from the water.

### **Financial Implications:**

The 2024 Operational Budget included a contribution to the Dedicated Infrastructure Reserve of \$398,977. \$325,000 of the Dedicated Infrastructure Reserve was allocated to the 2024 Projects Budget. That leaves \$73,977 that could be allocated to the emergency replacement of Dock A. The remaining amount of less than \$10,000 would be funded by the Fiscal Policy Reserve.



**Environmental Implications:**

Docks that fail will sink which are difficult to retrieve, adding unintended costs, and disturbs the marina basin. The intention is to keep the current docks floating long enough to ensure they do not sink while being replaced over the next several years.

**Attachments:**

None.

*Submitted by:*

---

Nathan Richard,  
Director of Operations