

DATE OF MEETING | MARCH 20, 2019 |

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PARKS AND RECREATION |

SUBJECT GALLOWS POINT DOCK AND RAMP REPAIRS

OVERVIEW

Purpose of Report

To advise Council of the status of the dock and ramp in order to conduct immediate repairs to the dock head at Gallows Point on Protection Island. |

Recommendation

That the Finance and Audit Committee receive for information the Gallows Point Dock and Ramp Repairs report dated 2019-MAR-20.

BACKGROUND

Gallows Point is located on the south end of Protection Island. The ramp and dock head at this location serve as the only vehicle access to the island, including emergency access. The facilities at the point are maintained by the City of Nanaimo.

Through the Asset Management Program, it was determined necessary to conduct an overall assessment of these assets to determine their condition. Herold Engineering Limited (Herold) was retained by the City and performed an above water inspection of the dock head at Gallows Point on 2017-MAY-23. At that time, it was determined that the dock head facility was in overall fair condition for its age. Inspection results indicated that moderate amounts of remediation work were required at the facility. Some of the recommended repairs were addressed during the remainder of 2017 and 2018, but not all repairs were completed.

In 2018, Staff met with the Protection Island community to determine the need, the use, and the best solution to fix the existing problems and improve the asset both in the short-term and in the long-term. A capital project was added to the 2019 budget for a multi-year project with the consultation and design phase starting in 2019.

In early December 2018, residents of Protection Island expressed concerns regarding repair timelines and future-year capital projects for the ramp and pier. On 2019-JAN-08, Staff met with the Protection Island Neighbourhood Association (PINA). The members of PINA emphasized that the Gallows Point boat ramp is a critical infrastructure component that provides the only vehicle access to the island. Any disruption to the boat ramp would impact the delivery of groceries, propane, building materials, household goods, etc. and will also impact the access of service vehicles for emergency response, septic pumping, utility repair, etc.

The pier is the sole publicly-owned access for residents to deliver goods and passengers by boat to the island. The pier is also used to transfer ambulance patients from the island and is the only evacuation facility in the event of a major emergency.

At that meeting, the 2018-DEC-21 storm event and its possible impacts to the Gallows Point amenities was discussed and it was agreed that Herold Engineering would perform an assessment of the facility to ensure there was no storm damage and to review the status of the dock head relative to the 2017 review.

Herold reported that the facility did not appear to have sustained significant structural damage as a result of the storm event in December 2018. Items noted during the 2017 and 2019 inspections which are required to be remediated/replaced to extend the life of the facility an additional 1 to 3 years are as follows:

- Monitoring of longitudinal cracks in pre-cast deck panels (on approach)
- Patching of spall at gangway thru-bolt (on approach)
- Repair of two timber bearing piles (2A & 4B)
- Replacement of six timber cross braces

The following repairs to the concrete boat ramp are intended to extend the service life with ongoing maintenance and inspection:

- Core and pump concrete into the void below the boat ramp
- Armour the north edge of the ramp to mitigate erosion

The requested funding would be for immediate repairs. Work would continue as planned for the 2019 capital project for the determination of long-term planning and upgrades. |

OPTIONS

1. That the Finance and Audit Committee receive for information the Gallows Point Dock and Ramp Repairs Report dated 2019-MAR-20.
 - **Budget Implication:** The final 2019 – 2023 Financial Plan will be amended to increase the budget by \$100,000 for the Gallows Point dock and ramp repairs and will be funded from the General Financial Stability Reserve.
 - **Legal Implication:** Liability concerns if a failure was to occur.
 - **Engagement Implication:** The facilities at Gallows Point is a vital connection point for day-to-day living and for emergency situations. Immediate repairs would ensure the safety of this asset for the community's use.
 - **Strategic Priorities Implication:** Maintaining this City-owned asset is in line with the City's goals of the Asset Management Plan and ensuring the continued stewardship of current infrastructure.
 - **Political Implication:** PINA is seeking the City's commitment in ensuring the facilities are kept to a safe and useable condition.
2. That the Finance and Audit Committee request further information from Staff. |

SUMMARY POINTS

- The Gallows Point dock head on Protection Island requires immediate repairs which will require funding up to \$100,000.
- Repairs to the pier and gangway are intended to add one to three years of service life to allow for the completion of planning for the long-term replacement of the assets.
- Repairs to concrete boat ramp will extend the service life and, along with proper monitoring and maintenance, will not require replacement for many years to come.
- Repairs in 2019 will guarantee sustained access to and from the public access to the island.

ATTACHMENTS

Attachment A: Aerial and photographs of the dock head at Gallows Point

Attachment B: Follow Up Condition Assessment of City Dockhead at Gallows Point from Herold Engineering Ltd.

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Concurrence by:

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