

F Dock Replacement

History:

- Built in 1997 by C-Fer Floating Systems.
- This is a post-tension construction.
- First concrete breakwater replacing an original log breakwater
- For 7 to 10 years there have been problems with the wooden wave walls.
- Wave walls were beginning to fall off.
- F dock working group was created in 2018, headed by Nancy Cote.
- Mandate of working group is to make proposals for the replacement of F dock.

Where are we now?

- In recent years, the floats have begun to sink and corkscrew.
- Foam in the centre section has been eaten away.
- Tension cables are breaking, causing the twisting.

Remediation Efforts:

- In 2011, angle bracketing was bolted to the wave walls and to the concrete deck.
- Nylon strapping was also added to assist in keeping the wave walls in place.
- Foam billets have been added in recent years to help correct the twisting and sinking.
- These are “stop-gap” measures that do not solve the long- term problems; they merely buy time.

What we want to do now?

- We would like to replace F dock in the summer of 2020.
- There are limited times that we can do this. We are restrained by:
 - Club events
 - Fisheries regulations related to the herring spawning season.
 - When the builders are available. **(If we want to install next year, we need to book now. If we want to book now, we need to pay a deposit.)**

What will a new F Dock cost?

- We will look at this in 2 categories.
 - New construction and installation.
 - De-commissioning and disposal of old dock.
- New Construction
 - We have 2 estimates, one from IMFS and another from Bluewater.
 - The range of these estimates was between \$500K and \$650K
- Decommissioning and Disposal
 - This is complicated because there are many possibilities.
 - The high estimate submitted by "Heavy Metal" for demolition and removal is \$320K.
 - Obviously, selling the old F dock is a more attractive option.
 - Work on this is ongoing.
- Total Cost estimate - **\$500K to \$700K (Rough)**

Questions we should be asking ourselves:

- Why does F dock need to be replaced?
- How much life is left in F dock?
- Does the original method of construction make it possible to be repaired?
- Is the original foam open to the sea?
- Can F dock be re-purposed?
 - By SISC?
 - Sold?
 - Given away?
 - Demolished?

