

SISC Board

F-Dock Replacement Working Group Report – Contract Recommendation

1. Background. On June 25th, SISC membership approved the funding to replace the oldest sections of F-Dock installed in 1997. The funding covers the removal and disposal of the two F dock sections, the build and installation of new F dock sections while re-using as much materials from the old docks as possible such as bridges, electrical and water systems, and safety equipment (ladders etc.).

2. Comparison of quotations received. Since April 2019, the F Dock Replacement Working Group has discussed and received quotations to build new docks from 3 companies: Blue Water Systems Ltd, International Marine Floatation Systems Ltd (IMFS) and Pacific Industrial & Marine Ltd. We also received a quote from Island Marine Construction for the installation and removal of piles.

Compare quotes in terms of dollars			
Description	Blue Water Systems	IMFS	Pacific Industrial Marine
New Dock (including delivery)	\$581,196	\$440,300	\$465,000
Removal and Installation of Piles	\$16,300 (note 1))	\$16,300 (note 1)	included
Total	\$597,496	\$456,600	\$465,000

Note 1: Island Marine Construction would be used to remove and re-install the piles if Blue Water Systems Ltd or IMFS were selected.

3. From a financial view, Blue Water Systems is discarded as being too expensive, and above the SISC membership’s approved funding. Both IMFS and Pacific Marine quotes are within the approved funding. As there is only a difference of \$8,400 between IMFS and Pacific Marine quotes, a closer look at their quotes is required.

Quotes differences in terms of requirements		
Description	IMFS	Pacific Industrial & Marine
Wing Wall Design 2 sections of 135 ft x 13 ft as per design	Yes	Yes, with extra concrete to meet the next requirement
Modification to the original design to improve the foam coverage underside of the dock	No. Email confirmed that it is not possible for them to add concrete (or any other material) to the underside to improve the foam coverage.	Yes, they will add 3 inch of concrete to cover the underside foam.
Removal and Installation of Piles	To be done by Island Marine	Included in quote
Delivery of dock in June 2020	To be confirmed upon signature of contract.	No issues, can deliver when we want.

4. From a requirement view, Pacific Industrial & Marine Ltd meets all SISC requirements, especially the request to add concrete to the bottom to better encapsulate the foam. The design is based on the

two remaining sections of F dock installed in 2003, whose Cementitious Bottom Coating is showing sign of degradation. This added concrete requirement is to improve this design weakness.

Differences in project risks and complexities associated with the quotes		
Description	IMFS	Pacific Industrial & Marine
Installation coordination	Two companies: Must coordinate the removal / installation of piles with the delivery of new docks	One company: no coordination required between delivery and installation.
Defective Pile	If a defective pile is found upon removal, we must find and pay for last minutes delivery cost of new pile. In addition, delay in the installation would occur.	Pacific Marine will bring extra piles with them as backup; therefore, no delays would occur.

5. From a risk and complexity view, Pacific Industrial & Marine Ltd is a better option. By building, delivering and installing the dock (i.e. removal and installation of piles), it diminishes the amount of coordination F dock project manager will have to do. It also removes all risks associated with scheduling conflicts between the delivery of docks and the removal/installation of piles. As Pacific Marine is willing to bring extra piles to the sites, it significantly lowers the risk of delays in case a pile is found to be defective when it is removed. Island Marine does not have any piles in stock.

6. Project Cost Estimate. Currently, the estimated cost for the whole project falls within the approved funding of \$540,000 with up to \$100,000 for disposal. Pacific Industrial & Marine payment schedule is different than previously planned: 1/3 deposit upon signature contract (\$155,000), 1/3 upon completion of the docks (\$155,000), 1/3 after installation (\$155,000).

7. Project Timeline. At this time, no changes to the previously proposed project timeline of Summer 2020. Pacific Industrial & Marine Ltd has verbally stated that they are willing to deliver docks before June 2020 however it would have to be a mutually agreeable dates well in advance.

8. Conclusion and recommendation. Although Pacific Industrial & Marine Ltd quotes is \$8,400 more expensive than IMFS Ltd and Island Marine Construction combined quotes, Pacific Industrial & Marine Ltd is the only company which meets all SISC design requirements, especially the additional concrete to cover the bottom foam. Also because Pacific Industrial & Marine Ltd also quoted for the removal and re-installation of the piles and are willing to bring extra piles on their barges, they not only lower the risk of scheduling conflict but also lowers any delay risk associated with the possibility of finding a bad pile upon its removal. For these reasons, the working group is recommending that SISC sign a contract with Pacific Industrial & Marine Ltd to build, deliver the new F dock sections and to remove/re-install the piles.

Nancy Côté
 Chair
 778-353-1974