



Making a difference...together

SOUTHERN GULF ISLANDS HARBOURS COMMISSION

Notice of Meeting on **Friday, July 26, 2019 at 9 a.m.**

Saanich Peninsula Wastewater Treatment Plant Meeting Room, 9055 Mainwaring Road, North Saanich BC

B. Maberley, Galiano Island (Chair)	P. Brent, Saturna Island	J. Deschenes, North Pender Island
R. Fenton, South Pender Island	I. Dow, Mayne Island	J. Hall, Piers Island/Swartz Bay
D. Howe, SGI EA Director		

AGENDA

1. Approval of Agenda
2. Adoption of Minutes of May 24, 2019
3. Chair's Remarks
4. Presentations/Delegations
 - 4.1. Presentations
 - 4.1.1. Dan Claxton and Fionna MacRaild, First Seas Seafood Ltd. (presentation to be circulated next week.)
 - 4.2. Delegations
5. Correspondence
 - 5.1. Letter from Saturna Point Holdings, re: Saturna Island Recreational Public Dock (attached)
6. Commission Business
 - 6.1. Project Update, Report #SGIHC19-02 (attached)

Recommendation:
That the Southern Gulf Islands Harbours Commission receive the staff report for information and direct staff to utilize up to \$40,000 of the Sturdies Bay dock capital project surplus to fund the Hope Bay dock emergency repairs.
 - 6.2. Dock Inspections Reports (attached)

Recommendation:
That the Southern Gulf Islands Harbours Commission receive the Dock Inspection Reports for information.
 - 6.3. Request for Qualification – Pre-Qualified Dock Repair and Maintenance Contractor List
 - 6.4. Seaspan Terminal Upgrade (verbal update)
7. New Business
8. Adjournment

Note: Possible next meeting: August 23, 2019

To ensure quorum advise Sharon at 250.474.9622 if you are unable to attend

MINUTES OF A MEETING OF THE SOUTHERN GULF ISLANDS HARBOURS COMMISSION
Held Friday, May 24, 2019 at the Panorama Recreation Centre Boardroom, 1885 Forest Park Drive, North Saanich, BC

PRESENT: B. Mabberly, Galiano Island (C); I. Dow, Mayne Island; P. Brent, Saturna Island; D. Hargreaves, Pender Island; D. Howe, Regional Director;

Staff: T. Robbins, General Manager, Integrated Water Services; D. Puskas, Manager, Capital Works; J. Starke, Manager Service Delivery, SGI Planning; P. Binner, Dock Operations Coordinator; S. Orr (Recorder)

ABSENT: J. Hall, Piers Island

PUBLIC: 1

The meeting was called to order at 9:03 a.m.

1. APPROVAL OF AGENDA

The following addition was made:

- 6.3 Staff Introductions

MOVED by Commissioner Howe, **SECONDED** by Commissioner Dow,
 That the Southern Gulf Islands Harbours Commission agenda be approved as amended.

CARRIED

2. ADOPTION OF MINUTES

MOVED by Commissioner Howe, **SECONDED** by Commissioner Dow,
 That the minutes of the April 26, 2019 meeting be adopted.

CARRIED

3. CHAIR'S REMARKS

The Chair welcomed everyone in attendance.

4. PRESENTATIONS/DELEGATIONS

4.1. PRESENTATIONS

4.1.1. Mike Lowry, Western Canada Marine Response Corporation (WCMRC)

M. Lowry gave a presentation regarding the Coastal Response Program with the purpose to increase emergency preparedness and response capacity in B.C. communities. He stated that Capital Regional District owned docks would be ideal locations to host rapid response containers and that WCMRC is seeking support from the Commission.

M. Lowry answered questions from the Commission and a discussion took place about moorage and use of dock space for rapid response containers.

MOVED by Commissioner Brent, **SECONDED** by Commissioner Dow,
 That the Southern Gulf Islands Harbours Commission work with Western Canada Marine Response Corporation to accelerate planning and placement of rapid response containers.

CARRIED

4.1.2. Fionna MacRaidl and Dan Claxton, First Seas Seafood Ltd.

F. MacRaidl and D. Claxton (via tele-conference) gave a presentation proposing co-management of Lyall Harbour dock including a 60 foot dock addition and also proposed working with federal, provincial and municipal stakeholders to build economic momentum on Saturna Island. She stated that they are seeking support from the Commission for their initiative.

F. MacRaidl answered questions from the Commission

MOVED by Commissioner Dow, **SECONDED** by Commissioner Howe,
That the Southern Gulf Islands Harbours Commission support First Seas Seafood Ltd. on their initiative

CARRIED

4.2. Staff Introduction

J. Starke, Manager, Service Delivery Southern Gulf Islands Planning, was introduced and provided a summary of her role and key responsibilities.

5. CORRESPONDENCE**5.1. Letter from Saturna Island Tourism Association (SITA)**

A letter dated May 8, 2019 addressed to the CRD Docks Coordinator was received from SITA regarding the condition of Saturna Island dock.

MOVED by Commissioner Howe, **SECONDED** by Commissioner Brent,
That the Southern Gulf Islands Harbours Commission receive the correspondence for information.

CARRIED

6. COMMISSION BUSINESS**6.1. Additional Dock along Apron at Lyall Harbour Dock**

Commissioner Brent inquired if there are any barriers to putting in a privately owned 60 foot dock at Lyall Harbour.

Staff responded that more information would be required and that timelines need to be considered.

A discussion took place about leasing the dock to First Seas Seafood Ltd.

MOVED by Commissioner Brent, **SECONDED** by Commissioner Dow,
That the Southern Gulf Islands Harbours Commission direct CRD staff to prepare a draft lease contract for a dock to be moored to the Lyall Harbour apron.

CARRIED

A discussion took place about the dock.

6.2. Bylaw 2844 Circulated for Feedback Regarding Updating/Amending

T. Robbins stated that staff would like the feedback by June and that amendments would be discussed at a future meeting.

6.3. Annual Budget for Emergency Repairs

Commissioner Hargreaves stated that there is a need for dock maintenance and ability to respond quickly and effectively.

A discussion took place about contractors and the procurement process.

MOVED by Commissioner Hargreaves, **SECONDED** by Commissioner Brent,

That the Southern Gulf Islands Harbours Commission direct staff to engage a qualified contractor, for “on call” emergency services and with significant “local knowledge” to understand the unique challenges the Southern Gulf Islands docks face (Miners Bay). The contractor must be equipped with Rapid Response and underwater operation capabilities as well as meet all the pre-qualification requirements of the CRD.

CARRIED

Commissioner Hargreaves noted that emergency call out services are in the budget.

Discussion took place about budgeting for emergency repairs, and challenges about securing contractors procurement process.

6.4. On Call Contractor for Rapid Emergency Response and Maintenance

A discussion took place about qualifications of contractors.

A discussion took place about dock maintenance.

T. Robbins advised that the procedure for reporting emergency repairs is through the Wharfinger, who is responsible for communicating issues to appropriate CRD staff. He stated that CRD staff are responsible for hiring contractors.

D. Puskas provided an update on current status of contracts.

Commissioner Brent stated that Miners Bay is in need of immediate repair.

MOVED by Commissioner Brent, **SECONDED** by Commissioner Dow,

That the Southern Gulf Islands Harbours Commission direct staff to engage Wahl Marine to address the dock issue at Miners Bay.

CARRIED

6.5. Travel Expense Claims

T. Robbins reminded commissioners that travel expenses are claimable and reimbursable.

7. DOCK INSPECTIONS REPORTS

MOVED by Commissioner Brent, **SECONDED** by Commissioner Howe,
That the reports be received for information.

CARRIED

8. NEW BUSINESS

8.1. Ferries Update

The Chair stated that a meeting with BC Ferries will be held in the last week of June.

9. ADJOURNMENT

MOVED by Commissioner Dow, **SECONDED** by Commissioner Brent,
That the regular meeting of the Southern Gulf Islands Harbour Commission be adjourned at
11:54 a.m.

CARRIED

Chair _____ Secretary _____

DRAFT

Saturna Point Holdings,
100 East Point Road, PO Box 80,
Saturna Island, BC V0N 2Y0

June 12, 2019

Attn: Peter Binner

Re Saturna Island Recreational Public Dock

Dear Peter:

Please take this letter as a complaint about the situation at Saturna Island's only public dock.

I'm not directing this complaint towards the job that Markus is doing. It must be frustrating for him with so little space on the dock and with some individuals ignoring the rules.

According to the Islands Trust bylaws, live aboards are not allowed to park their vessels at the dock. As the Trust acts on a complaint basis, I sent a letter of complaint to our Trustees a couple months ago about an old fishing vessel that had someone living aboard it for several months over the winter and spring. The issue was dealt with promptly and the owner moved the vessel to a private dock on the island prior to the Victoria Day weekend.

On the same weekend, another individual parked his catamaran on the outside to the dock for the entire weekend. He took up considerable space and prevented transient boaters from visiting our island. He is also living aboard his vessel. I witnessed several boaters attempt to find space on the dock during that weekend, give up, and turn around and head out towards Pender. Most of other available space was taken up by commercial fishing vessels. There is a private dock facility owned by the Money family and I see no reason for the owner of the catamaran and others to pay for moorage there.

Since that weekend, the same individual has parked his vessel on the dock several times, mostly on the weekends. I sent a couple messages about the issue to Markus. He apparently was told by the resident of the boat that he wasn't "living" on the boat while he was parked there and was paying for the moorage. Either he is a live aboard or not a live aboard. He can't be both at the same time. I doubt the owner of the catamaran has another residence on the island.

We, as the owners of Lighthouse Pub, are directly impacted by the limited transient moorage space. However, the other businesses on the island such as the Saturna Cycle, Ocean River, Beans and Co., Dockside Realty, Saturna General Store, Ocean River Kayaking, and the many arts and craft shops are feeling the effects of limited docking space for tourists. Our business depends on the income that we generate during the tourist season and so do our ten employees and their families. This is our livelihood. We have already suffered a major set back after losing our fuel facility on the dock.

As part of our negotiations with CRD, and as a condition of CRD taking ownership of the dock, along with the CRD receiving \$350,000, we were obligated to give up part of our foreshore in the form of a Statutory Right of Way agreement with CRD. In that agreement, CRD is obligated to allocate a portion of the public dock for transient boaters. This section is to be painted and identified for transient boaters. When will this happen? It's time. Once the promised extension to the dock is in place, it may alleviate

some of the space issues but only if the bylaws are enforced. I stress that this is supposed to be a "recreational Dock."

I appreciate the time you have taken to read this letter. I trust my concerns will be acted on in the immediate future.

Sincerely,

Bob Fitzgerald

Director, General Manager

Saturna Point Holdings

**REPORT TO SOUTHERN GULF ISLANDS HARBOURS COMMISSION
MEETING OF FRIDAY, JULY 26, 2019**

SUBJECT PROJECT UPDATE

ISSUE

Update the Southern Gulf Islands Harbours Commission on current capital project progress.

BACKGROUND

The Southern Gulf Islands Harbours service area comprises of 12 dock facilities among five islands within the Southern Gulf Islands. Through the service's 5-year capital plan, the CRD executes capital projects to maintain the level of service, improve service, and conduct major repairs.

Currently, six capital projects are being carried out, and the following is the status of these projects:

Piers Island Upgrades

The scope of this project initially included repairs to existing facilities, but a dock expansion, with an additional 40 foot float has been added to the scope of works.

The environmental assessment and design are complete, and the existing contractor has supplied a quote within the current budget. The additional float fits within the existing water lease area but requires a minor water lease amendment through the Ministry of Forrester, Lands, Natural Resource Operations and Rural Development (FLNRO) and Navigable Waters, Transportation Canada. These applications are in their final process for approvals with approval anticipated by mid-August.

The contractor is assembling the float for construction to start mid-August.

Miners Bay Upgrades

The scope of this project initially included repairs to existing facilities. Due to some project surplus based upon work prioritization, funds have been allocated to address realignment of Floats B, C, and D and replacement of them with concrete floats. A Request for Quote (RFQ) based upon performance specifications will be issued July 19th, 2019 to six local (Vancouver Island and Southern Gulf Islands) proponents.

Initial discussions with FLNRO indicated only a minor water lease amendment would be required, but upon FLNRO's detailed review of the application, they require a major water lease amendment application. The major application requires a 30 day staking and posting period for comment, including seeking comment from the First Nations. As part of the CRD's due diligence, the CRD had already sought feedback from the First Nations when carrying out an Archeological Overview Assessment, this will accelerate the process.

To ensure the project continues, the CRD is conducting the RFQ and approvals in parallel as their timelines are similar. Approvals should be received by the time the construction work is to commence at the facility, anticipated late September to early October.

Anson Road Dock Project

Limited feedback on the proposed new dock facility at Anson Road was received. Detailed design for the onshore works, based upon the preliminary design, is being finalized for procurement of construction works in August.

Environmental and Archeological assessments are complete for onshore and marine works. Since this is new construction, FLNRO and Transportation Canada require a major water lease amendment. One item of note is the eelgrass noted in the southern section of the water lease area; the current environmental application to the Department of Fisheries and Oceans (DFO) has indicated that decommissioning of Horton Bay is part of the entire project and that loss of eelgrass at the Anson site will be offset by the ability of eelgrass to grow at the Horton site.

Based upon approvals for the applications to FLNRO and Transportation Canada, a performance specification will be put together for a tender of the marine works. This timeline is not known yet.

Lyall Harbour Improvements & Dock Extension

A tender was issued and closed in June 2019. Two bids were received, Heavy Metal Marine's bid was below the construction budget of \$389,000. The CRD is going through the contract administration to award to Heavy Metal Marine and have the site visit to finalize scope before the end of July.

The applications for the float extension was submitted to FLNRO, Transportation Canada's application will be submitted the week of July 23rd, 2019. A performance specification and RFQ is being drafted for the float extension and should be issued by the end of July. Award and contract execution timelines align with anticipated approvals at the end of September.

Sturdies Bay Improvements

An open tender was issued, two bids were received with Pacific Industrial Marine (PIM) submitting the lowest compliant bid of \$76,898. The construction budget is \$130,000. PIM has been awarded the contract, and a site walkthrough was conducted June 26th to finalize the scope. PIM has submitted a Contemplated Change Order based upon the walkthrough, and the revised scope was a net-zero change in the tendered price.

Port Browning Improvements

An open tender was issued and three bids were received with PIM submitting the lowest compliant bid of \$96,442, the construction budget is \$100,000. PIM has been awarded the contract, and a site walkthrough was conducted June 26th to finalize the scope. PIM has submitted a Contemplated Change Order based upon the walkthrough with a project increase of \$49,782, above the available project budget.

The scope will be managed to stay within the construction budget with remaining works to be planned for future work.

Hope Bay Inspection & Repairs

CRD Operations has highlighted that the float condition at Hope Bay has deteriorated to a point where there are safety concerns. The site was inspected with PIM June 26th to get an estimate from them for repairs to ensure the site is functional and safe for the next two years. PIM has submitted a quote of \$34,022 to replace marine bolts and replace bull rails.

The repairs are unfunded work and will require funding to be carried out. The operating budget likely cannot support this expenditure. In the 2019 5-year capital, there is sufficient surplus in the Sturdies Bay project to accommodate this work.

ALTERNATIVES

That the Southern Gulf Islands Harbours Commission:

1. Receive the staff report for information and direct staff to utilize up to \$40,000 of the Sturdies Bay dock capital project surplus to fund the Hope Bay dock emergency repairs.
2. Request additional information from staff.

IMPLICATIONS

Alternative 1 – The repairs will occur this year in order to address the dock safety issues as quickly as possible.

Alternative 2 – Staff will respond to the request with a staff report at the next scheduled Committee meeting.

CONCLUSION

The Southern Gulf Islands Harbours service area encompasses 11 facilities throughout the Southern Gulf Islands. Issues facing each facility are as unique as the facilities themselves. Continued maintenance and improvements are required in a planned manner to maintain sustainability and to ensure the expected level of service.

RECOMMENDATIONS

That the Southern Gulf Islands Harbours Commission receive the staff report for information and direct staff to utilize up to \$40,000 of the Sturdies Bay dock capital project surplus to fund the Hope Bay dock emergency repairs.

Submitted by:	Dale Puskas, P.Eng., Manager, Capital Projects
Concurrence:	Ted Robbins, BSc, CTech, General Manager, Integrated Water Services

DP:so

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 02-Jul-2019

DOCK FACILITY: Hope Bay Pender

Item #6.2

INSPECTOR: Peter Binner

WHARFINGER: Peter Binner

APPROACH	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	<p>The railings and bull rails require painting. There are roughly 40 to 45 deck boards that require replacing and possibly some bull rail spacers. The railings at the beginning of the approach was hit by a car and requires repair.</p>

WHARF HEAD	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	<p>There are just a few planks that require replacement along with a section of bull rail but this in not as urgent as on the approach.</p> <p>The railings and bull rails in this area also require painting.</p> <p>The notice board requires painting. The crane requires service (greasing)</p> <p>One of the diagonal braces for a piling under the wharfhead has lost the nut on the bolt and has come lose. This is a low tide repair (see photo #13)</p>

GANGWAY FLOATS	<p>The gangway is in good condition and a transition plate is recommended at the wharfhead end. The roller bearings require servicing.</p> <p>Float A has a small separate section under the gangway that may require attention as it is dipping lower at the end than it has in the past. There is considerable repair required for the bull rail/flange bolts along with replacement of some sections of bull rail damaged during the winter. There could also be issues with the stringers on this float as there is a lot of movement in rough weather. A section of rub board is required.</p> <p>Float B also has lose and bent bull rail/flange bolts that require tightening and repair. The rub boards are also lose due to the movement of the float.</p> <p>Float C requires several sections of rub boards and the bull rail/flange bolts require tightening and several sections of bull rail require replacement.</p> <p>There are roughly 60 deck planks that are split that require replacement. Numerous planks were re nailed.</p>
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OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting		<input checked="" type="checkbox"/> Life Rings / Heaving Lines	grab line required
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	Sept 2019	<input checked="" type="checkbox"/> Unpaid Moorage	1 boat

COMMENTS/INSTRUCTIONS	<p>The planking on the approach requires replacing, the rot has become severe and could be a safety issue. The railings and bull rails on the approach and wharfhead require painting, hopefully after the planking has been repaired. The notice board requires painting and throw in the light standard too.</p> <p>A transition plate from the wharfhead to the gangway is recommended and servicing of the roller bearings is required.</p> <p>All of the floats require attention to the lose and bent bull rail/flange bolts. Several sections of bull rail were damaged over the winter and require replacement along with several sections of rub board. There is also some issues with the stringers in both A & B float that require investigation.</p> <p>Replacing the deck boards on the floats that are cracked is recommended.</p>
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Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 03-Jul-2019

DOCK FACILITY: Horton Bay Mayne

INSPECTOR: Peter Binner

WHARFINGER: Richard Jarco

APPROACH	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	<p>There is no noticeable change in the existing condition of this area. There are no new issues to report.</p>

WHARF HEAD	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	<p>N/A</p>

GANGWAY FLOATS	<p>No new issues to report, things are in reasonable condition considering.</p>
	<p>The floats all have flotation issues and are low in the water. The dinghy float is in good condition.</p>

OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting	good	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	Sept 2019	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<p>There is nothing of any issue here, I would recommend moving ahead with the dock at Anson road without too much delay.</p>
	<p>Pressure washing things here might help with its appearance and slow down some of the rot.</p>

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 03-Jul-2019

DOCK FACILITY: Lyall Harbour Saturna

INSPECTOR: Peter Binner

WHARFINGER: Markus McCulloch

APPROACH	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	N/A

WHARF HEAD	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	There are no issues with the wharhead, 6 - NO PARKING signs were installed around the bull rails. The notice board requires painting.

GANGWAY FLOATS	The gangway is in good condition and I would like to recommend an idea that someone suggested and that is to use the overhead piling cross beam to set up a counterweight system, to relieve the weight of the gangway off of the float. This would be worth considering when the new floats are installed or if the old float is re-floated. The weight of this gangway has a considerable effect on the float and a counterweight system would help improve this issue. The roller bearings require servicing.
	Float A is very low in the water, there is less than 2" of float above the water. There are a few pile well frames that are worn and broken on the single steel pilings and the flange/bull rail bolts require tightening.
	Float C has a piling with significant wear and tires are required for the sea plane landing area.

OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting	C float light is on 24/7	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	2 are good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	May 2020	<input checked="" type="checkbox"/> Unpaid Moorage	Claxton, 3 boats

COMMENTS/INSTRUCTIONS	I would recommend exploring the idea of installing a counterweight system to ease the weight of the heavy steel gangway on the float.
	Tires are required for the sea plane landing area. I will be installing these and the Short Term Moorage signs by the 15th of the month.

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 03-Jul-2019

DOCK FACILITY: Miners Bay Mayne

INSPECTOR: Peter Binner

WHARFINGER: Neil Jensen

APPROACH	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	The approach is in reasonable condition but I'm observing that the railings and bull rails that were recently painted are beginning to fade, this was painted just 2 years ago. There are several deck boards that are showing some deterioration and others that have areas of rot that have developed. There are several boards in the area of the notice board that require replacement due to rot. The notice board requires replacement.

WHARF HEAD	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	I would recommend fencing off a portion of the wharfhead as there are numerous deck boards that have serious areas of rot. There is a potential safety issue developing here and fencing off the affected area and collecting the good planking from there to repair the rotten planks in a smaller area used for access to A float might be an option to consider. This would be a temporary fix for the developing issues with this wharfhead.

GANGWAY FLOATS	The Gangway on Float A is basically in good condition but requires replacement of one section of kick board that has rotted out at the bottom end. The recent pile well repair is working well. The bull rails are in reasonable condition but are showing wear and the section near the ladder under the gangway requires the bolts to be tightened.
	The gangway to B float is functioning better with the recent re-alignment of the floats. My observation was at high tide so it is hard to say the condition at low tide Floats C & D are in reasonable condition, I re-nailed a large number of lose boards on both floats. The Aerodrome marker on D float requires replacement if they are still required by Transport Canada.

OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting		<input checked="" type="checkbox"/> Life Rings / Heaving Lines	good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	Jan 2020, May 2020, Aug 2019	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	The rotten boards on the approach require replacement as well as the wharfhead that requires a serious plan for the future of this structure. The notice board requires replacement The flange/bull rail bolts require tightening on A float and a section of kick board on the gangway requires replacement. Floats B,C & D will hopefully hold up until they are replaced.

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 04-Jul-2019

DOCK FACILITY: Montague Harbour Galiano

INSPECTOR: Peter Binner

WHARFINGER: Erik Meden

APPROACH	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	<p>Railings and bull rails are painted but the notice board requires painting or replacement.</p> <p>The aluminum transition plate is riding on the hinge bolts and requires modification to cut out a notch that will allow the plate to float better on the gangway and the approach deck. The problem occurs at the extreme low tides.</p>

WHARF HEAD	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	N/A

GANGWAY FLOATS	The gangway is excellent and is performing well. The non skid painted on the transition plate on the bottom is wearing of somewhat.
	Float A has issues with the flange /bull rail bolts in the dinghy tie up area and all along that West side of the float.
	Float B has a few lose bolts but they are not too serious at the moment. The UHMW in one pile well has been displaced and required re fastening. The pieces that were supplied were far too narrow and could be more of a problem than a help. The fasteners that these strips were applied with were also inferior to be able to handle the load that is put on the pile well and I recommend replacement with pieces that are at least 6" wide.
	Float C had numerous lose planks and required re-nailing almost every board as most of the nails had rusted away.
	Float C requires 2 replacement tires for the float plane landing and the Aerodrome Landing marker has not survived its recent paint job.

OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting	good	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	April 2020 & a loner	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	The transition plate requires modification, Erik can handle this.
	The flange/bull rail bolts on A float (west side) require tightening.
	The UHMW in the pile well on B float I repaired. Recommend replacement of the far too narrow strips of UHMW that was installed in the pile wells last summer with material that is 2X the width (6') and replace the existing fasteners.
	The boards on C float have been re-fastened.
	Two tires are required for the float plane landing and the Aerodrome marker requires replacement.

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 08-Jul-2019

DOCK FACILITY: Piers Island

INSPECTOR: Peter Binner

WHARFINGER: Mike Smart

APPROACH	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	<p>The railings and bull rails require painting and pressure washing. The first plank of the approach is developing rot and will require replacement in the next 1 to 3 years.</p>

WHARF HEAD	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	<p>N/A</p>

GANGWAY FLOATS	<p>The gangway is in good condition but the wheels are quite rusty and the bearings require grease. Two pieces of expanded Aluminum (5' X 2') are required on the gangway bed as a non slip when stepping off the gangway.</p>
	<p>The float is in good condition, has good flotation. I installed emergency and 15 min landing signs on the bull rail. Pressure washing is also required on the floats.</p>

OTHER INSPECTIONS	<input type="checkbox"/> Lighting		<input checked="" type="checkbox"/> Life Rings / Heaving Lines	good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	July 2020	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<p>The railings and bull rails on the approach have never been painted and require painting. The first plank is rotting and requires monitoring for replacement.</p>
	<p>The gangway wheels bearings require greasing.</p>
	<p>Two pieces of expanded aluminum are required on the float at the end of the gangway.</p>

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 02-Jul-2019

DOCK FACILITY: Port Browning Pender

INSPECTOR: Peter Binner

WHARFINGER: Claude Kennedy

APPROACH	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	The mud grate requires modification to create a path for the run off, there is no drainage at all. The railings and bull rails require painting. There are approximately 92 deck boards that require replacement along with numerous bull rails and spacers. The notice board requires replacement.

WHARF HEAD	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	N/A

GANGWAY FLOATS	The gangway requires painting and the roller bearings require servicing. The replacement of the wooden roller bed is recommended along with the kick board on the gangway.
	New UHMW is required in the pile wells next to the gangway on float A. The West end of this float has a slight list.
	Float B has new paint on the bull rails in the dinghy area and also in the decking at the transitions to A & C float.
	A Landing zone has been established at the end of C float. There are 7 planks identified to be replaced on this float and the end adjoining B float is lower in the water.
	The bull rails and rub boards are in good condition.

OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting	12 volt motion sensor	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	Sept 2019	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	Creating proper drainage at the mud grate is recommended. Painting of the railings and bull rails on the approach is required. Replacement of the rotten planking on the approach is also required. The notice board requires replacement. The gangway requires painting and a new wooden roller bed is recommended.. The roller bearings require servicing. UHMW is required in the pile wells by the gangway. New planking (7) is required on float C.
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Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 02-Jul-2019

DOCK FACILITY: Port Washington Pender

INSPECTOR: Peter Binner

WHARFINGER: Rod MacLean

APPROACH	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	The railings and bull rails require painting.

WHARF HEAD	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	The notice board is rotten and requires replacement. The lock box hinge has broken and has been repaired. There is a pile cap that requires replacement. There are approximately 30 deck boards that require replacement.

GANGWAY FLOATS	Float A gangway railings require painting and the frame is very rusty underneath and may require some welding to patch up some areas. The roller bearings require service.
	Float A still has issues with the flange/bull rail bolts and requires investigation and tightening or replacement of broken bolts. Tires are required for the sea plane landing and the Aerodrome marker requires repainting or replacement.
	Float B gangway requires painting and replacement of the kick board. The roller bearings require servicing. The bull rail around the pile well under the gangway has completely broken away along with two sections on the other side that require replacement. The electrical cable requires reconnection. The end beam of the pile well under the gangway has a broken bolt and is hanging from one end and requires repair. The UHMW in the pile wells are getting old and replacement is recommended. Float C is much higher in the water than Float B, there are two tires required in the transition between B & C. The anchor chains likely require tightening.

OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting repair required <input checked="" type="checkbox"/> Life Rings / Heaving Lines grab rope required
	<input checked="" type="checkbox"/> Extinguishers (expiry dates) Sept 2019 <input type="checkbox"/> Unpaid Moorage

COMMENTS/INSTRUCTIONS	Painting of the railings/bull rails is required on the approach. The notice board requires replacement. There are approximately 30 boards that require replacement on the wharfhead. Both gangways require painting and gangway A may require some welding to repair some rusted areas. The roller bearings on both require servicing. Float A has issues with lose or broken bull rail/flange bolts that require attention, things only get worse the longer this is left. Tires are required for the sea plane landing and the Aerodrome marker requires attention. Float B requires bull rail replacement by the gangway. The pile well beam at the end under the gangway requires replacement. Replacement of the UHMW in the pile wells is recommended. Two tires are required for the transition between B & C float. The electrical lighting wire requires reconnection. The anchor chains on C float require checking.
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Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 04-Jul-2019

DOCK FACILITY: Retreat Cove Galiano

INSPECTOR: **Peter Binner**

WHARFINGER: Kiyoshi Okuda

APPROACH	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	This is in reasonably good condition but requires painting of the bull rails and railings. The notice board requires painting or replacement.

WHARF HEAD	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	N/A

GANGWAY FLOATS	The gangway is in good condition and the roller bearings require grease. The guide rails are in good condition.
	The float is in good condition and there is one piling in the first NW pile well that has noticeable wear on it.

OTHER INSPECTIONS	<input type="checkbox"/> Lighting	N/A	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	Aug 2018	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	Painting the railings and the bulling rails on the approach is required. The notice board requires painting or replacement.
	If the painting was done at this dock, it would be our calendar picture of a Gulf Island dock!

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 04-Jul-2019

DOCK FACILITY: Spanish Hills Galiano

INSPECTOR: **Peter Binner**

WHARFINGER: Dan White

APPROACH	<input checked="" type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	The railings and bull rails require pressure washing and paint. I would recommend a mud grate across the width of the transition from the road to the approach. There is a lot of run off coming down from the road and this requires better drainage. The planking here and down to the wharfhead is in reasonably good condition

WHARF HEAD	<input checked="" type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	Pressure washing is required here and there is a small section of railing that requires painting. A notice board and a life ring are required for this dock.

GANGWAY FLOATS	The gangway is freshly painted but is very old and pitted with rust underneath. One of the roller bearings has failed and likely the other side requires replacement also.
	The float has some flotation issues and is low in the water. The decking and bull rails are old but in reasonable condition.
	I installed new signage for PPP water taxi and for the loading zone.

OTHER INSPECTIONS	<input type="checkbox"/> Lighting	N/A	<input type="checkbox"/> Life Rings / Heaving Lines	no
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	May 2020	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	Painting the railings and bull rails on the approach and Wharfhead are required.
	A notice board and life ring are required.
	The roller bearings require replacement.
	Pressure washing top to bottom is required.
	I would recommend replacement of the gangway.

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 03-Jul-2019

DOCK FACILITY: Sturdies Bay Galiano

INSPECTOR: Peter Binner

WHARFINGER: Kiyoshi Okuda

APPROACH	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	N/A

WHARF HEAD	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	<p>The railings and bull rails have never been painted and require paint. The noticeboard also requires painting or replacement. There are 2 badly warped top rail boards that require replacement (minor issue).</p> <p>The decking is in good condition.</p> <p>The Light is still on 24/7.</p>

GANGWAY FLOATS	<p>The gangway requires a wooden rung replaced and new planking for the roller bed is recommended. The roller bearings require greasing.</p> <p>The float requires the flange/bull rail bolts to be tightened or replaced. There is a section of rub board that requires replacement along with a broken one and the bull rails in several locations require replacement due to damage.</p> <p>There is a worn piling (no UHMW) in the NE corner pile well.</p>
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OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting	On day and night	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	May 2020	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<p>Railings and bull rails require painting. Two top cap rails are quite warped and could be replaced when the painting happens.</p> <p>The notice board requires painting or replacement.</p> <p>The wooden gangway roller bed replacement is recommended.</p> <p>The issue with the Flange bolts and damaged bull rails requires attention. Replacing the missing or broken rub boards is recommended after this work is completed .</p>
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Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 08-Jul-2019

DOCK FACILITY: Swartz Bay

INSPECTOR: Peter Binner

WHARFINGER: Mike Smart

APPROACH	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	Pressure washing some areas of the concrete is required and the metal railings require painting. The notice board requires a touch of pressure washing too.

WHARF HEAD	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	N/A

GANGWAY FLOATS	The gangway is in good condition and requires pressure washing. Railings are good and the roller bearings should be greased.
	Float A is a long float and is effected buy the NE winter weather so there is considerable movement from the swell that comes in here. The float requires the flange/bull rail bolts to be tightened as most are lose.
	The transition plate to B float requires modification to allow it to fall level on B float. B float has a noticeable "hump" in the middle of the float which is causing a problem (among other things) with the transition plate due the situation with B float. I recommend that the structure of B float be investigated.
	Both floats require pressure washing.

OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting		<input checked="" type="checkbox"/> Life Rings / Heaving Lines	good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	Jan 2020	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	Pressure washing is required on some areas of the approach, the notice board, gangway and both floats.
	Painting of the railings on the approach is required
	The flange/bull rail bolts require tightening on A float and an investigation into why there is a developing "hump" in B float is highly recommended, it is causing problems with the transition plate which is lifting up on the east side of the plate. There is a possible tripping hazard here.