



Making a difference...together

SOUTHERN GULF ISLANDS HARBOURS COMMISSION
 Notice of Meeting on **Friday, April 21, 2023 at 9:30 a.m.**
 Saanich Peninsula Wastewater Treatment Plant Meeting Room,
 9055 Mainwaring Road, North Saanich, BC

For members of the **public who wish to listen to the meeting** via telephone please call **1-833-353-8610** and enter the **Participant Code 1911461 followed by #**. You will not be heard in the meeting room but will be able to listen to the proceedings.

B. Dearden (Chair), Mayne Island	M. Davis, Saturna Island
B. Mabberley (V. Chair), Galiano Island	P. Brent, Electoral Area Director
J. Deschenes, North Pender Island	R. Fenton, South Pender Island
J. Hall, Piers Island/Swartz Bay	

AGENDA

1. TERRITORIAL ACKNOWLEDGEMENT

2. APPROVAL OF AGENDA

3. ADOPTION OF MINUTES3

Recommendation: That the minutes of the November 25, 2022 meeting be adopted.

4. CHAIR'S REMARKS

5. PRESENTATIONS/DELEGATIONS

The public are welcome to attend Commission meetings in-person.

Delegations will have the option to participate electronically. Please complete the [online](#) application for "Addressing the Board" on our website and staff will respond with details.

Alternatively, you may email your comments on an agenda item to the Southern Gulf Islands Harbours Commission at docks@crd.bc.ca

Requests must be received no later than 4:30 p.m. two calendar days prior to the meeting.

6. COMMISSION BUSINESS

6.1. Southern Gulf Islands Harbours Projects and Operations Update – April 2023 ...7

Recommendation: That the Southern Gulf Islands Harbours Commission receive the report for information.

7. NEW BUSINESS

*To ensure quorum, advise **Aggie Chan, achan@crd.bc.ca** if you cannot attend.*

8. MOTION TO CLOSE THE MEETING

That the meeting be closed for contract negotiations in accordance with Section (90)(1)(k) of the Community Charter and that such disclosures could reasonably be expected to harm the interests of the Regional District.

9. RISE AND REPORT

10. ADJOURNMENT

Next Meeting: Friday, July 28, 2023



Making a difference...together

MINUTES OF A MEETING OF THE Southern Gulf Islands Harbours Commission, held Friday, February 24, 2023 at 9:30 a.m., Saanich Peninsula Wastewater Treatment Plant Meeting Room, 9055 Mainwaring Road, North Saanich, BC

PRESENT: Commissioners: B. Dearden (Chair), Mayne Island; B. Mabberley (Vice Chair), Galiano Island; J. Deschenes (EP), North Pender Island; R. Fenton, South Pender Island; M. Davis, Saturna Island; P. Brent, Electoral Area Director (EP)

Staff: Stephen Henderson, Senior Manager, Real Estate & SGI Administration; Dan Robson, Manager, Saanich Peninsula and Gulf Islands Operations; Jared Kelly, Manager, Capital Projects, IWS CRD; Lia Xu, Manager, Finance Services, Planning and Local Services; Aggie Chan, Senior Administrative Secretary (Recorder)

Also Present: P. Binner, Wharfinger Coordinator (EP)

REGRETS: J. Hall, Piers Island/Swartz Bay

EP = Electronic Participation

The meeting was called to order at 9:30 am.

1. TERRITORIAL ACKNOWLEDGEMENT

2. ELECTION OF CHAIR

Election conducted by the Senior Manager, Real Estate Services and Southern Gulf Islands Electoral Area.

The Senior Manager called for nominations for the position of Chair of the Southern Gulf Islands Harbours Commission for one-year term ending December 31st, 2023.

Commissioner Brian Deardan is nominated by Director Brent and Commissioner Mabberley. Commissioner Dearden accepted the nomination.

The Senior Manager called for nominations a second time.

The Senior Manager called for nominations a third and final time.

Hearing no further nominations, the Senior Manager declared Commissioner Dearden Chair of the Southern Gulf Island Harbours Commission for one-year term ending December 31st, 2023.

3. ELECTION OF VICE CHAIR

Election conducted by the Chair of Southern Gulf Island Harbours Commission.

The Chair called for nominations for the position of Vice Chair of the Southern Gulf Islands Harbours Commission for one-year term ending December 31st, 2023.

Commissioner Ben Mabberley is nominated by Director Brent and Commissioner Fenton.

Commissioner Mabberley accepted the nomination.

The Chair called for nominations a second time.

The Chair called for nominations a third and final time.

Hearing no further nominations, the Chair declared Commissioner Mabberley Vice Chair of the Southern Gulf Island Harbours Commission for one-year term ending December 31st, 2023.

4. APPROVAL OF AGENDA

The following items were added to the agenda under New Business:

1. Hope Bay – Repairing Float B
2. Port Washington – Discussion on Float C
3. Dock Inspections - Review scope and process

MOVED by Commissioner Mabberley, **SECONDED** by Commissioner Fenton,
That the agenda be approved as amended.

CARRIED

5. ADOPTION OF MINUTES

MOVED by Commissioner Mabberley, **SECONDED** by Commissioner Davis,
That the minutes of the November 25, 2022 meeting be adopted.

CARRIED

6. CHAIR'S REMARKS

The Chair made the following remarks:

- Welcome Mike Davis of Saturna Island, our new commissioner.
- The Chair suggested that diagrams for each docks be provided for the commission, which would be helpful for discussion and especially for new member.

Commissioner R. Fenton left the meeting at 10:04 am.

7. PRESENTATIONS/DELEGATIONS

There were no presentations or delegations.

8. COMMISSION BUSINESS

8.1. Southern Gulf Islands Harbours Projects and Operations Update – February 2023

The Commission received the report for information. There is no recommendation.

Staff provided a summary of the project updates and noted the following additional information:

19-01 | Anson Road – Staff on site for final walk-through last week. Project completed.

19-02 | Retreat Cove – Project deferred.

19-03 | Horton Bay – Decommissioning on hold. Western Canada Marine Response Corporation (WCMRC) has expressed interests in installing two Transport Canada certified oil spill containers on site with potential contribution to upgrades. Conversations with both the Federal and Provincial governments indicating support to continue to keep infrastructure and maintain operation.

20-02 | Spanish Hills – Boat rail under gangway addressed.

20-04 | Miners Bay Upgrades – Emergency repairs to decking done. Application to Island Coastal Economic Trust (ICET) with 20 plus letters of supports from the local community was submitted and result will be available by March 24. Float A – missing floatation, one corner under ramp is gone, now tilted, needs review.

21-01 | Port Washington – Clarify “replacing eight piles” to “placing-in eight piles” no removals, and painting for gangway only, not approach guardrail.

21-05 | Piers Island – Support needed from a First Nation that has concerns. Design has been modified (installation of 3-piles has been reduced to a single-pile) and correspondence sent for re-consideration.

22-01 | Hope Bay – Float B requires retrofitting (new stringers) instead of replacement. A quote has been received and a second quote to be provided by Pacific Industrial & Marina Ltd. (PIM) who holds the contract for the other float at Hope Bay. An estimated additional \$10,000 from the provisional budget is required to fund refurbishing Float B. General repair of related items will occur when capital project is completed

22-02 | Swartz Bay – One pre-existing anchor chain may have detached and needs to be reviewed.. Need to request quote on repair from PIM. Chain tightening needs to be considered to address the dock movement during northeast winds at this location when chains are pulled more aggressively.

OPERATIONAL UPDATES

- Hope Bay:
- Lyall Harbour:
- Port Washington:
 - loose bolt on Float A, dolphin needs to be reviewed

9. NEW BUSINESS

9.1. Hope Bay - Float B

Concerns with other float addressed in summary of project updates

9.2. Port Washington Float C

Floats C is causing wear and tear on Float B and possibly it should be removed and possibly relocated to Port Browning which is also on Pender Island. Prior to doing this we need to confirm usage Decision to Table discussion until the outcome of the docks inspections, and cost of different options are available.

9.3. Review Scope of SGIH Dock Inspections

Most recent inspections of the entire portfolio of docks were completed in 2018. Discussion on effectiveness of underwater inspections and, alternative methods, such inspection of the wood piles during low tides to allow for more competitive quotes from a wider range of qualified professionals. Further conversation on the necessity of such regular inspection in relation to risk management and due diligence of operating the facilities.

MOVED by Commissioner Mabberley, **SECONDED** by Commissioner Davis, That the scope of underwater diving inspections be revised to only include 6 docks with anchor chains and float pilings in 2023 inspection, and complete surface based, low-tide inspections of piles at docks where recent capital works have not been completed. More comprehensive dock inspections are to be scheduled in 2028 Capital Plan.

CARRIED

10. MOTION TO CLOSE THE MEETING

MOVED by Commissioner Fenton, **SECONDED** by Commission Mabberley, That the meeting be closed in accordance with the Community Charter, Part 4, Division 3, Proposed Municipal Service under Section 90 (1)(k).

CARRIED

The Commission moved into closed session at 11:49 am.

11. RISE AND REPORT

The Commission rose from its closed session at 12:14 am. without report.

12. ADJOURNMENT

MOVED by Commissioner Davis, **SECONDED** by Commissioner Mabberley, That the February 24, 2023 meeting be adjourned at 12:16 am.

CARRIED

CHAIR

SECRETARY

**REPORT TO SOUTHERN GULF ISLANDS HARBOURS COMMISSION
MEETING OF FRIDAY, APRIL 21, 2023**

SUBJECT **Southern Gulf Islands Harbours Projects and Operations Update - April 2023**

ISSUE SUMMARY

To provide the Southern Gulf Islands Harbours Commission with capital project status reports and operational updates.

BACKGROUND

The Southern Gulf Islands Harbours (SGIH) service area is comprised of 13 dock facilities among five islands within the Southern Gulf Islands including the addition of the Anson Road Dock. Through the service's five-year capital plan, the Capital Regional District (CRD) executes capital projects to maintain the level of service, improve service, and conduct major repairs.

CAPITAL PROJECT UPDATE

19-01 | Anson Road (Substantially Complete)

Project Description: Construction of the Anson Road facility - gravel roadway/parking lot, retaining wall, approach, main float and additional moorage.

Project Update and Milestones:

- This project was deemed Substantially Complete on February 13, 2023.
- Awaiting record documentation signoff from Herold Engineering, including confirmation on anchoring of gangway.
- Guarantee Period expires on February 12, 2024.

19-02 | Retreat Cove

Project Description: Upgrades to the Retreat Cove Dock Facility to maintain level of service.

Project Rationale: This project includes works to maintain the current level of service as recommended in the Moffatt & Nichol Summary Report for Southern Gulf Islands Harbours Commission (Commission) Facilities December 11, 2015, and Stantec's 2018 top-side inspection. Recommended works include repairs to the approach piles, and repairs to the floats.

Project Update and Milestones:

- Further investigation to the existing condition has staff determining that this project can be deferred until after the 2023 inspections. This was confirmed with the Wharfinger Coordinator and Galiano Island's Commission member.
- Funds were used in April 2022 for flotation repair, in the amount of \$4,869.50, with the remainder to be returned to the Capital Reserve Fund (CRF) until 2024.

Milestone	Completion Date
Flotation Repair	April 2022
Project Deferred until 2024	

19-03 | Horton Bay

Project Description: Decommission the Horton Bay dock after construction of the Anson Road facility.

Project Rationale: This project is for decommissioning of the Horton Bay facility after construction of the Anson Road dock. The archaeological investigation was completed and the funds are required to retain a contractor to remove the infrastructure. Some minor maintenance will be completed to the Wharfhead and gangway to keep the dock in operational condition.

Project Update and Milestones:

- The decommissioning project is on hold and the dock is being considered for use to store Transport Canada-certified oil-spill response packages and remaining open to the public.
- Dock to be included in the inspections contract (21-02) to provide general overview of condition.
- Environmental and archeological assessments have been previously carried out.
- Awaiting results of Inspections prior to progressing.

Milestone	Completion Date
Archeological Overview Assessment	July 2019
Aquatic Effects Assessment	July 2019
Decommission Site	On hold

20-02 | Spanish Hills (Substantially Complete)

Project Description: Upgrades to the Spanish Hills Dock Facility to maintain level of service, including preventative maintenance works on piles, replacement of broken pile footing and replacement of the gangway and float.

Project Update and Milestones:

- This project was deemed Substantially Complete on February 13, 2023.
- Guarantee Period expires on February 12, 2024.

23-01 | Miners Bay Upgrades

Project Description: Project to replace decking at Miners Bay as well as potentially removing gas lines that are no longer in use.

Project Rationale: Current decking is failing and has been deemed a safety hazard.

Project Update and Milestones:

- Contractors provided quotes for three scenarios to upgrade the wharfhead decking. Prices received were over budget and a re-scoping of the works was initiated.
- A grant application to the Island Coastal Economic Trust was successful.

- The Grant is for a maximum of one-third of the project costs. Additional funding sources of \$30,000 will need to be sourced either from donations, alternate grant sources, or the service's budget, and is being worked on.
- The works in the grant application include replacements of the decking, as well as adding hand-railings, benches and a small shelter to benefit the users of the water taxi, float planes, and school taxi.
- The removal of the decommissioned gas line is deferred due to budget constraints.
- The works are scheduled for completion in 2023.

Milestone	Completion Date
Float Realignment Interim Report	June 2, 2022
ITT issued for gas line removal	Not issued
Request for Quotes for 3 Scenarios	September 2022
Request for Quotes Closes	September 2022
Rescoping the project, Pursue Grant Funding & Procure works	2023

21-01 | Port Washington

Project Description: Dock improvements outlined from the 18-01 Inspections project.

Project Rationale: This project includes works to maintain the current level of service as recommended in Stantec's 2018 inspection. Contracted works include approach and float pile replacements; float improvements, including decking, rub boards, bull rails and aluminum transition plates; and gangway works, including replacement of roller bearings, hinges and guide rails.

Project Update and Milestones:

- A scope of work was developed with the Wharfinger Coordinator.
- The works include: replacing eight piles, a stringer, some approach and float decking, approach and float bull rails, painting the approach guardrail and gangway, and replacing roller bearings and hinges.
- Five tenders received were over budget, discussions with the lowest bidder, with a re-prioritized list of works, has resulted in a revised submission that is within budget.
- Inspection with contractor June 14, 2022 to review the scope of work. Work alterations to tender included approach pile work, wharfhead works, float works, gangway works and provisional items eliminated.
- DFO has concluded its review and sent a Letter of Advice.
- The contractor has received approval from DFO to work outside of the fisheries window and will proceed with construction the week of March 23, 2023.
- Work is currently anticipated to be completed prior to a final deficiency walk on April 20, 2023.

Milestone	Completion Date
Invitation to Tender (ITT) Issued	March 18, 2022
ITT Closed	April 19, 2022
Agreement Signed	July 15, 2022
Change Order for Scope Review Issued	July 28, 2022

Construction	March 2023
Final Inspection	April 20, 2023 (anticipated)

21-03 | Annual Provisional: Dock Improvements

Project Description: An annual provisional fund is required to address unplanned dock safety issues.

Project Rationale: Funds are required for unplanned and minor repairs such as minor board replacement, painting, emergency repairs, and electrical repairs.

Project Update and Milestones:

- This is an “as and when needed” project, funds will be utilized when required at each dock facility.
- The Wharfinger Coordinator and Operations Manager are prioritizing small works not covered under existing capital projects for action.

Milestone	Completion Date
Hope Bay – Float A floatation replacement \$10,000	May 31, 2023 (anticipated)
Hope Bay – Float B stringer replacements \$20,000	May 31, 2023 (anticipated)

Provisional Budget

- Opening Budget	\$100,000
- <u>Allocated amount (to-date)</u>	<u>\$30,000</u>
- Remaining Balance	\$70,000

21-05 | Piers Island Additional Float

Project Description: Installation of an additional float at the Piers Island dock.

Project Rationale: This project is to complete the Piers Island Additional Float replacement. Design, environmental assessment and majority of permitting is complete. Funds are required to retain a contractor to supply and install an additional float.

Project Update and Milestones:

- Design and DFO approval complete.
- Ministry of Forests, Lands, Natural Resource Operations (FLNRO) and Rural Development, and Transport Canada First Nation condition is required for the water lease amendment and for Transport Canada approval.
- Cowichan Tribes previously rejected support for the project, in 2019, based on proximity to traditional harvesting area.
- Letter requesting support sent to Cowichan Tribes March 18, 2022.
- Feedback in support received April 7, 2022.
- Invitation to Tender (ITT) for Supply and Installation of new float issued on June 6, 2022.
- ITT for Supply and Installation of new float closed on July 14, 2022.
- Recommendation to Award to PIM signed August 10, 2022.
- Cowichan Tribes raised concerns about heritage fishing grounds with FLNRO via an email dated August 23, 2022. Waiting to send contract to PIM until this issue is resolved.

- New correspondence was sent to the Chief in Council in January 2023 regarding revisions to the dock design to mitigate concerns, and updated information from the biologist. Awaiting a response from First Nations.
- In discussion with PIM, currently they are willing to honor the tender bid pricing.

Milestone	Completion Date
Aquatic Effects Assessment	April 2019
Cowichan Tribes Comment on Project	June 2019
CRD Discussion with Cowichan Tribes on Project	July 2019
CRD Re-establishes Project Discussion with Cowichan Tribes	March 2022
CRD Letter Requesting Support	March 18, 2022
Feedback from Cowichan Tribes	April 7, 2022
Tender for Supply and Install	June 06, 2022
Tender for Supply and Install Closed	July 14, 2022
Agreement Signed (anticipated), waiting for First Nations Approval	March 2023
Installation (anticipated), for summer fisheries window	July 2023

22-01 | Hope Bay

Project Description: Dock improvements outlined from the 18-01 Inspections project.

Project Rationale: This project includes works to maintain the current level of service as recommended in Stantec's 2018 inspection. Recommended works include approach decking, bull rail, and handrail repair and replacements, float and gangway repairs. Funds are required for staff to retain a contractor to carry out the works.

Project Update and Milestones:

- Scope of work confirmed with the Wharfinger Coordinator, works include gangway repairs, bull rail and decking replacement, install ultra-high molecular weight polyethylene (UHMW) sheets in pile wells, replace rub boards, and install rub boards.
- A Request for Quotes (RFQ) was issued the week of March 21, 2022 to three qualified contractors in accordance with CRD's procurement policy.
- Two submissions received from the RFQ, both were over budget. Staff re-prioritized the work and the lowest proponent, PIM, was able to price the works within the available budget.
- Inspection with contractor May 25, 2022 to review the scope of work. Work alterations to tender include approach and wharfhead works eliminated, installation of refurbished float from Swartz Bay, gangway works to remain and provisional items eliminated.
- Upon removing the old float from Swartz Bay to PIM dockyard it was determined that this float was not salvageable, so a new float is being built to replace float A at Hope Bay. This will increase the cost by up to \$15,000 and can be funded through the annual provisional dock improvements budget.
- PIM anticipates material delivery in early May and will mobilize as soon as material is available.

Milestone	Completion Date
RFQ Issued	March 24, 2022
RFQ Closes	April 21, 2022
Agreement Signed	June 15, 2022
Change Order for Scope Review Issued	May 27, 2022
Construction	February 2023
Installation (estimated, pending material delivery).	May 2023

22-02 | Swartz Bay Improvements & Dock Replacement (Substantially Complete)

Project Description: Works include approach decking, bull rail and handrail repair and replacements, float B replacement and gangway repairs.

Project Update and Milestones:

- This project was deemed Substantially Complete on February 13, 2023.
- Guarantee Period expires on February 12, 2024.

21-02 | SGIH Inspections

Project Description: Dock inspection, including underwater inspections, are conducted as periodic reviews of the facilities to determine repair and maintenance requirements.

Project Rationale: This project includes work of an underwater inspection of the dock facilities to be used to re-evaluate proposed work plans and residual life estimates. Subsequent low tide inspections may be conducted as well if budget allows. These inspections will be used to re-evaluate the Five Year Capital Program.

Project Update and Milestones:

- Scope of work was revised following the February 24, 2023 Commission meeting such that underwater inspections will only be completed on seven docks that use underwater chain anchors, rather than pilings, to secure the floating portions of the docks. For these seven docks, anchorage systems, underside of floats and pile structures will be inspected underwater using the same technique. Provisional items are also included for inspecting the underside of approaches and wharfheads.
- The remaining docks will have all the piling inspected during low tides. This will be completed under separate contract and is anticipated to be completed from a skiff or by a person on the docks.
- Topside inspection will be considered based on budget availability, following underwater and low tide inspections.
- A request for proposals has been drafted and is with CRD purchasing to post for bidding.
- Detailed schedules will be developed after the procurement process is complete.

Milestone	Completion Date
RFP Issued – anticipated	April 19, 2023
RFP Closes - anticipated	May 17, 2023
Agreement Signed - anticipated	April 2023
Inspection and final report completed - anticipated	July 2023

OPERATIONAL UPDATES

- Horton Bay:
 - Facility pressure washed.
- Piers Island:
 - Facility pressure washed.
 - RFP to be issued shortly for a new Wharfinger.
- Swartz Bay:
 - RFP to be issued shortly for a new Wharfinger.
- Port Browning:
 - Facility Pressure washed.
 - Floatation under gangway pumped out; requires replacement.
- Retreat Cove:
 - Installed UHMW plastic in piling well and under gangway.
- Spanish Hills:
 - Reset the gangway.
 - Added gangway roller extensions.
 - Removed bull rail under gangway due to interference with gangway during high tides.
- Port Washington:
 - Facility pressure washed.
- Miners Bay:
 - Replaced damaged safety ladder.
- Lyall Harbour:
 - Vanessa Verbitsky contracted as the new wharfinger. Wharfinger contact information updated on the CRD website found <https://www.crd.bc.ca/service/docks-moorage>.

Bimonthly dock inspections completed in April, refer to Appendix A.

RECOMMENDATION

There is no recommendation. This report is for information only.

Submitted by:	Jared Kelly, PEng., Manager, Capital Projects
Submitted by:	Dan Robson, ASc.T, Manager, Saanich Peninsula and Gulf Islands Operations
Concurrence:	Stephen Henderson, BSc., PGDip. Eng., MBA, Senior Manager, Real Estate & SGI Administration

ATTACHMENT:

Appendix A: Dock Inspection Reports – April 2023

DATE: 12-Apr-2023

DOCK FACILITY: Anson Road 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
	The new transition plate and bracing have been installed. Everything is in good order.			

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	There is a Zerk fitting on the gangway hinge at the connection of the approach, that will require regular maintenance.			
	All of the floats have had additional flotation added at each end. They are all nice and level.			
	All of the four fire extinguishers have been updated and are current for the year.			

OTHER INSPECTIONS	<input checked="" type="checkbox"/>	Lighting	N/A	<input checked="" type="checkbox"/>	Life Rings / Heaving Lines	4 X good
	<input checked="" type="checkbox"/>	Extinguishers (expiry dates)	4 x April 2024	<input type="checkbox"/>	Unpaid Moorage	

COMMENTS/INSTRUCTIONS	Everything is in good order, no issues at this time. The only item is the question as to the mounting of the approach to the concrete blocks on shore.				
	Regular servicing of the gangway hinge is required.				

DATE: 5-Apr-2023

DOCK FACILITY: Hope Bay Pender



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
	The bull rails and railings require pressure washing and the railings require painting.			
	The Pender Fire Department has requested that the damaged sprinkler system stand pipe be repaired or removed.			
	There are a number of deck boards with developing rot and future replacement is recommended.			

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 bull rails and railings require pressure washing and the railings require painting.			
	The notice board requires painting along with the light standard.			
	A small transition plate is recommended for the top of the gangway.			

GANGWAY FLOATS	The gangway has areas of developing rust and painting is recommended. The roller bearings require servicing. The steel guide rail is rusty but sound.			
	Float "A" will be replaced in the next few weeks and the hardware connecting float A to B also requires replacement. The rubber transition mat to float "B" is to remain.			
	Float "B" requires repair and this work will be done with the replacement of float "A". The pilings and pile wells are all in good to fair condition.			
	Float "C" requires 2 new pad eyes or repair the old ones. This is for the connection of chains to float "A". There are 2 adjoining steel transition plates between floats A & C, one has broken off and requires refastening. These transition plates may require modification with the installation of the new float. All pilings and pile wells are in good to fair condition.			

OTHER INSPECTIONS	<input checked="" type="checkbox"/>	Lighting	requires repair	<input checked="" type="checkbox"/>	Life Rings / Heaving Lines	good
	<input checked="" type="checkbox"/>	Extinguishers (expiry dates)	Aug 2023	<input type="checkbox"/>	Unpaid Moorage	

COMMENTS/INSTRUCTIONS	Pressure washing and painting as described.				
	The sprinkler system standpipe requires repair or removal.				
	A small transition plate is recommended for the top of the gangway.				
	Service the roller bearings.				
	Replace and repair the connecting hardware as required, between floats A & B and A & C.				

DATE: 12-Apr-2023

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>The decking and bull rail repairs have been completed and everything looks great! The remaining part of the approach decking, bull rails and railings have been pressure washed and this makes a huge improvement to how things look. There are quite a number of deck boards that have rot and replacement is required. The new paint on the railings and the notice board is recommended.</p> <p>The light standard requires inspection of the mounting bolts, they appear to be loose and are sticking up from the mounting plate about half an inch.</p> <p>The old Dept. of Fisheries sign requires removal.</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 requires a good descaling and painting and is otherwise in reasonably good condition. The decking however is in very poor condition and requires replacement, hopefully a material other than wood is selected. The roller bearings and guide rails require replacement and a transition plate for the bottom end is recommended.</p> <p>The floats are all low in the water and the decking and bull rails are in fair to poor condition due to their age and lack of maintenance. The floats have been pressure washed and look much better than they were. The flotation requires inspection.</p> <p>The dinghy float has some major rot occurring and its life span is limited.</p> <p>The pilings are old but in fair condition as are the pile wells.</p> <p>Yellow paint is required for the loading zone area.</p> <p>The life ring is missing and replacement is required.</p>			
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OTHER INSPECTIONS	<input checked="" type="checkbox"/>	Lighting	working,	<input checked="" type="checkbox"/>	Life Rings / Heaving Lines	Missing
	<input checked="" type="checkbox"/>	Extinguishers (expiry dates)	Nov. 2023	<input type="checkbox"/>	Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<ul style="list-style-type: none"> > The approach railings and notice board require painting. > The approach decking requires replacement. > The gangway requires a complete overhaul as described. > The light standard requires the loose mounting bolts to be checked and tightened. > Replace missing life ring. > Remove old DFO sign. > Yellow paint is required for the loading zone bull rails. 			
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DATE: 8-Apr-2023

DOCK FACILITY: Lyall Harbour Saturna

INSPECTOR: Peter Binner

WHARFINGER: Veronica Vos

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>There is the usual amount of gravel and debris that can be swept away, not urgent but recommended.</p> <p>The notice board requires painting and a sturdier backing board (plywood) is required or it is replaced altogether.</p> <p>New Rate Sheets are required with the new wharfingers contact information showing.</p>			

GANGWAY FLOATS	<p>The top gangway transition plate is rusty and painting is recommended. The gangway is in very good condition. The decking and rollers are all holding up well.</p>			
	<p>Float "A" is getting very low in the water. Half of the width of the rub board is underwater (7") and this means the stringers are all underwater. The flotation is insufficient for this float. Additional flotation is required if this float is expected to have any reasonable life span. The pilings are all in good to fair condition with minimal to 10 - 15% wear showing. The pile wells are all in good condition. The decking and bull rails are in good condition.</p>			
	<p>Float "B" is also very low in the water at the connection to float "A", however it is fine at the end that connects to float "C". The flotation of half the float requires inspection and correction to get the end connecting to float "B" out of the water. The pilings and pile wells are all in good condition, with minimal wear showing. The old lamp standards require an upgrade to LED heads.</p> <p>Float "C" is lower in the water at the connection with float "B" and the difference is becoming a tripping hazard due to the rubber transition mat dipping into the gap between the two floats. Improving the flotation to float "C" and supplying a rigid transition plate is recommended for this connection. The decking and bull rails are all in good condition. The anchor chains require an underwater water inspection.</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)	April 2024	<input type="checkbox"/>	Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<p>> New rate sheets are required with the new wharfingers name and contact information.</p> <p>> The notice board requires repair or replacement as described.</p> <p>> There are some serious flotation issues occurring with floats "A" & "B", the existing flotation is insufficient to keep these floats out of the water. Action is recommended.</p> <p>> The flotation in float "C" requires adjustment to match the height of float "B". The rubber transition mat is not suitable for the gap between the floats and a rigid transition plate is recommended.</p> <p>> LED lights are recommended to replace the current lighting.</p>			
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DATE: 12-Apr-2023

DOCK FACILITY: Miners Bay Mayne

INSPECTOR: Peter Binner

WHARFINGER: Nico Preston

APPROACH	<div style="display: flex; justify-content: space-between; border-bottom: 1px solid black; padding-bottom: 5px;"> <input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted </div> <p>Roughly half of the approach has been pressure washed, starting at the entrance to Float "B". There are only a few deck boards with minor rot and the rest of the decking is in good to fair condition.</p> <p>The notice board is rotten and repair or replacement is required.</p>
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WHARF HEAD	<div style="display: flex; justify-content: space-between; border-bottom: 1px solid black; padding-bottom: 5px;"> <input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted </div> <p>Most of the rotten decking has been replaced and the railing and a section of bull rail are still to come. A huge improvement !!</p>
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GANGWAY FLOATS	<p>Gangway "A" is in fair condition, the decking is old and replacement is recommended. The roller, guide rails and bearings are in fair condition. The flotation at the end under the gangway is slowly sinking and inspection and repair is required.</p> <p>The Pilings next to the gangway are showing moderate wear and the NW pile well is showing signs of wear and repair may be required in the near future. The opposite pile well next to the gangway is in fair condition as are the other two at the far end and the pilings are all in fair condition except for one that has rot that shows at a very low tide.</p> <p>The float has been pressure washed.</p> <p>A visiting vessel tied his bow line to a section of bull rail that was cut out for the ambulance and has broken the unsupported piece of rail. Repair is recommended but the cut out section is still required.</p> <p>Gangway "B" has a worn "diamond plate" transition that requires non-skid paint. This has become slippery and is a safety issue. The gangway is in good condition otherwise.</p> <p>The float appears to have stabilized and although there is still a fair amount of movement the bull tail bolts are tight and there are only a few cracked tiles that don't require replacement at this time.</p>
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OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting <input checked="" type="checkbox"/> Extinguishers (expiry dates)	good 2 x Nov 2023	<input checked="" type="checkbox"/> Life Rings / Heaving Lines <input type="checkbox"/> Unpaid Moorage	good
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COMMENTS/INSTRUCTIONS	<ul style="list-style-type: none"> > The notice board requires repair or replacement. > The flotation on "A" float, under the gangway, requires inspection and repair. > The top transition plate on gangway "B" requires non-skid paint. > Monitor the NW pile well on float "A" for wear. > Repair the broken bull rail on float "A".
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DATE: 12-Apr-2023

DOCK FACILITY: Montague Harbour 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
	Pressure washing the railings, bull rails and the light standard is recommended and painting the railings is also recommended. The notice board is in fair condition.			

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 checker plate gangway transition plates require new non-skid paint. The unused gurney guide rail can be removed, there are only a few bolts now holding it to the decking.			
	The WCMRC float is in good condition and being well used for the dinghies.			
	Float "A" is in fair condition. The decking and bull rails are all in good condition and the flotation may not be supporting the float as well as it has in the past.			
	Float "B" transition plate also requires new non-skid paint. The float is in good condition, all piles, pile wells, decking and bull rails have no issues.			
	Float "C" The decking, bull rails and the steel piling are in good condition. The loading zone area require yellow paint.			
The float for the seaplane requires pressure washing and new yellow paint on all of the bull rails.				

OTHER INSPECTIONS	<input checked="" type="checkbox"/>	Lighting		<input checked="" type="checkbox"/>	Life Rings / Heaving Lines	good
	<input checked="" type="checkbox"/>	Extinguishers (expiry dates)	Nov 2023 & April 2023	<input type="checkbox"/>	Unpaid Moorage	

COMMENTS/INSTRUCTIONS	> Pressure washing and non-skid paint is required as described. Non-skid paint on all transition plates and yellow paint on the described bull rails.				
	> Remove the unused gurney guide rail on the gangway.				

DATE: 11-Apr-2023
 INSPECTOR: Peter Binner

DOCK FACILITY: Piers Island
 WHARFINGER: Mike Smart

APPROACH	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	<p>Mud is collecting on the deck boards before the mud grate at the entrance of the approach, removal is recommended. The bull rails and railings are unpainted and the decking has been pressure washed and aside from a small section of rot on the bull rail near the gangway, this area is in good condition.</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>Some of the sections of expanded metal non-skid require stapling. The gangway roller wheels in fair condition, servicing is difficult if at all possible. The guide rails are good condition.</p>	
	<p>The float, bull rails and decking are old but in fair condition. The pilings and open pile wells are in good condition but there is a lose UHMW board in the SE corner.</p>	
	<p>The notice board is in good condition and all information and rate sheets are posted.</p>	

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. 2023	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<p>> Removal of the mud collecting at the entrance of the approach is recommended.</p>	
	<p>> There are numerous sections of the expanded metal non-skid that require re-fastening with staples.</p>	
	<p>> Refasten the lose UHMW rub board in the SE corner of the float.</p>	

DATE: 5-Apr-2023

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
	<p>The decking and bull rails have been pressure washed and is a huge improvement. However, there are roughly 50 deck boards that require replacement due to developing rot.</p> <p>The mud grate has been cleaned to some degree but a better solution for this area is recommended.</p> <p>The notice board is rotten and requires repair or replacement.</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 railing is painted, the decking is in fair condition and the roller bearings and guide rails are all in good condition.</p> <p>All floats have been pressure washed.</p> <p>Float "A" has a flotation issue at the end under the gangway. Additional flotation is required. The existing flotation box has been pumped out several times and additional flotation may help to keep it from leaking or it may have to be removed and replaced. Along the length of the float, there is a hump, twist and a dip at the end of this float. Monitoring the condition is recommended. The decking is in fair condition and the anchor chains require underwater inspection.</p> <p>Float "B" piles and pile wells along with the decking are in good condition. Yellow paint will be required for the Dinghy and Loading Zone areas when the weather improves, unless the float from Port Washington is moved in the coming year.</p> <p>Float "C" has a slight dip at the end that connects to float "B". The piles and pile wells are in good condition. The decking and bull rails are in fair condition.</p>			
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OTHER INSPECTIONS	<input checked="" type="checkbox"/>	Lighting	motion sensor 12volt	<input checked="" type="checkbox"/>	Life Rings / Heaving Lines	good
	<input checked="" type="checkbox"/>	Extinguishers (expiry dates)	Oct 2023	<input type="checkbox"/>	Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<p>> Replace or repair the rotten notice board.</p> <p>> Install flotation on "A" float.</p> <p>> Replace roughly 50 deck boards on the approach.</p> <p>> A better solution to the mud grate and first 8 feet (or more?) of the approach is recommended.</p>				
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DATE: 8-Apr-2023

DOCK FACILITY: Port Washington Pender

INSPECTOR: Peter Binner

WHARFINGER: Rod MacLean



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>The railings and bull rails are unpainted and are in good condition.</p> <p>The notice board is rotten and falling apart, replacement is required.</p>			

WHARF HEAD	<input type="checkbox"/> Signage	<input type="checkbox"/> Envelope Supply	<input type="checkbox"/> Notices Posted	<input type="checkbox"/> Rates Posted
	<p>There was work being done on the wharfhead, decking is being replaced and a railing is being installed around the wharfhead. More decking will be required as the dimensions of the old worn boards present a tripping hazard in many areas where the old and new boards meet.</p>			

GANGWAY FLOATS	<p>Gangway "A" has freshly painted railings and new roller bearings but the roller shaft has moved out of position and requires it to be put back into its proper position. Attention to this repair is critical as if the shaft worked it's way out of one bearing, more damage could happen with the roller and bearings.</p> <p>Float "A" is in reasonably good condition except for the loose bull rail bolts in the middle area of the float. These bolts require tightening and replacing where necessary. The rub boards that have fallen off, due to the flexing of the float can be replaced once the bolts are repaired. The pilings and pile wells at the gangway end are all in good to fair condition. The anchor chains require underwater inspection. There is a nut missing off of one of the top piling braces next to the gangway, the bolt has worked out about 1 foot and repair is required. Two tires are required for the float plane landing zone.</p> <p>Gangway "B" has new paint on the railings. The guide rail bed boards have broken away due to the nails holding the board to the decking having rusted away. Both sides have failed and the roller is still in place but the repair will be included in the current work on this dock. The roller bearings require service.</p> <p>Float "B" is in fair to somewhat poor condition in some areas. The bull rails require replacement in some sections and the bull rail bolts require tightening. There are 2 sections of rub board that are missing and replacement is required AFTER the bull rail bolts are attended to. The float is low in the water where it connects to float "C" but this flotation issue is being addressed in the current scope of work. The connection hardware between floats B & C requires replacement. The rubber transition mat is not providing adequate support and presents a possible tripping hazard.</p> <p>Float "C" is in good condition. The anchor chains require underwater inspection.</p>			
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OTHER INSPECTIONS	<input checked="" type="checkbox"/>	Lighting	good	<input checked="" type="checkbox"/>	Life Rings / Heaving Lines	good
	<input checked="" type="checkbox"/>	Extinguishers (expiry dates)	Nov 2023	<input type="checkbox"/>	Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<p>The notice board requires replacement.</p> <p>The roller shaft on gangway "A" requires repositioning.</p> <p>The bull rail bolts require tightening on A & B floats.</p> <p>New bull rail is required as necessary on float "B".</p> <p>New connecting hardware is required between B & C.</p> <p>The transition rubber mat between B & C is in poor condition, replacement is recommended.</p> <p>The loose bolt in the pile bracing next to gangway "A" requires repair.</p>
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DATE: 12-Apr-2023

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
	<p>The railings are painted and along with the bull rails require pressure washing at the beginning of the approach. This is the area that doesn't get much sunlight, the rest of the decking and railings are in good condition. The notice board is painted and in good condition.</p> <p>There are 2 cross beams on 1 pile bent that have been broken and replacement is required. There is no safety concern at this time.</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 to fair condition for its age. The roller bearings have been serviced and new UHMW skid strips have been installed.</p> <p>The float, decking and bull rails are in good condition. The piles and pile wells are also in good condition with minimal wear and 2 of the 12 pilings are showing moderate wear.</p>			

OTHER INSPECTIONS	<input type="checkbox"/>	Lighting	N/A	<input checked="" type="checkbox"/>	Life Rings / Heaving Lines	good
	<input checked="" type="checkbox"/>	Extinguishers (expiry dates)	Nov 2023	<input type="checkbox"/>	Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<p>> Pressure wash the shaded area at the beginning of the approach.</p> <p>> Replace broken cross beams on the approach.</p>				

DATE: 12-Apr-2023

DOCK FACILITY: Spanish Hills Galiano

INSPECTOR: Peter Binner

WHARFINGER: Dan White

APPROACH	<input type="checkbox"/> Signage	<input type="checkbox"/> Envelope Supply	<input type="checkbox"/> Notices Posted	<input type="checkbox"/> Rates Posted
	<p>The unpainted railings, bull rails and decking are in good condition. The old Fisheries sign has been removed.</p> <p>Gravel is building up on the first 3 deck boards and removal is recommended.</p>			

WHARF HEAD	<input type="checkbox"/> Signage	<input type="checkbox"/> Envelope Supply	<input type="checkbox"/> Notices Posted	<input type="checkbox"/> Rates Posted
	<p>The decking, unfinished railings (old & new) and the bull rails are in good to fair condition. There is a new removable gate for the emergency ladder. This fills the gap with the new railing.</p> <p>The new notice board requires identifying signage for the location.</p>			

GANGWAY FLOATS	<p>The gangway is in good condition and I observed how a good NW wind effects the movement of the float and gangway. The top transition plate is riding directly on the wood decking and there is a fair amount of wear happening here. Monitoring the wear for possible skid rails is recommended. Additional guide rails have been added to the bottom gangway roller bed.</p> <p>The float is in good condition, signage was installed on the bull rails.</p>			
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OTHER INSPECTIONS	<input type="checkbox"/>	Lighting	N/A	<input checked="" type="checkbox"/>	Life Rings / Heaving Lines	good
	<input checked="" type="checkbox"/>	Extinguishers (expiry dates)	new with no date	<input type="checkbox"/>	Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<p>> Monitor the wear on the wharfhead decking where the gangway top transition plate is making contact.</p> <p>>The notice board requires signage to identify the location and ownership by the CRD.</p> <p>> Remove gravel from the top of the approach.</p>			
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DATE: 12-Apr-2023

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 unpainted railings and bull rails require pressure washing. The decking is in good condition. The notice board is in fair condition.</p> <p>The whole door for the electrical panel, next to the notice board has broken off and requires repair. This is a large stainless door that was spot welded to the hinge and the welds have failed. There is no sign that it was vandalized.</p>

GANGWAY FLOATS	<p>The top gangway transition plate requires new non-skid paint. The old steel gangway is showing numerous areas of rust and it is built in such a way that servicing the roller bearings is difficult. The gangway decking is in fair condition with minor rot at the bottom end. The roller bed boards are old and in fair to poor condition.</p> <p>The float is in fair condition. There is an area of bull rail that has been damaged by the power boat "CHAYKA", moored on the dock and this aluminum boat never used any fenders. The bull rail and the rub board require repair.</p> <p>The piles and pile wells are in good condition (4 wells x 6 piles / well) and are showing minimal wear. The float also has issues with loose bull rail bolts in the middle area and this is an ongoing problem.</p> <p>The float has been pressure washed.</p>
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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 2024	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<ul style="list-style-type: none"> > The broken door to the electrical panel requires repair. > The unpainted wharfhead railings and bull rails require pressure washing. > The top gangway transition plate requires new non-skid paint. > The bull rail and rub board damaged by the "CHAYKA" requires repair. > Tighten the bull rail bolts on the float.
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DATE: 11-Apr-2023
INSPECTOR: Peter Binner

DOCK FACILITY: Swartz Bay
WHARFINGER: Mike Smart

APPROACH	<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;"> <input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted </div> <p>The concrete approach requires minor pressure washing at the street end. The railings require painting. The rusty electrical conduit coming from shore to the panel requires inspection. Is it actually the feed or is it overhead? The hasp on the lock box was vandalized and a new sturdier hasp is required.</p>
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WHARF HEAD	<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;"> <input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted </div> <p>N/A</p>
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GANGWAY FLOATS	<p>The gangway is in fair condition. The decking and expanded metal non-skid are old and future replacement is recommended. Painting the railings is recommended. The roller bearings require servicing or replacement. The guide rail is in good condition. The expanded aluminum transition plate has a small area that has broken and requires repair before it becomes a serious hazard.</p> <p>Float "A" is new and there are no issues to report.</p> <p>Float "B" is low in the water at the far end and it could be an issue with the flotation or the weight of the anchor chains, however both the flotation and the anchor require inspection. An underwater inspection would deal with both. The non-skid surface on the transition plate between floats A & B is flaking off, new surfacing is recommended.</p>
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OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting <input checked="" type="checkbox"/> Extinguishers (expiry dates)	working June 2023	<input checked="" type="checkbox"/> Life Rings / Heaving Lines <input type="checkbox"/> Unpaid Moorage	good
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COMMENTS/INSTRUCTIONS	<ul style="list-style-type: none"> > Inspection of the electrical conduit running from the shore to the panel is recommended. Is this a live feed or is it overhead? > The vandalized hasp on the lock box requires replacement with a heavier hasp. > The gangway decking and the expanded metal non-skid are old and replacement is recommended. > The roller bearings require service or replacement. > There is a broken area on the expanded metal gangway transition plate that requires repair before it becomes a hazard. > Inspection (underwater) of the flotation and the anchor chains at the end of "B" float is required. > Resurfacing the non-skid surface on the metal transition plate between floats A & B is recommended.
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