



# Staff Report

## Community Services

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**Report To:** Council Meeting  
**Meeting Date:** June 28, 2021  
**Report Number:** CSOPS.21.056  
**Title:** Thornbury Pier Update  
**Prepared by:** Ryan Gibbons, Director Community Services

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### A. Recommendations

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THAT Council receive Staff Report CSOPS.21.056, entitled "Thornbury Pier Update";

AND THAT Council approve an increase to the Thornbury West Pier Project to an upset limit of \$140,000 to be funded from the Community Services Asset Replacement Reserve Fund.

### B. Overview

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This project has encountered unexpected challenges following removal of the pier's concrete decking that is resulting in increased materials, labour and cost. This report outlines the details surrounding the challenges and recommends an increase to the capital project budget to complete the work.

### C. Background

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The Thornbury pier is estimated to have been built in the 1930's or 1940's and provides protection to the Thornbury Harbour from the wave action of Georgian Bay. Over recent decades the pier has become a significant gathering place for residents and visitors to access Georgian Bay. In 2011 The Town purchased matting to cover the dilapidated surface of the pier to make it safe for pedestrian use. Recent high-water levels have removed the matting during weather events, resulting in closure due to unsafe conditions. Staff recommended removal of the mats and a full concrete deck replacement.

The pier deck replacement was considered as part of the 2021 Budget process and was approved by Council for the construction to take place in 2021. The approved construction budget is \$449,470 which includes a \$50,000 contingency due to a significant portion of the work being inaccessible until the concrete deck is removed.

There have been several unexpected challenges throughout this project due to the age and lack of information available (Original pier drawing included as attachment 1). This includes an increased thickness of the concrete pier deck. The drawing that is available shows the thickness of the deck to be 1' – 2". In addition to reviewing the drawings staff had bore holes drilled into

the pier deck to confirm the depth of the decking as well as investigate the potential for any voids that would require additional granular material. As the contractor removed the concrete decking, they found that the bottom 1' of concrete on the underside of the decking broke off when the bore holes were drilled which provided the false findings of the decking to be 1'. Following concrete removal, it was found that the majority of the decking was approximately 2' thick. Staff and the consulting engineer were onsite to view, photograph and confirm the thickness.

Upon removal of the concrete decking, it was found that the sheet pilings were uneven and required torch cutting to level them. Some of this was expected but not to the extent that was found. Essentially each sheet pile had to be cut, which is approximately 900' when considering both sides of the pier. Because of this additional cutting, each of these areas require flat bar to be purchased and welded to support the cap piling which is required for pouring the new concrete deck. The additional work requires a barge as a work platform to work from the water. Although there was consideration for barge work, it was not to this extent.

The contractor has indicated that this is the cost identified to perform the work by their sub-contractor. Staff have received the sub-contractor quote to verify. The contractor has requested pricing from steel contractors to ensure competitive pricing and have selected the lowest price for this work. The contractor has provided notifications from steel suppliers showing an increase in steel costs of 50%.

There were a number of other requests for additional funds but after reviewing each request in detail with the Town's contracted consulting engineer, these were the only items that are eligible for additional fees.

Below is a timeline of the events:

May 31 – Contractor, consulting engineer and staff meet on site to identify concerns from contractor regarding sheet piling inconsistencies

June 2 – Contractor provides list of items, requesting extras for project

June 9 – Staff reply to contractor after a detailed review of the request with the consulting engineer and identify a number of items that are not eligible for extra costs

June 11 – Contractor replies and acknowledges items that are not eligible and provides revised pricing of \$170,000

June 14 – Staff review contract details and options with Manager of Purchasing and Director of Legal Services

June 16 – Staff review revised submission from contractor with consulting engineer. At that point the work identified appears to be appropriately described

June 16 – Staff contact the contractor to discuss cost of additional requests – contractor advises that this is the cost provided by the sub-contractor with no mark-up from the main contractor. Staff asked for confirmation of this as well as increased steel costs

June 22 – contractor provided quote from sub-contractor dated June 1 at a cost of \$180,000. Contractor also provided notices from steel supplier showing increase in steel costs from \$.99/lb to \$1.50/lb

## **D. Analysis**

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Staff are recommending increasing the budget to complete the Thornbury Pier Project which would result in an increase to the budget and a new estimated completion date of August 13, 2021.

## **E. Strategic Priorities**

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### **4. Quality of Life**

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

## **F. Environmental Impacts**

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This project is subject to a number of environmental considerations, but this report does not have any direct environmental impacts.

## **G. Financial Impacts**

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Awarded construction cost - \$449,470.00

Additional construction costs above allotted contingency - \$120,000.00

Contingency for remainder of Project - \$20,000.00

New Total Construction cost - \$589,470.00

The additional funding would come from the Community Services Asset Replacement Reserve Fund.

Staff have reached out to the Department of Fisheries and Oceans Canada for additional financial support but they will not contribute to a project they have already supported. Department of Fisheries and Oceans Canada provided approximately \$35,000.00 to this project.

## **H. In Consultation With**

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Sam Dinsmore, Deputy Treasurer and Manager of Budgets

Ruth Prince, Director of Financial and IT Services

Will Thomson, Director of Legal Services

Serena Wilgress, Manager of Purchasing and Risk Management

Karol Chorostecki, Consulting Engineer, Aecom Engineering

## **I. Public Engagement**

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The topic of this Staff Report has not been the subject of a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required.

However, any comments regarding this report should be submitted to Ryan Gibbons, Director Community Services [directorcs@thebluemountains.ca](mailto:directorcs@thebluemountains.ca)

## **J. Attached**

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1. Original Thornbury Pier Drawing

Respectfully submitted,

Ryan Gibbons  
Director Community Services

For more information, please contact:  
Ryan Gibbons, Director Community Services  
[directorcs@thebluemountains.ca](mailto:directorcs@thebluemountains.ca)  
519-599-3131 extension 281

### Report Approval Details

Document Title:	CSOPS.21.056 Thornbury Pier Update.docx
Attachments:	- Att.1 Original Thornbury Pier Drawing.pdf
Final Approval Date:	Jun 25, 2021

This report and all of its attachments were approved and signed as outlined below:

**Ryan Gibbons - Jun 25, 2021 - 12:49 PM**

**Shawn Everitt - Jun 25, 2021 - 12:52 PM**