

 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG	
	STAFF REPORT	
TO:	Mayor John Henderson and Members of Council	
FROM: TITLE:	Teresa Behan Deputy Director, Community Services	
DATE OF MEETING:	December 3, 2020	
TITLE / SUBJECT:	Waterfront Update, Town of Cobourg	
REPORT DATE:	November 19, 2020	File #:

1.0 STRATEGIC PLAN

The Town of Cobourg Strategic Plan Components (2019 – 2022) includes the following Strategic Actions:

- *Invest in programs, services and infrastructure to make Cobourg more accessible*
- *Repair and rejuvenate the East Pier*

2.0 PUBLIC ENGAGEMENT

N/A

3.0 RECOMMENDATION

THAT Council receive this report for information purposes,

AND FURTHER THAT

Council direct Staff to request quotations from Shoreplan Engineering and Riggs Engineering for the design and tendering of the necessary harbour infrastructure repairs noted in the Shoreplan Engineering report dated July, 2020.

AND FURTHER THAT

Council direct Staff to have a Condition Assessment Report completed for the Fuel Dock and the Coast Guard Warf

AND FURTHER THAT

All works previously approved maybe reduced and / or cancelled to support this project.

4.0 ORIGIN

Following the condition assessment of the east pier, a secondary condition assessment was completed for the remaining harbour infrastructure in order to fulfil the requirements of the asset management legislation and understand the full costs associated with any repair works that may be necessary and how they may be incorporated with the priorities of the Waterfront Plan. The results of the latest condition assessment indicated that there are significant repairs required for all components of the harbour with many requiring immediate action.

5.0 BACKGROUND

On October 26, 2004 the entire harbour area was transferred to the Town of Cobourg from Her Majesty the Queen as represented by The Minister of Fisheries and Oceans. This agreement was passed by by-law 19-2002 and is attached as Appendix A.

On June 25, 2018, Town of Cobourg engaged Shoreplan Engineering (Coastal Engineers) to conduct an extensive condition assessment of the East Pier. In December 2018, Shoreplan provided the Town with its final report of the East Pier Condition Assessment. Subsequently, Shoreplan was further engaged to conduct a condition assessment of the remaining harbour infrastructure which was completed in in July 2020 and it is attached as Appendix B.

In addition to Shoreplan's condition report, the sub-consultant for MBTW (Riggs Engineering) who is preparing the design for the East Pier rehabilitation, has also identified additional necessary repair work that was not included in their original scope of work.

Given the condition of all of the harbour infrastructure including the east pier, it is recommended that repair work be reprioritized and a decision made as to when the design and construction of the repairs is to be conducted and how the Town anticipates paying for the necessary repairs.

6.0 ANALYSIS

The recommended approach for the east pier is to complete the engineering and design work to a tender ready state as per the current contract with MBTW. The consultant will be attending the Committee of the Whole meeting on January 25, 2021 to present the current status of their proposed design of the pier and to receive further comments and direction.

The recommended approach for the remainder of the harbour infrastructure is to engage an engineering firm, who is familiar with the condition of the harbour infrastructure and is knowledgeable of the constraints and challenges, to complete the design for all required repair work. This approach will ensure that construction will be staged appropriately into manageable contracts whereby the best value can be obtained for constructability and timing.

It is understood that the next steps for design purposes include further surveying of the infrastructure, some of which cannot proceed until spring. It is anticipated that all of the design and permitting required for the in-water works will likely take up to twelve (12) months. Construction phasing may also be dependent upon fishery windows which will be determined through the permitting process with the Department of Fisheries and Oceans. Constructability and fisheries will likely be the largest constraints for the repair works whereby not all structures can be repaired at the same time and some may have to be constructed prior to others so as not to cause damage to newly finished work ie. the east breakwater to be completed before the east pier, followed by the east/north basin walls, etc.

It is not anticipated that construction will commence until at least 2022 and will take several years to complete construction once started. Harbour operations will be maintained to some extent during construction. Timelines and harbour usage will be further investigated throughout the design process.

7.0 FINANCIAL IMPLICATIONS/BUDGET IMPACT

The Shoreplan Engineering report, dated July 2020 details the following repairs, priorities, and estimated construction costs:

Location	Work required	Cost	Remaining structure Life
East Breakwater	Remove concrete cap, fill voids, place armour stone	\$ 1,750,000	Less than 5 years
West Breakwater	Place additional armour stones, and bring entire west breakwater to a higher level of stability	\$ 975,000 (temporary) and/or	Less than 5 years

		\$3,250,000 (permanent)	
Centre Pier	Failed concrete section for 6 meters	\$ 75,000	End of life at section noted and 10 years for rest of pier
Basin north wall	Repair timber crib walls and install sheet piling for 210 meters	\$ 1,950,000	End of life with restrictions put in place for pedestrians only
Basin East wall	Replacing sheet piles, filling voids and placing a concrete cap for 115 meters	\$ 1,170,000	End of life with suggested monthly inspections to occur

Please note that the above costs do not include design engineering, tendering, or contract administration/inspection of the construction. Typically, an additional 10-15% of the construction estimate is required for these activities. The above noted costs include restoration of the existing surface works ie. no landscaping enhancements have been included.

In addition, the original cost estimate for the rehabilitation of the east pier was \$792,000 for repairs and approximately \$1,340,000 for enhancements. Upon further review and inspection, the current engineering consultant has advised that an additional ~\$150,000 will be required to complete the desired rehabilitation of the east pier.

Location	Work required	Cost	Rating
Pier, wharf and splash pad	Remove top layer, make stable and install light duty asphalt for light vehicles, prep for landscaping	\$ 933,890.00	Priority, unable to have vehicles on it

The 2020 budget estimates for the repairs to all aspects of the waterfront area may be upwards of \$12M including all fees. This does not include any 'enhanced features' and landscaping that will be proposed for the final design of the east pier project.

Staff will be pursuing all areas of available funding and grants which at this point in time, none are known to be available.

It is expected that the debenture payments would not begin until 2022 at the earliest and would be expected to cost approximately \$600,000 annually for 20 years. These amounts will be confirmed once construction tendering takes place.

Should Council approve the recommended motion, Staff can obtain a competitive quote for the design works in time for final budget deliberations.

8.0 CONCLUSION

THAT Council receive this report for information purposes,
AND FURTHER THAT

Council direct Staff to request quotations from Shoreplan Engineering and Riggs Engineering for the design and tendering of the necessary harbour infrastructure repairs noted in the Shoreplan Engineering report dated July, 2020.

9.0 POLICIES AFFECTING THE PROPOSAL

N/A

10.0 COMMUNICATION RESULTS

N/A

11.0 ATTACHMENTS

Appendix A – Bylaw 19-2002

Appendix B -Shoreplan Report, Breakwaters and Basin Walls Condition Assessment July 2020

Title	Signing Official:	Signature:	Date:
Deputy Director of Community Services	T. Behan	Electronic	November 26, 2020
Chief Administrative Officer	T. Vaughan		