

File No.: 04-1000-20-2018-202

August 31, 2018

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of April 5, 2018 for:

1. **Internal and external documents/correspondence (including technical reports, emails, briefing notes, etc.), between Park Board staff, Park Board staff and Park Board Commissioners, Park Board staff and City of Vancouver Staff, and Park Board staff and external contractors/experts related to the following issues:**
 - **Nature and scope of the damage and wear and tear of the Harbour Green dock;**
 - **Specific cause(s) of this damage and wear and tear;**
 - **Reasons for immediate closure of the dock;**
 - **Assessment of the required maintenance and repairs;**
 - **Selection process of contractors to repair the dock; and**
 - **Estimated timelines for the repairs and maintenance.**
2. **All correspondence between the Park Board and the media on the Harbour Green dock damages, closure and repairs, including related internal Park Board communication on this.**

Date Range: November 1, 2017 to April 5, 2018

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.13(1), s.15(1)(l), s.21(1), and s.22(1) of the Act. You can read or download these sections here:

http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

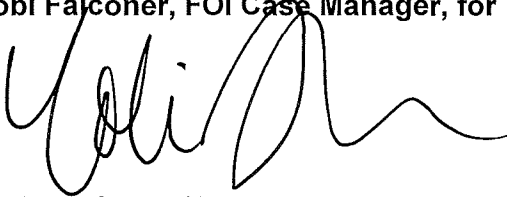
Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2018-202); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at foi@vancouver.ca if you have any questions.

Yours truly,

Cobi Falconer, FOI Case Manager, for

A handwritten signature in black ink, appearing to read 'Barbara J. Van Fraassen', written over the printed name.

**Barbara J. Van Fraassen, BA
Director, Access to Information & Privacy**

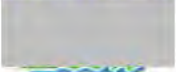
*Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4
Phone: 604.873.7999
Fax: 604.873.7419*

Encl.

:kt

From: ["Harper, Margo" <Margo.Harper@vancouver.ca>](mailto:Margo.Harper@vancouver.ca)
To: ["Nayeri, Ali" <Ali.Nayeri@vancouver.ca>](mailto:Ali.Nayeri@vancouver.ca)
Date: 2/13/2018 4:42:54 PM
Subject: Address for Harbour Green dock

PB.comments@vancouver.ca



Margo Harper | Communications Manager
Vancouver Park Board | 2099 Beach Avenue
t. 604.257.8699 | c. 604.657.3504
margo.harper@vancouver.ca



From: ["Wojnarski, Daria" <Daria.Wojnarski@vancouver.ca>](mailto:Daria.Wojnarski@vancouver.ca)
To: ["Tait, Godfrey" <Godfrey.Tait@vancouver.ca>](mailto:Godfrey.Tait@vancouver.ca)
Date: 5/9/2018 11:12:57 AM
Subject: FW: Bowen Island Water Taxi

From: Wojnarski, Daria
Sent: Tuesday, February 20, 2018 11:00 AM
To: Sangalang, Ellen
Subject: RE: Bowen Island Water Taxi

The standard reply that I sent on Friday should work for everyone, including s.22(1)

From: Sangalang, Ellen
Sent: Monday, February 19, 2018 9:12 AM
To: Wojnarski, Daria
Subject: FW: Bowen Island Water Taxi

Hi Daria,

Can we send the standard reply you emailed me last Friday? Just want to make sure that standard reply answers his query below.
Thanks!

Ellen

From: s.22(1)
Sent: Saturday, February 17, 2018 8:06 AM
To: Park Board GM's Office
Subject: RE: Bowen Island Water Taxi

Hi,
I am following up on my previous e-mail as I have not received a reply.
Feel free to call me if you like.

s.22(1)

Thanks,

s.22(1)

From: s.22(1)
Sent: Tuesday, February 13, 2018 12:24:29 PM
To: Park Board GM's Office
Subject: RE: Bowen Island Water Taxi

Hi Ellen,
I assume you are aware of the rather abrupt change in service for Bowen Land and Sea Taxi. This is an e-mail of support for the company and a request to the Park Board to find a solution either at the Harbour Green Park Dock or an alternative site. Please put yourself in the position of a business owner who had less than a days notice to find out that his/her business is being effectively shut down. Certainly, the board can do a better job of communicating and accommodating certain circumstances.

Regards and I look forward to an update.

s.22(1)

From: s.22(1)
Sent: Wednesday, August 30, 2017 3:38 PM
To: 'Park Board GM's Office' <pbgmo@vancouver.ca>
Subject: RE: Bowen Island Water Taxi

Hi Ellen,
Thanks for the update. I hope a way forward that works for all can be achieved.
Regards,

s.22(1)

From: Park Board GM's Office [<mailto:pbgmo@vancouver.ca>]
Sent: Wednesday, August 30, 2017 3:35 PM
To: s.22(1)
Subject: RE: Bowen Island Water Taxi

Dear s.22(1)

This note is to provide you an update on Bowen Land and Sea Taxi conducting their service off of the Harbour Green Park dock in Vancouver. Provided the operator meets some minimum business requirements, we have offered to extend the deadline for operations off the Harbour Green Park dock until October 31, 2017. We are awaiting confirmation from the operator.

The revised deadline is to provide Bowen Land and Sea Taxi additional time to submit a business proposal to the Park Board for consideration and/or secure an alternate location.

If you have any questions or concerns, please feel free to contact us at pbgmo@vancouver.ca

Thank you.

Ellen

From: Park Board GM's Office
Sent: Thursday, August 24, 2017 1:29 PM
To: s.22(1)
Cc: Park Board GM's Office; PB Commissioners
Subject: RE: Bowen Island Water Taxi

Hello s.22(1)

Thank you for contacting the Vancouver Park Board regarding your concerns pertaining to the Bowen Island Taxi's pick-up/drop-off at Coal Harbour dock. I wish to inform you the matter is still being reviewed by our staff and as soon as the review is completed, we will send you an update.

Thank you for your understanding.

Kind regards,

Ellen

Ellen Sangalang

Executive Assistant/Office of the General Manager
Vancouver Board of Parks & Recreation
2099 Beach Avenue, Vancouver, BC V6G 1Z4
Tel: 604-257-8448
Email: pbgmo@vancouver.ca

From: s.22(1)

Sent: Thursday, August 24, 2017 12:43 PM

To: PB Commissioners

Cc: Park Board GM's Office

Subject: Bowen Island Water Taxi

Hi, I am writing to express my concern over hearing that the Bowen Island Water Taxi will no longer be able to pick-up/drop-off passengers at the Coal Harbour dock (in front of Harbour Green Park).

Certainly there has to be a better way to deal with boaters illegally docking for extended periods of time than banning a crucial service for many Bowen Island residents and Vancouver tourists.

This seems like a heavy handed approach to a problem that is really with a small number of companies (2 that I am aware of). I am sure you have seen the Bowen Island Water Taxi schedule and can see that it is rarely tied to the dock for more than 15 mins (usually about 5 mins).

Seems like a reasonable amount of time and other than the odd day in the summer months, there is plenty of space on the dock for other boaters to use.

Once again, please seriously re-consider the ban on pick-up/drop-off for the Bowen Island Water Taxi.

Thanks,

s.22(1)

From: "Harper, Margo" <Margo.Harper@vancouver.ca>

To: "Tait, Godfrey" <Godfrey.Tait@vancouver.ca>

Date: 5/9/2018 11:07:33 AM

Subject: FW: harbour green dock

From: Tanya Beja [mailto:Tanya.Beja@globalnews.ca]

Sent: Sunday, February 11, 2018 5:44 PM

To: Harper, Margo

Subject: Re: harbour green dock

\u8203 ?Thanks Margo!

From: Harper, Margo <Margo.Harper@vancouver.ca>

Sent: Sunday, February 11, 2018 5:42 PM

To: Tanya Beja

Subject: Re: harbour green dock

Hi Tanya here's the background, hope this helps.

Harbour Green Dock was designed to accommodate pleasure craft only. In the summer of 2017 the Vancouver Park Board determined that two commercial operators were running their businesses off the public dock. One of them ceased operations and the other, Bowen Land and Sea Taxi, continued to provide a commuter service from the dock and was given a temporary operating agreement until Jan 31, 2018.

Unfortunately, this commercial activity has caused unexpected wear and tear and reduced the service life of the dock. The dock is now closed for an extended period for repairs. Signage has been posted and access is restricted via the gates at the top of the gangways. We apologize for any inconvenience.

There are other alternatives for water taxi operators who wish to dock with passengers in Coal Harbour and Granville Island.

Vancouver Park Board



Margo Harper | Communications Manager

[Vancouver Park Board](#) | 2099 Beach Avenue

t. 604.257.8699 | c. 604.657.3504

margo.harper@vancouver.ca



Sent from my iPhone

On Feb 11, 2018, at 12:40 PM, Tanya Beja <Tanya.Beja@globalnews.ca> wrote:

Hi Margo

Sorry to bother you on a weekend. I'm just following up on the Bowen Island water taxi issue and wondering if anyone from the Park Board is available for an interview today? If not, any information you can send me about the dock repairs would be very helpful.

Thanks so much, I hope all is well.

Tanya Beja

Global News

604-418-5647

Sent from my iPhone

From: "Harper, Margo" <Margo.Harper@vancouver.ca>
To: "Tait, Godfrey" <Godfrey.Tait@vancouver.ca>
Date: 5/9/2018 11:05:37 AM
Subject: FW: Harbour Green Dock

From: Eagland, Nicholas [mailto:neagland@postmedia.com]
Sent: Friday, February 09, 2018 4:49 PM
To: Harper, Margo
Subject: Re: Harbour Green Dock

Thank you, perfect for a short piece.

From: "Harper, Margo" <Margo.Harper@vancouver.ca>
Date: Friday, February 9, 2018 at 4:47 PM
To: Nicholas Eagland <neagland@postmedia.com>
Subject: Harbour Green Dock

Hi Nick, here's the background, hope this helps.

Harbour Green Dock was designed to accommodate pleasure craft only. In the summer of 2017 the Vancouver Park Board determined that two commercial operators were running their businesses off the public dock. One of them ceased operations and the other, Bowen Land and Sea Taxi, continued to provide a commuter service from the dock and was given a temporary operating agreement until Jan 31, 2018.

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There are other alternatives for water taxi operators who wish to dock with passengers in Coal Harbour and Granville Island.



Margo Harper | Communications Manager
Vancouver Park Board | 2099 Beach Avenue
t. 604.257.8699 | c. 604.657.3504
margo.harper@vancouver.ca



From: "Araujo, Sev" <Sev.Araujo@vancouver.ca>

To: "Collins, Tim" <Tim.Collins@vancouver.ca>

"Mack, Tiina" <tiina.mack@vancouver.ca>

"Nayeri, Ali" <Ali.Nayeri@vancouver.ca>

Date: 2/9/2018 5:30:01 PM

Subject: FW: Harbour Green Dock - Board Update

Attachments: PB - GMO - Harbour Green Dock Update - Board Briefing Memo - 2018-02-09.pdf

Sev Araujo

Manager, Commercial Operations

Vancouver Park Board, City of Vancouver

o. 604 257 8436 / f. 604 257 8427

Email: Sev.Araujo@vancouver.ca

From: Park Board GM's Office

Sent: Friday, February 09, 2018 4:24 PM

To: PB Commissioners

Cc: PB Directors - DL; Araujo, Sev; PB Communications

Subject: Harbour Green Dock - Board Update

Dear Commissioners,

Further to my memo of November 1, 2017, following is an update on the physical condition of the Harbour Green Dock and the viability of ongoing commercial services.

The dock was designed for, and historically restricted to, pleasure craft only with posted signage on the dock. Last summer, as a result of public complaints, we discovered two commercial operators running commuter and tour services from the dock. Pacific Ferries agreed to cease operations until a review of dock use was conducted by staff. Bowen Land and Sea Taxi, which was conducting a commuter service from this dock, was given a temporary operating agreement until January 31, 2018. This was intended to provide time for a staff review to be completed and not disrupt the commuter service.

While the dock was originally meant to accommodate pleasure craft only, as a result of unregulated commercial activity over the years the infrastructure has prematurely degraded. In September 2017, an engineer specializing in dock infrastructure was retained to assess the condition of the dock and pilings and discovered long term capital and immediate maintenance issues requiring attention. Repairs were undertaken in September and October to correct the maintenance concerns, and the long term capital requirements outlined by the engineer are being used to inform recommendations on the future leisure and commercial viability of the dock. Since the repairs, staff have visually inspected the dock on a monthly basis and recently discovered additional piling rings that have failed, resulting in unsafe mooring conditions. On February 5, 2018, a letter was received from our third party engineer confirming these findings.

As the dock is not regularly patrolled, due to safety and liability concerns we must close the dock until it can be repaired. Bowen Land and Sea Taxi was going to be provided an extension to their temporary agreement, but given the safety and liability issues, will now be asked to relocate their service to another dock by February 15, 2018.

Repairs will be on hold until such time as a determination can be made as to the future permissible uses. It is estimated that \$100,000 will be required to address the short and long term maintenance and capital issues, which will allow for the continued restricted use of pleasure craft only. Staff are currently working with engineers to determine the additional improvements and costs required to allow both pleasure and commercial vessels to operate from the dock. It is estimated that this information will be available within 6 to 8 weeks.

Taking costs into consideration, staff are planning to bring a report to the Board in Q2 2018, with recommendations to either maintain the dock's current restricted use or to pursue the viability of changing to commercial use. If the latter is recommended and approved, public consultation will be a part of the continued process before coming back to the Board in Q3 2018 with a final recommendation. Dependent on the approved use, improvements to the dock can be designed and a contractor procured to undertake the repair work as early as Q4 2018.

In the interim, access to the dock from the park will be restricted via the current gates at the top of the gangways, and signage will be posted on the dock to advise boaters that the dock is temporarily closed.

Please feel free to contact me should you have any questions.

Regards,

Malcolm Bromley

General Manager - Vancouver Board of Parks and Recreation



VANCOUVER
BOARD OF
PARKS AND
RECREATION

February 9, 2018

MEMO TO : Park Board Commissioners

FROM : Malcolm Bromley
General Manager, Vancouver Board of Parks and Recreation

SUBJECT : Harbour Green Dock - update

Dear Commissioners,

Further to my memo of November 1, 2017, following is an update on the physical condition of the Harbour Green Dock and the viability of ongoing commercial services.

The dock was designed for, and historically restricted to, pleasure craft only with posted signage on the dock. Last summer, as a result of public complaints, we discovered two commercial operators running commuter and tour services from the dock. Pacific Ferries agreed to cease operations until a review of dock use was conducted by staff. Bowen Land and Sea Taxi, which was conducting a commuter service from this dock, was given a temporary operating agreement until January 31, 2018. This was intended to provide time for a staff review to be completed and not disrupt the commuter service.

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As the dock is not regularly patrolled, due to safety and liability concerns we must close the dock until it can be repaired. Bowen Land and Sea Taxi was going to be provided an extension to their temporary agreement, but given the safety and liability issues, will now be asked to relocate their service to another dock by February 15, 2018.

Repairs will be on hold until such time as a determination can be made as to the future permissible uses. It is estimated that \$100,000 will be required to address the short and long term maintenance and capital issues, which will allow for the continued restricted use of pleasure craft only. Staff are currently working with engineers to determine the additional improvements and costs required to allow both pleasure and commercial vessels to operate from the dock. It is estimated that this information will be available within 6 to 8 weeks.

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In the interim, access to the dock from the park will be restricted via the current gates at the top of the gangways, and signage will be posted on the dock to advise boaters that the dock is temporarily closed.

Please feel free to contact me should you have any questions.

Regards,

A handwritten signature in black ink, reading "Malcolm Bromley".

Malcolm Bromley
General Manager - Vancouver Board of Parks and Recreation

/sa/clc

From: ["Nayeri, Ali" <Ali.Nayeri@vancouver.ca>](mailto:Ali.Nayeri@vancouver.ca)
To: ["Herod, Megan" <megan.herod@vancouver.ca>](mailto:megan.herod@vancouver.ca)
["Embley, Erin" <erin.embley@vancouver.ca>](mailto:erin.embley@vancouver.ca)
Date: 2/14/2018 12:51:44 PM
Subject: FW: Harbour Green Dock Closure and 311 inquiries

FYI. Below is the messaging on Harbour Green. Sev is handling the inquiries.
Thanks for your help in dealing with the questions ☺

From: Araujo, Sev
Sent: Wednesday, February 14, 2018 11:50 AM
To: Fanzega, Taryn
Cc: Nayeri, Ali; Mack, Tiina; Keyzer, Rachel; Lead Ranger; Collins, Tim
Subject: Harbour Green Dock Closure and 311 inquiries

Hi Taryn,

I understand you coordinate Park Board info at 311. Please note last Friday we had to close down the dock. I just realized you should be in the loop

This our messaging

Harbour Green Dock Closed

Harbour Green Dock was designed to accommodate pleasure craft only. In the summer of 2017 the Vancouver Park Board discovered two commercial operators running their business off the public dock.

Unfortunately, the commercial activity off the docks over the years has caused unexpected wear and tear and a reduced service life. The dock is now closed for an extended period for repairs. We apologize for any inconvenience.

Vancouver Park Board

Any illegal or safety issues please refer to Rangers

All others you can send to me

Any questions please call me

Thank you

Sev Araujo
Manager, Commercial Operations
Vancouver Park Board, City of Vancouver
o. 604 257 8436 / f. 604 257 8427
Email: Sev.Araujo@vancouver.ca

From: "[Wojnarski, Daria](#)" <Daria.Wojnarski@vancouver.ca>
To: "[Tait, Godfrey](#)" <Godfrey.Tait@vancouver.ca>
Date: 5/9/2018 11:13:21 AM
Subject: FW: Harbour Green Dock Closure and 311 inquiries

From: Wojnarski, Daria
Sent: Tuesday, February 20, 2018 11:19 AM
To: Araujo, Sev
Subject: RE: Harbour Green Dock Closure and 311 inquiries

I can make the edits myself. However, should I leave the name of the dock and add 'closed for repairs?'

From: Araujo, Sev
Sent: Friday, February 16, 2018 5:37 PM
To: Nayeri, Ali; Probert, Joan; Wojnarski, Daria
Cc: Collins, Tim; Mack, Tiina
Subject: RE: Harbour Green Dock Closure and 311 inquiries

Daria can you help us?

Sev Araujo
Manager, Commercial Operations
Vancouver Park Board, City of Vancouver
o. 604 257 8436 / f. 604 257 8427
Email: Sev.Araujo@vancouver.ca

From: Nayeri, Ali
Sent: Friday, February 16, 2018 4:42 PM
To: Araujo, Sev; Probert, Joan
Cc: Collins, Tim; Mack, Tiina
Subject: RE: Harbour Green Dock Closure and 311 inquiries

Hi Sev,

We usually send in a request to general IT ticketing system and it gets assigned to Digital Services who make the change.

Daria has more of a direct line to Digital Services and can make some changes much faster. I assume the rest of comms team have the same ability.

Just thought I should mention that,
Ali

From: Araujo, Sev
Sent: Friday, February 16, 2018 4:36 PM
To: Probert, Joan
Cc: Nayeri, Ali; Collins, Tim; Mack, Tiina
Subject: FW: Harbour Green Dock Closure and 311 inquiries

Hi Joan,

Who in IT would we send a request to remove the Harbour Green Dock off the City list until further notice

<http://vancouver.ca/streets-transportation/docks-and-boat-ramps.aspx>

Sev Araujo
Manager, Commercial Operations
Vancouver Park Board, City of Vancouver
o. 604 257 8436 / f. 604 257 8427
Email: Sev.Araujo@vancouver.ca

From: Fanzega, Taryn
Sent: Wednesday, February 14, 2018 1:22 PM
To: Araujo, Sev
Subject: RE: Harbour Green Dock Closure and 311 inquiries

Sorry for the second email,

Can you please ensure that I'm notified when it is up and running again 😊

Also, perhaps we can send a ticket to the web team to update this page: <http://vancouver.ca/streets-transportation/docks-and-boat-ramps.aspx> to indicate that the dock will be closed until further notice etc.

Thanks,

Taryn Fanzega

From: Fanzega, Taryn
Sent: Wednesday, February 14, 2018 1:13 PM
To: Araujo, Sev
Cc: Nayeri, Ali; Mack, Tiina; Keyzer, Rachel; Lead Ranger; Collins, Tim
Subject: RE: Harbour Green Dock Closure and 311 inquiries

Hi Sev,

Thank you for this information – I will ensure our CSRs have it in case we receive calls.

Taryn Fanzega
Business Consultant
Digital & Contact Centre Services
City of Vancouver
t: 604.871.6164
taryn.fanzega@vancouver.ca

From: Araujo, Sev
Sent: Wednesday, February 14, 2018 11:50 AM
To: Fanzega, Taryn
Cc: Nayeri, Ali; Mack, Tiina; Keyzer, Rachel; Lead Ranger; Collins, Tim
Subject: Harbour Green Dock Closure and 311 inquiries

Hi Taryn,

I understand you coordinate Park Board info at 311. Please note last Friday we had to close down the dock. I just realized you should be in the loop

This our messaging

Harbour Green Dock Closed

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Unfortunately, the commercial activity off the docks over the years has caused unexpected wear and tear and a

reduced service life. The dock is now closed for an extended period for repairs. We apologize for any inconvenience.

Vancouver Park Board

Any illegal or safety issues please refer to Rangers

All others you can send to me

Any questions please call me

Thank you

Sev Araujo

Manager, Commercial Operations

Vancouver Park Board, City of Vancouver

o. 604 257 8436 / f. 604 257 8427

Email: Sev.Araujo@vancouver.ca

From: "Harper, Margo" <Margo.Harper@vancouver.ca>
To: "Tait, Godfrey" <Godfrey.Tait@vancouver.ca>
Date: 5/9/2018 11:05:48 AM
Subject: FW: Harbour Green Dock media stories

From: Wojnarski, Daria
Sent: Tuesday, February 13, 2018 10:16 AM
To: Harper, Margo; Wilton, Shauna; Bromley, Malcolm; Woodhouse, Brenna; Araujo, Sev
Cc: Chan, Cheryl
Subject: Harbour Green Dock media stories

Hi all,

I'm working on social media messaging re: the closure of the Harbour Green Dock until made safe. We'll get it posted today.

In the meantime here are news articles about the closure.

<https://globalnews.ca/video/4019637/bowen-island-water-taxi-abruptly-ends-service>

<http://vancouver.sun.com/news/local-news/bowen-island-vancouver-water-taxi-to-cease-service>

<http://theprovince.com/news/local-news/bowen-island-vancouver-water-taxi-to-cease-service/wcm/2399b77c-56fc-4e26-b2d3-b4ec53c7a2fb>

<http://www.vancourier.com/news/bowen-island-water-taxi-grounded-by-coal-harbour-dock-repairs-1.23171852>

<https://twincitytelegraph.com/bowen-island-water-taxi-abruptly-ends-service-to-dismay-of-daily-commuters/>

 and Sea Taxi posted details of its commuter service being shut down at [v.facebook.com/blasttaxi/posts/1609016819146010](https://www.facebook.com/blasttaxi/posts/1609016819146010).

Daria

Daria Wojnarski | Communications
Vancouver Park Board | 2099 Beach Avenue
t. 604.257.8440
daria.wojnarski@vancouver.ca



From: ["Harper, Margo" <Margo.Harper@vancouver.ca>](mailto:Margo.Harper@vancouver.ca)

To: ["Tait, Godfrey" <Godfrey.Tait@vancouver.ca>](mailto:Godfrey.Tait@vancouver.ca)

Date: 5/9/2018 11:05:22 AM

Subject: FW: Harbour Green Dock messaging for emails/letters from the public

From: Wojnarski, Daria

Sent: Thursday, February 15, 2018 5:06 PM

To: Sangalang, Ellen


Cc: Harper, Margo; Araujo, Sev; Wilton, Shauna; Chan, Cheryl


Subject: Harbour Green Dock messaging for emails/letters from the public

Ellen,

Here is approved messaging should anyone email or send a letter to the Board with concerns re: the closure of Harbour Green Dock.

Thank you for your email/letter. Harbour Green Dock was designed to accommodate pleasure craft only as per posted signage. In the summer of 2017 the Vancouver Park Board discovered two commercial operators running their business off the park dock. Unfortunately, the commercial activity off the docks over the years has caused unexpected wear and tear and a reduced service life. As a result of a recent independent engineering inspection it was determined that moorage is unsafe due to failed piling rings and therefore the dock must be closed. Safety is of paramount importance to the Park Board so we had to close the dock immediately.

 other dock options available within Coal Harbour and False Creek to commercial operators, but not for parks so we are unable to assist Bowen Land and Sea Taxi. We apologize for the inconvenience.

Cheers, 
Daria

Daria Wojnarski | Communications

Vancouver Park Board | 2099 Beach Avenue

t. 604.257.8440

daria.wojnarski@vancouver.ca



From: "Harper, Margo" <Margo.Harper@vancouver.ca>
To: "Tait, Godfrey" <Godfrey.Tait@vancouver.ca>
Date: 5/9/2018 11:06:01 AM
Subject: FW: Harbour Green Dock messaging

From: Wojnarski, Daria
Sent: Wednesday, February 14, 2018 2:24 PM
To: Harper, Margo
Subject: Harbour Green Dock messaging

Margo,

Below is the messaging approved by Sev. s.13(1)

For social media:
s.13(1)

For letters and emails:
s.13(1)

Daria

Daria Wojnarski | Communications
Vancouver Park Board | 2099 Beach Avenue
t. 604.257.8440
daria.wojnarski@vancouver.ca



From: "[Wojnarski, Daria](mailto:Daria.Wojnarski@vancouver.ca)" <Daria.Wojnarski@vancouver.ca>
To: "[Tait, Godfrey](mailto:Godfrey.Tait@vancouver.ca)" <Godfrey.Tait@vancouver.ca>
Date: 5/9/2018 11:12:18 AM
Subject: FW: Harbour Green Dock update

From: Wojnarski, Daria
Sent: Thursday, February 08, 2018 10:44 AM
To: Mack, Tiina; Araujo, Sev
Subject: Harbour Green Dock update

Tiina and Sev,

What is the latest re: the Harbour Green dock? I understand from Margo that the dock is considered unsafe and was closed briefly.

Is it open now? Are there plans to close it again?

Will a memo be sent to Commissioners?



Daria Wojnarski | Communications
Vancouver Park Board | 2099 Beach Avenue
t. 604.257.8440
daria.wojnarski@vancouver.ca



From: "[Nayeri, Ali](mailto:Ali.Nayeri@vancouver.ca)" <Ali.Nayeri@vancouver.ca>
To: "[Araujo, Sev](mailto:sev.araujo@vancouver.ca)" <sev.araujo@vancouver.ca>
Date: 2/6/2018 1:18:37 PM
Subject: FW: Harbour Green Docks - Pilehoop replacement
Attachments: ltr_HarbourGreen_VancouverParks_20180206_mh.pdf

Hi Sev,

Here is the letter from AE. In light of all the issues and AE's recommendation, I think we should completely close off the dock since it is not possible to ensure compliance by commercial users.

Regards,
Ali

From: Mike Hanson [mailto:hansonm@ae.ca]
Sent: Tuesday, February 06, 2018 12:03 PM
To: Nayeri, Ali
Subject: RE: Harbour Green Docks - Pilehoop replacement

Thanks Ali, its difficult to tell for certain from our photos as well, where the brackets at the east landing were sitting previously.

Please find the letter attached as per your request. If you have any questions please don't hesitate to ask

Regards,

Mike Hanson, P.Eng.
Bridge Engineer
Associated Engineering (B.C.) Ltd.
#500 – 2889 East 12th Avenue, Vancouver, BC V5M 4T5
Tel: [604.293.1411](tel:604.293.1411) | Cel: [604.928.9853](tel:604.928.9853) | Direct: [236.317.2325](tel:236.317.2325)

From: Nayeri, Ali [mailto:Ali.Nayeri@vancouver.ca]
Sent: Tuesday, February 06, 2018 9:23 AM
To: Mike Hanson <hansonm@ae.ca>
Subject: FW: Harbour Green Docks - Pilehoop replacement

Hi Mike,

I discussed this issue with Matt. His recollection is that the brackets on the east landing float were always lower. Unfortunately we don't have any baselines, so I can't say if it was like this or not. Regardless, I think we will need to do some rehabilitation work on the floats (especially concrete repairs).

I thought I should send you these photos as well. As a result of the large gaps around the piles, the floats are moving side to side, which means the gaps between them can increase and decrease quite significantly. Our fabrication shop had put in some brackets to support the rubber transition between the west landing float (float 1) and float 2. Those brackets are causing damage to the floats when they collide with each other.

Thanks,
Ali

From: Matt Tobias [mailto:matt@floatingstructures.com]
Sent: Saturday, February 03, 2018 11:03 AM
To: Nayeri, Ali
Subject: Re: Harbour Green Docks - Pilehoop replacement

Ali,

Pile 12 & 13, have been like that for quite sometime maybe even from the beginning, we can also address this when you get approval to move forward with the remediation

Cheers,
M

Sent from my iPhone

On Feb 2, 2018, at 4:51 PM, Nayeri, Ali <Ali.Nayeri@vancouver.ca> wrote:

Hi Matt,

I have provided your estimate to our management and I am just waiting to see how to proceed. In the meantime, I am a bit worried that conditions could get worse, so I try to visit there whenever I can. I was at the dock earlier today and noticed that the pile brackets 12 and 13 which are attached to the east landing float (float 8) are partially submerged in water. All other brackets are out of water (see attached photos). Unfortunately, I don't have a baseline to compare to, but I was concerned that the float might either not be floating as high as it was intended to or was being prevented from moving up by something else.

Do you think this requires immediate investigation?

Thanks,
Ali

From: Nayeri, Ali
Sent: Friday, January 19, 2018 2:20 PM
To: 'Matt Tobias'
Subject: RE: Harbour Green Docks - Pilehoop replacement

Hi Matt,

I appreciate your quick responses to my questions. I am preparing a summary to discuss this with our senior management. This structure was not on our list of projects so with this information, we will need to figure out the funding piece.

I'll be in touch if we need more information.

Regards,
Ali

From: Matt Tobias [<mailto:matt@floatingstructures.com>]
Sent: Friday, January 19, 2018 11:55 AM
To: Nayeri, Ali
Subject: RE: Harbour Green Docks - Pilehoop replacement

Ali,

For our engineers to review new pilehoop design and provide shop drawings & engineering will be \$2900. After design & engineering of the pilehoop it may cause us to update our pricing because of extras that are being recommended by the engineer?

Attached are the original engineering drawings for the project, you can see this dock was designed for 35ft vessel, although I would suspect that this was the original request not necessary the limits of the dock?

Regards,

Mathias Tobias
Senior Project Manager



IMFS International Marine Floatation Systems Inc.

9365 River Road, Delta, BC, Canada V4G 1B4

Tel (604)930-9903, (Ext. 2) Cell: 604-908-6889

[Website](#) | [Instagram](#) | [LinkedIn](#) | [Facebook](#) | [Pinterest](#)

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From: Nayeri, Ali [<mailto:Ali.Nayeri@vancouver.ca>]

Sent: January-18-18 6:40 PM

To: Matt Tobias

Subject: RE: Harbour Green Docks - Pilehoop replacement

Hi Matt,

Thank you for preparing this budget proposal for us. I have the following questions:

- a. The proposal states that the budget excludes engineering. Is additional engineering required for the repairs that you are proposing? If so, what would be the estimated cost of the engineering work.
- How long will these repairs take? I anticipate that there would be a need to close the dock during the repairs. As I had mentioned, there is currently a ferry operation that uses the dock, so I need to give our management team a sense of the possible impact.
- How long will the proposed repairs last? Is this a stop-gap measure or is this anticipated to resolve the issues?
- Will these repairs allow the dock to continue to be used for commercial ferry operations? i.e. 8 scheduled docking/off-loading per day and average of 120 people loading/off-loading per day PLUS other non-scheduled commercial activity? If not what would that take / what is the issue preventing that?
- What would be the largest vessel and weight allowable once repairs are done?
- At the site meeting we discussed possibilities for dampening the motion of the floats in response to the waves in the inner harbour. I saw that you had included hard rubber sandwiched between the UHMW and the C channel for this. Will that last given the conditions there? Have you successfully used this design previously in similar conditions?
- What are the expected maintenance requirements for the new pile brackets? Are there things that we could do to reduce the maintenance requirements?
- Is there anything else that we can do to improve the resilience of the dock?

Thanks,

Ali

From: Matt Tobias [<mailto:matt@floatingstructures.com>]

Sent: Thursday, January 18, 2018 10:17 AM

To: Nayeri, Ali

Subject: Harbour Green Docks - Pilehoop replacement

Ali,

I apologize for the delay please see attached proposal for replacement of 13 pilehoops at Harbour Green Dock. Let me know if you have any questions or concerns?

Regards,

Mathias Tobias

Senior Project Manager



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<2018_02_02_pile_photos.pdf>

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**Associated
Engineering**

GLOBAL PERSPECTIVE,
LOCAL FOCUS.

Associated Engineering (B.C.) Ltd.
#500 - 2889 East 12th Avenue
Vancouver, B.C., Canada V5M 4T5

TEL: 604.293.1411
FAX: 604.291.6163
www.ae.ca

February 5, 2018

File: 20162282.00.E.05.00

Ali Nayeri
Vancouver Board of Parks and Recreation
2099 Beach Ave
Vancouver, BC V6G 1Z4

Re: RECOMMENDATIONS FOR SAFE USE OF HARBOUR GREEN DOCK

Dear Mr. Nayeri:

The **Vancouver Board of Parks and Recreation** (Park Board) originally retained **Associated Engineering** (AE) to perform a detailed inspection of Harbour Green Dock in September 2017. Following this inspection, the Park Board expressed concerns that the condition of the dock has further deteriorated to a point that may be resulting in unsafe conditions for vessel mooring.

We have reviewed the photographs provided by the Park Board, dated February 2nd, 2018, and recommend that the Park Board limit the use of the dock to recreational vessels under 20' in length, until such time that repairs to the pile rings can be completed. Since two of the pile rings have failed, and the remaining rings are in poor condition, the ability of the dock to withstand the design mooring loading (35' long vessel) is compromised.

Furthermore, the pile rings at Floats 1 and 8 are now partially submerged. It is unclear whether this is a result of the water level at the time of the site visit or due to the deterioration of the floats and pile rings. We recommend the buoyancy of the floats be examined and if needed addressed appropriately prior to undertaking repairs to the rings.

We trust this letter provides sufficient information for the Park Board. Should you have any further questions or concerns please don't hesitate to contact us.

Yours truly,

Prepared by:

Reviewed by



Mike Hanson, P.Eng.
Structural Engineer



Julien Henley, P.Eng.
Senior Engineer

MH/JH/mc

From: ["Nayeri, Ali" <Ali.Nayeri@vancouver.ca>](mailto:Ali.Nayeri@vancouver.ca)

To: ["Mike Hanson" <hansonm@ae.ca>](mailto:hansonm@ae.ca)

Date: 2/6/2018 10:23:23 AM

Subject: FW: Harbour Green Docks - Pilehoop replacement

Hi Mike,

I discussed this issue with Matt. His recollection is that the brackets on the east landing float were always lower. Unfortunately we don't have any baselines, so I can't say if it was like this or not. Regardless, I think we will need to do some rehabilitation work on the floats (especially concrete repairs).

I thought I should send you these photos as well. As a result of the large gaps around the piles, the floats are moving side to side, which means the gaps between them can increase and decrease quite significantly. Our fabrication shop had put in some brackets to support the rubber transition between the west landing float (float 1) and float 2. Those brackets are causing damage to the floats when they collide with each other.

Thanks,
Ali

From: Matt Tobias [mailto:matt@floatingstructures.com]
Sent: Saturday, February 03, 2018 11:03 AM
To: Nayeri, Ali
Subject: Re: Harbour Green Docks - Pilehoop replacement

Ali,

Pile 12 & 13, have been like that for quite sometime maybe even from the beginning, we can also address this when you get approval to move forward with the remediation

Cheers,
M

Sent from my iPhone

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Do you think this requires immediate investigation?

Thanks,
Ali

From: Nayeri, Ali
Sent: Friday, January 19, 2018 2:20 PM
To: 'Matt Tobias'
Subject: RE: Harbour Green Docks - Pilehoop replacement

Hi Matt,

I appreciate your quick responses to my questions. I am preparing a summary to discuss this with our senior management. This structure was not on our list of projects so with this information, we will need to figure out the funding piece.

I'll be in touch if we need more information.

Regards,
Ali

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To: Nayeri, Ali
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Ali,

For our engineers to review new pilehoop design and provide shop drawings & engineering will be \$2900. After design & engineering of the pilehoop it may cause us to update our pricing because of extras that are being recommended by the engineer?

Attached are the original engineering drawings for the project, you can see this dock was designed for 35ft vessel, although I would suspect that this was the original request not necessary the limits of the dock?

Regards,

Mathias Tobias
Senior Project Manager



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- a) The proposal states that the budget excludes engineering. Is additional engineering required for the repairs that you are proposing? If so, what would be the estimated cost of the engineering work.
- b) How long will these repairs take? I anticipate that there would be a need to close the dock during the repairs. As I had mentioned, there is currently a ferry operation that uses the dock, so I need to give our management team a sense of the possible impact.
- c) How long will the proposed repairs last? Is this a stop-gap measure or is this anticipated to resolve the issues?
- d) Will these repairs allow the dock to continue to be used for commercial ferry operations? i.e. 8 scheduled

docking/off-loading per day and average of 120 people loading/off-loading per day PLUS other non-scheduled commercial activity? If not what would that take / what is the issue preventing that?

- e) What would be the largest vessel and weight allowable once repairs are done?
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- g) What are the expected maintenance requirements for the new pile brackets? Are there things that we could do to reduce the maintenance requirements?
- h) Is there anything else that we can do to improve the resilience of the dock?

Thanks,
Ali

From: Matt Tobias [<mailto:matt@floatingstructures.com>]
Sent: Thursday, January 18, 2018 10:17 AM
To: Nayeri, Ali
Subject: Harbour Green Docks - Pilehoop replacement

Ali,

I apologize for the delay please see attached proposal for replacement of 13 pilehoops at Harbour Green Dock. Let me know if you have any questions or concerns?

Regards,

Mathias Tobias
Senior Project Manager



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<2018_02_02_pile_photos.pdf>



From: ["Nayeri, Ali" <Ali.Nayeri@vancouver.ca>](mailto:Ali.Nayeri@vancouver.ca)
To: ["Wojnarski, Daria" <Daria.Wojnarski@vancouver.ca>](mailto:Daria.Wojnarski@vancouver.ca)
Date: 3/1/2018 8:30:46 PM
Subject: FW: Harbour Green Public Dock Closure Challenges
Attachments: draft_alternate_locations.pdf

Hi Daria,

Malcolm has asked us to install another sign at Harbour Green Dock to notify people of where to go for public moorage and reporting to customs. I've prepared a sign (attached). Could you review it and let me know if you have any edits or changes?

Many thanks,
Ali

From: Araujo, Sev
Sent: Thursday, March 01, 2018 5:24 PM
To: Nayeri, Ali
Cc: Mack, Tiina; Collins, Tim
Subject: FW: Harbour Green Public Dock Closure Challenges

Hi Ali,

Further to the email below we need to add an additional sign on the middle piling facing the water with the following information

- Closest free moorage located in front of Public Market on Granville Island
- Clearing Customs: F Dock at Fisherman's Wharf, False Creek Harbour Authority between Burrard St and Granville St. bridges

Can you please see me when you have a minute. Hoping to have this up next week.

Thanks Ali

Sev Araujo
Manager, Commercial Operations
Vancouver Park Board, City of Vancouver
o. 604 257 8436 / f. 604 257 8427
Email: Sev.Araujo@vancouver.ca

From: Araujo, Sev
Sent: Thursday, March 01, 2018 5:13 PM
To: Bromley, Malcolm
Cc: Wilton, Shauna; Mack, Tiina (work)
Subject: RE: Harbour Green Public Dock Closure Challenges

Hi Malcom,

I just spoke to Steven. I will be working with Tiina's staff to create signage and post on pilings facing water indicating:

- Closest free moorage in Coal Harbour/False Creek ... *Granville Island 3hrs*
- Closest location to clear Customs ... *Fishermans Wharf*

Steven wanted to pass along his thanks to you as he did not know who to contact. He has my contact info and was appreciative of the call.

Sev Araujo

Manager, Commercial Operations

Vancouver Park Board, City of Vancouver

o. 604 257 8436 / f. 604 257 8427

Email: Sev.Araujo@vancouver.ca

From: Bromley, Malcolm

Sent: Thursday, March 01, 2018 3:36 PM

To: Araujo, Sev

Cc: Wilton, Shauna

Subject: FW: Harbour Green Public Dock Closure Challenges

Sev,

Can you please review and advise the writer of our plans. See how you can help. Thanks

From: Steven Varley [<mailto:steven@coalharbourmarina.com>]

Sent: Thursday, March 01, 2018 2:57 PM

To: Bromley, Malcolm

Cc: Sangalang, Ellen

Subject: Harbour Green Public Dock Closure Challenges

Malcolm Bromley

General Manager

Vancouver Board of Parks and Recreation

Good afternoon Mr. Bromley,

The sudden closing of the adjacent Parks Board Harbour Green Public Dock is proving to be problematic for dock users, as well as neighbouring properties, and looks to intensify as the fair weather boating season approaches.

At minimum, signage posted at Harbour Green dock advising alternate Parks Board False Creek private vessel passenger drop off and pickup locations is needed. Media and website platform notice of alternate pick up and drop off options pending the dock reopening would also be of public assistance. Additionally, visiting international recreational vessels looking to clear customs (CBSA) in Burrard Inlet are being impacted.

We take pride in being be good neighbours and community members but as a residential and recreational property we are not well suited to daily incursions of vessels (insured?) and passengers trespassing at various hours. In addition to the disappointment expressed by frustrated Harbour Green Dock users to marina staff, tenants are also rightly concerned about increased risk to personal safety and security of property.

At our end we are ordering addition marina signs for ramps, office and docks advising, *"Private Property – No Public Vessel Passenger Pick-Up or Drop Off"*. Staff meetings discussing concerns have taken place and a "script" created to communicate standard helpful information to persons unable to utilize Harbour Green Dock who are attempting unauthorized access of our property. We are also sharing concerns with tenants and Coal Harbour property neighbours with suggestions welcomed.

Thank you for your consideration and note I have also entered a related service request on the City of Vancouver website. I am available should a Parks Board representative require addition information or wish to discuss.

Regards,
Steve

Steven Varley

General Manager

Coal Harbour Marina Ltd.

1525 Coal Harbour Quay

Vancouver, BC, Canada V6G 3E7

Tel: 604-681-2628 / Fax: 604-681-4666

VHF: Channel 66A

www.coalharbourmarina.com

Public Moorage

Free public moorage located in front of Public Market on Granville Island

Clearing Customs

Report to Dock F at Fisherman's Wharf, False Creek Harbour Authority



From: "Harper, Margo" <Margo.Harper@vancouver.ca>
To: "Tait, Godfrey" <Godfrey.Tait@vancouver.ca>
Date: 5/9/2018 11:05:07 AM
Subject: FW: Media call re: Harbour Green Dock

From: Wojnarski, Daria
Sent: Tuesday, February 27, 2018 11:50 AM
To: Harper, Margo
Subject: FW: Media call re: Harbour Green Dock

FYI

From: Nayeri, Ali
Sent: Tuesday, February 27, 2018 11:23 AM
To: Wojnarski, Daria
Cc: Mack, Tiina; Araujo, Sev
Subject: RE: Media call re: Harbour Green Dock

Hi Daria,

I think the fencing was installed on Feb. 14/15. The purpose is to close off the dock while we evaluate repair options and complete the repairs on the dock. We also installed signs on the water side and at both gates to inform boaters and the public that the dock is closed. We had announced the closure of the dock on Feb. 9.

Thanks,
Ali

From: Araujo, Sev
Sent: Tuesday, February 27, 2018 10:21 AM
To: Wojnarski, Daria; Nayeri, Ali
Cc: Mack, Tiina
Subject: RE: Media call re: Harbour Green Dock

Hi Daria, Ali can provide info on fence and maintenance/upgrades.

See edits below

Thank you

Sev Araujo
Manager, Commercial Operations
Vancouver Park Board, City of Vancouver
o. 604 257 8436 / f. 604 257 8427
Email: Sev.Araujo@vancouver.ca

From: Wojnarski, Daria
Sent: Tuesday, February 27, 2018 9:59 AM
To: Araujo, Sev
Subject: Media call re: Harbour Green Dock

Sev,

A reporter called re: the chain link fence around Harbour Green Dock.

When did the fence go up?



and with the following unless you have any revisions:

s.13(1)

s.13(1)

Daria

Daria Wojnarski | Communications
Vancouver Park Board | 2099 Beach Avenue
t. 604.257.8440
daria.wojnarski@vancouver.ca



From: ["Wojnarski, Daria" <Daria.Wojnarski@vancouver.ca>](mailto:Daria.Wojnarski@vancouver.ca)

To: ["Tait, Godfrey" <Godfrey.Tait@vancouver.ca>](mailto:Godfrey.Tait@vancouver.ca)

Date: 5/9/2018 11:12:47 AM

Subject: FW: Messaging for stakeholders who use Harbour Green

From: Wojnarski, Daria

Sent: Thursday, February 15, 2018 10:02 AM

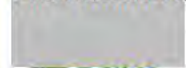
To: Araujo, Sev

Subject: Messaging for stakeholders who use Harbour Green

Sev,

I've been asked to follow up on whether you have informed the various organizations that use Harbour Green dock that it is now closed.

I'm happy to help with any messaging.



Ud11d



Daria Wojnarski | Communications

Vancouver Park Board | 2099 Beach Avenue

t. 604.257.8440

daria.wojnarski@vancouver.ca



From: ["Wojnarski, Daria" <Daria.Wojnarski@vancouver.ca>](mailto:Daria.Wojnarski@vancouver.ca)
To: ["Tait, Godfrey" <Godfrey.Tait@vancouver.ca>](mailto:Godfrey.Tait@vancouver.ca)
Date: 5/9/2018 11:12:09 AM
Subject: FW: Messaging re: closure of Harbour Green Dock

From: Wojnarski, Daria
Sent: Friday, February 09, 2018 3:39 PM
To: Araujo, Sev; Mack, Tiina
Cc: Nayeri, Ali
Subject: Messaging re: closure of Harbour Green Dock

Sev and Tiina,

I've drafted the following messaging around the closure of Harbour Green Dock.

Please review and change as necessary. I can then share it with the GM Office and anyone who asks on social media.

s.13(1)

s.13(1)

s.13(1)



Vancouver Park Board

Daria Wojnarski | Communications
Vancouver Park Board | 2099 Beach Avenue
t. 604.257.8440
daria.wojnarski@vancouver.ca



From: ["Wojnarski, Daria" <Daria.Wojnarski@vancouver.ca>](mailto:Daria.Wojnarski@vancouver.ca)
To: ["Tait, Godfrey" <Godfrey.Tait@vancouver.ca>](mailto:Godfrey.Tait@vancouver.ca)
Date: 5/9/2018 11:13:09 AM
Subject: FW: Messaging re Dock Closure

From: Wojnarski, Daria
Sent: Wednesday, February 14, 2018 12:21 PM
To: Araujo, Sev
Subject: RE: Messaging re Dock Closure

I like it, especially the line about other dock options.

s.13(1)

From: Araujo, Sev
Sent: Wednesday, February 14, 2018 12:17 PM
To: Wojnarski, Daria
Subject: RE: Messaging re Dock Closure

See below

Thank you

Sev Araujo
Manager, Commercial Operations
Vancouver Park Board, City of Vancouver
o. 604 257 8436 / f. 604 257 8427
Email: Sev.Araujo@vancouver.ca

From: Wojnarski, Daria
Sent: Wednesday, February 14, 2018 11:54 AM
To: Araujo, Sev
Subject: RE: Messaging re Dock Closure

Sev,

Are you good with this messaging for social media:
#HarbourGreenDock in Coal Harbour is closed for repairs for an extended period after an independent engineering inspection determined moorage is unsafe as the piling rings have failed. No private or commercial use until repairs are completed. We apologize for impacts to the public **OK**

Also, someone wrote a letter to the GM's office saying: I assume you are aware of the rather abrupt change in service for Bowen Land and Sea Taxi. This is an e-mail of support for the company and a request to the Park Board to find a solution either at the Harbour Green Park Dock or an alternative site. Please put yourself in the position of a business owner who had less than a days notice to find out that his/her business is being effectively shut down. Certainly, the board can do a better job of communicating and accommodating certain circumstances.

I've drafted the following in response. Please review and change as necessary:

s.13(1)

s.13(1)

s.13(1)

s.13(1)

Daria

From: Wojnarski, Daria
Sent: Wednesday, February 14, 2018 10:26 AM
To: Araujo, Sev
Cc: Mack, Tiina; Harper, Margo; Sangalang, Ellen; Chan, Cheryl; Wilton, Shauna; Woodhouse, Brenna
Subject: RE: Messaging re Dock Closure

The approved messaging below was emailed to reporters last week.

However, we redrafted the message for social media as we are limited by the number of words we can use. We're doing another post today. Brenna drafted the following:
#HarbourGreenDock in Coal Harbour is closed for repairs for an extended period after an independent engineering inspection determined moorage is unsafe as the piling rings have failed.No private or commercial use until repairs are completed. We apologize for impacts to the public

From: Araujo, Sev
Sent: Wednesday, February 14, 2018 10:00 AM
To: Wojnarski, Daria
Cc: Mack, Tiina; Harper, Margo; Sangalang, Ellen; Chan, Cheryl; Wilton, Shauna
Subject: RE: Messaging re Dock Closure

s.13(1)

The following were the edits Tiina and I provided last week

s.13(1)

PBGMO and I are looking for messaging to send out so we are all saying the same thing. Can you work with Margo to provide please

Sev Araujo
Manager, Commercial Operations

Vancouver Park Board, City of Vancouver
o. 604 257 8436 / f. 604 257 8427
Email: Sev.Araujo@vancouver.ca

From: Wojnarski, Daria
Sent: Tuesday, February 13, 2018 4:34 PM
To: Araujo, Sev
Subject: RE: Messaging re Dock Closure

This is what we posted on social media today.

#HarbourGreenDock in Coal Harbour is closed indefinitely for repairs after an independent engineering inspection determined moorage is unsafe as the piling rings have failed. No private or commercial use until repairs are completed. We apologize for impacts to the public.

From: Araujo, Sev
Sent: Tuesday, February 13, 2018 12:46 PM
To: Wojnarski, Daria
Cc: Harper, Margo; Wilton, Shauna; Sangalang, Ellen; Mack, Tiina; Nayeri, Ali
Subject: Messaging re Dock Closure

Daria,

Can you forward the Final official messaging that was finalized on Friday re dock closure so that PBGMO and I can forward when we receive inquiries

Thank you

Sev Araujo
Manager, Commercial Operations
Vancouver Park Board, City of Vancouver
o. 604 257 8436 / f. 604 257 8427
Email: Sev.Araujo@vancouver.ca

From: "Harper, Margo" <Margo.Harper@vancouver.ca>

To: "Tait, Godfrey" <Godfrey.Tait@vancouver.ca>

Date: 5/9/2018 11:08:42 AM

Subject: FW: parks board closes coal harbour dock

From: Wojnarski, Daria
Sent: Friday, February 09, 2018 5:05 PM
To: Lambert, Ellie
Cc: Harper, Margo
Subject: RE: parks board closes coal harbour dock

This is what we sent to reporters today:

Harbour Green Dock was designed to accommodate pleasure craft only. In the summer of 2017 the Vancouver Park Board determined that two commercial operators were running their businesses off the public dock. One of them ceased operations and the other, Bowen Land and Sea Taxi, continued to provide a commuter service from the dock and was given a temporary operating agreement until Jan 31, 2018.

Unfortunately, this commercial activity has caused unexpected wear and tear and reduced the service life of the dock. The dock is now closed for an extended period for repairs. Signage has been posted and access is restricted via the gates at the top of the gangways. We apologize for any inconvenience.

There are other alternatives for water taxi operators who wish to dock with passengers in Coal Harbour and Granville Island.

From: Lambert, Ellie
Sent: Friday, February 09, 2018 5:01 PM
To: Wojnarski, Daria
Subject: Re: parks board closes coal harbour dock

Hi Daria,

If you're not able to put someone up, could you cc me into the statement so I can share with Mayor's office. He's done by an event tomorrow that CBC is attending so they may ask him the q at that.

Thanks,
Ellie

Sent from my iPhone

On Feb 9, 2018, at 4:58 PM, Wojnarski, Daria <Daria.Wojnarski@vancouver.ca> wrote:

Got it.

From: Matthew McFarlane [<mailto:matthew.mcfarlane@cbc.ca>]
Sent: Friday, February 09, 2018 4:56 PM
To: Media
Subject: parks board closes coal harbour dock

We've heard that the Parks Board has closed the Coal Harbour dock, causing a suspension for the Bowen Island commuter service that uses the docks.

Can the city comment? Put up someone to go on camera? Possibly for tomorrow?

Matthew

--

Matthew McFarlane
Weekend Producer
p. 604-662-6396


From: "[Wojnarski, Daria](mailto:Daria.Wojnarski@vancouver.ca)" <Daria.Wojnarski@vancouver.ca>
To: "[Tait, Godfrey](mailto:Godfrey.Tait@vancouver.ca)" <Godfrey.Tait@vancouver.ca>
Date: 5/9/2018 11:13:50 AM
Subject: FW: parks board closes coal harbour dock

From: Wojnarski, Daria
Sent: Friday, February 09, 2018 5:08 PM
To: 'Matthew McFarlane'
Subject: RE: parks board closes coal harbour dock

My understanding is that there are other docks such as one run by Harbour Cruises, and the flight centre beside the Trade and Convention Centre, and at Granville Island.

From: Matthew McFarlane [<mailto:matthew.mcfarlane@cbc.ca>]
Sent: Friday, February 09, 2018 5:03 PM
To: Wojnarski, Daria
Subject: Re: parks board closes coal harbour dock

Thanks Daria,

The operator says they are forced to close down, what are the other options in Coal Harbour?

Matthew

On Fri, Feb 9, 2018 at 5:01 PM, Wojnarski, Daria <Daria.Wojnarski@vancouver.ca> wrote:
Matthew,

Harbour Green Dock was designed to accommodate pleasure craft only. In the summer of 2017 the Vancouver Park Board determined that two commercial operators were running their businesses off the public dock. One of them ceased operations and the other, Bowen Land and Sea Taxi, continued to provide a commuter service from the dock and was given a temporary operating agreement until Jan 31, 2018.

Unfortunately, this commercial activity has caused unexpected wear and tear and reduced the service life of the dock. The dock is now closed for an extended period for repairs. Signage has been posted and access is restricted via the gates at the top of the gangways.

There are other alternatives for water taxi operators who wish to dock with passengers in Coal Harbour and Granville Island.

Cheers,
Daria

From: Matthew McFarlane [<mailto:matthew.mcfarlane@cbc.ca>]
Sent: Friday, February 09, 2018 4:56 PM
To: Media
Subject: parks board closes coal harbour dock

We've heard that the Parks Board has closed the Coal Harbour dock, causing a suspension for the Bowen Island commuter service that uses the docks.

Can the city comment? Put up someone to go on camera? Possibly for tomorrow?

Matthew

--
Matthew McFarlane
Weekend Producer
p. [604-662-6396](tel:604-662-6396)

--
Matthew McFarlane
Weekend Producer
p. [604-662-6396](tel:604-662-6396)

From: "Harper, Margo" <Margo.Harper@vancouver.ca>
To: "Tait, Godfrey" <Godfrey.Tait@vancouver.ca>
Date: 5/9/2018 11:06:35 AM
Subject: FW: query about water taxi coal harbour dock

From: Cindy Leong [mailto:Cindy.Leong@rci.rogers.com]
Sent: Monday, February 12, 2018 2:12 PM
To: Harper, Margo
Subject: RE: query about water taxi coal harbour dock

Great thanks!

Cindy Leong
Assignment Desk
Breakfast Television
180 West 2nd Avenue
Vancouver, BC V5Y 3T9
cindy.leong@rci.rogers.com
news desk:604-872-6122

City

From: Harper, Margo [mailto:Margo.Harper@vancouver.ca]
Sent: February 12, 2018 2:11 PM
To: Cindy Leong <Cindy.Leong@rci.rogers.com>
Cc: Wojnarski, Daria <Daria.Wojnarski@vancouver.ca>
Subject: Re: query about water taxi coal harbour dock

Sorted things w your camera Cindy will send u some info on harbour green in separate email.

Sent from my iPhone

On Feb 12, 2018, at 11:37 AM, Cindy Leong <Cindy.Leong@rci.rogers.com> wrote:

Hi,
Could you confirm why the Bowen Island water taxi service can no longer dock at Coal Harbour?
Is there a temporary fix or another location where the service can deliver commuters to Vancouver?

Also, on another note. We are trying to film some of the free activities at Sunset and other community centres but our cameraman isn't being allowed in?

Thanks, Cindy

Cindy Leong
Assignment Desk
Breakfast Television
180 West 2nd Avenue
Vancouver, BC V5Y 3T9
cindy.leong@rci.rogers.com
news desk:604-872-6122

<image001.jpg>

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From: ["Wojnarski, Daria" <Daria.Wojnarski@vancouver.ca>](mailto:Daria.Wojnarski@vancouver.ca)

To: ["Tait, Godfrey" <Godfrey.Tait@vancouver.ca>](mailto:Godfrey.Tait@vancouver.ca)

Date: 5/9/2018 11:14:21 AM

Subject: FW: Quick question about chain link fence around dock @ Coal Harbour

From: Wojnarski, Daria

Sent: Tuesday, February 27, 2018 2:00 PM

To: 'SPENCER HARWOOD'

Subject: RE: Quick question about chain link fence around dock @ Coal Harbour

The fencing was installed around Feb. 14/15. The purpose is to close off the dock while we evaluate repair options and complete the repairs on the dock. We also installed signs on the water side and at both gates to inform boaters and the public that the dock is closed.

Harbour Green Dock was designed to accommodate pleasure craft only. In the summer of 2017 the Vancouver Park Board discovered commercial operators running their business off the public dock.

Unfortunately, the commercial activity off the docks over the years has caused premature wear and tear and a reduced service life.

From: SPENCER HARWOOD [<mailto:spencer.harwood@cbc.ca>]

Sent: Tuesday, February 27, 2018 9:06 AM

To: Media

Subject: Quick question about chain link fence around dock @ Coal Harbour

Hi there,

My name's Spencer Harwood, I'm an AP at CBC News downtown; we got a call in this morning about a chain link fence that was put up around the docks between Cardero's restaurant and the sea plane landing. Could anyone let us know why?

Thank you,

Spencer

--

Spencer Harwood

Associate Producer

CBC News Vancouver

From: ["Araujo, Sev" <Sev.Araujo@vancouver.ca>](mailto:Sev.Araujo@vancouver.ca)

To: ["Mack, Tiina \ \(work\\)" <tiina.mack@vancouver.ca>](mailto:tiina.mack@vancouver.ca)
["Mack, Tiina \ \(work\\)" <tiina.mack@vancouver.ca>](mailto:tiina.mack@vancouver.ca)

Date: 1/29/2018 2:03:51 PM

Subject: Harbour Green Dock: Repairs and safety status

Attachments: FW: Use of Harbour Green dock for commercial activity temporarily.msg
FW: Harbour Green Dock.msg
RE: Harbour Green Floats.msg
Notice of Deterioration Harbour Green Park Dock.pdf

Hi Tiina and Ali,

Any word on the safety and or commercial limitations of this dock? I am attaching the highlighted emails since September re work and issues identified.

We are at the point of having to either extend an operator or tell them its not available for their commuter service and now having another operator wanting to start up. There is a liability exposure here that I do not feel we can continue and allow further operators to run from the dock

s.13(1)

Please note Shauna is looking for guidance from us as she needs to inform Malcolm.

I'll send a meeting request

Sev Araujo

Manager, Commercial Operations

Vancouver Park Board, City of Vancouver

o. 604 257 8436 / f. 604 257 8427

Email: Sev.Araujo@vancouver.ca

From: Nayeri, Ali

Sent: Thursday, November 30, 2017 4:46 PM

To: Araujo, Sev

Cc: Murray, Grant; Jackson, Steve; Wilton, Shauna; Mack, Tiina

Subject: RE: Harbour Green Dock

Hi Sev,

I was wondering if we have made any progress on determining ownership/jurisdiction at Harbour Green Dock?

In late October, I received a message from an engineer at Streets and Electrical Design. It seems their consultant, SNC Lavalin, regularly gets picked up by a boat at the dock to review ongoing work nearby. The site engineer had noted the damage to the dock and had prepared a memo to bring this to our attention (attached). The reported items are the same as those reported by AE in their report in September.

I have reached out to IMFS, the original manufacturers of the floats, and I am going to have a site meeting with them next Wednesday to get their take on what it will take to repair the floats and mooring rings. They think that it may be more cost effective to remove the floats and repair them at their facility rather than on site. So we need to be prepared for an extended closure of the dock as well.

Thanks,
Ali

From: Mack, Tiina
Sent: Friday, September 29, 2017 1:12 PM
To: Nayeri, Ali; Araujo, Sev
Cc: Murray, Grant; Jackson, Steve; Wilton, Shauna
Subject: RE: Harbour Green Dock

Ouch\$\$ but good to know, thanks for the timely follow up Ali

From: Nayeri, Ali
Sent: Thursday, September 28, 2017 5:30 PM
To: Araujo, Sev; Mack, Tiina
Cc: Murray, Grant; Jackson, Steve; Wilton, Shauna
Subject: FW: Harbour Green Dock

Hi Sev and Tiina,

Below is the estimate I got from Blue Water Systems for replacement of all the pile rings (about \$170k).

In our previous discussions with AE, we had concluded that further investigation and re-engineering of the mooring system would be a wise decision since the current system clearly does not work in this environment and we would be in the same place again in a couple of years. I will ask Mike for a more precise estimate on the engineering, but we had previously talked about something around \$30k - \$50k.

So we are looking at about \$250k for a complete rehabilitation of the moorings on this structure.

Regards,
Ali

From: Peter Longwood [<mailto:peter@bluewatersystems.ca>]
Sent: Thursday, September 28, 2017 3:46 PM
To: Nayeri, Ali
Subject: RE: Harbour Green Dock

Hello Ali;

We could do this work but first let me offer our opinion. This should be engineered as this is a very rough site and these pile rings built by IMFS are not adequate nor is the attachment to the floats adequate. Therefore you probably should consult with an engineering firm that has experience in the marine environment. If you need suggestions of such firms I can offer this.

But if we were to approach this project, since it is extremely rough and this float is very heavy there is a lot of momentum during weather situations. We feel building stronger pile rings need to be built. Also to reduce the momentum we further suggest reducing the tolerances around the piles.

However, once new rings with tighter tolerances are installed in one area the loads will transfer to other areas. Therefore we suggest replacing all (13) pile rings and replacing at this time.

Our anticipated cost are as follows:

- ☐ Initial take-off and design: \$4,500 (w/o engineering)
- ☐ Pile rings fabrication: \$6,600 each
- ☐ Mobilization of crane barge and demobilization: \$10,000
- ☐ Installation: \$5,000 per pile ring
- ☐ Labour for additional work on site: \$5,000 per day

Roughly speaking, the cost for the above will run approximately \$ 165,300 before any additional work.

If this is something you want us to pursue, please advise. However, I really think you should consult with an engineering firm and have them design the correct solution to this problem.

Thanks you for contacting us.

Sincerely,
Peter

Peter Longwood
Blue Water systems, Ltd
9925 River Road
Delta, BC V4G 1B4
Tel: 604-583-9999
Email: peter@bluewatersystems.ca
www.bluewatersystems.ca

From: Nayeri, Ali [<mailto:Ali.Nayeri@vancouver.ca>]
Sent: Wednesday, September 27, 2017 5:14 PM
To: peter@bluewatersystems.ca
Subject: Harbour Green Dock

Hi Peter,

Further to our conversation earlier, attached please find some pictures of the state of two of the pile rings (P6 and P9). In addition, many of the rubrails and UHMW pads have been damaged or are missing. I would be thankful if you could let me know if you would be able to help us with performing the necessary repairs.

Best regards,
Ali

Ali Nayeri | Park Development | Board of Parks & Recreation
2099 Beach Avenue, Vancouver, BC V6G 1Z4
Tel: 604-257-8461 | Cell: 604-353-1896
Email: ali.nayeri@vancouver.ca

Notice of Deterioration – 2017/10/17

Prepared By: Adam Dijkerman

1. Location

Public Dock: Harbour Green Park Dock

Figure 1: Location (Google Maps)



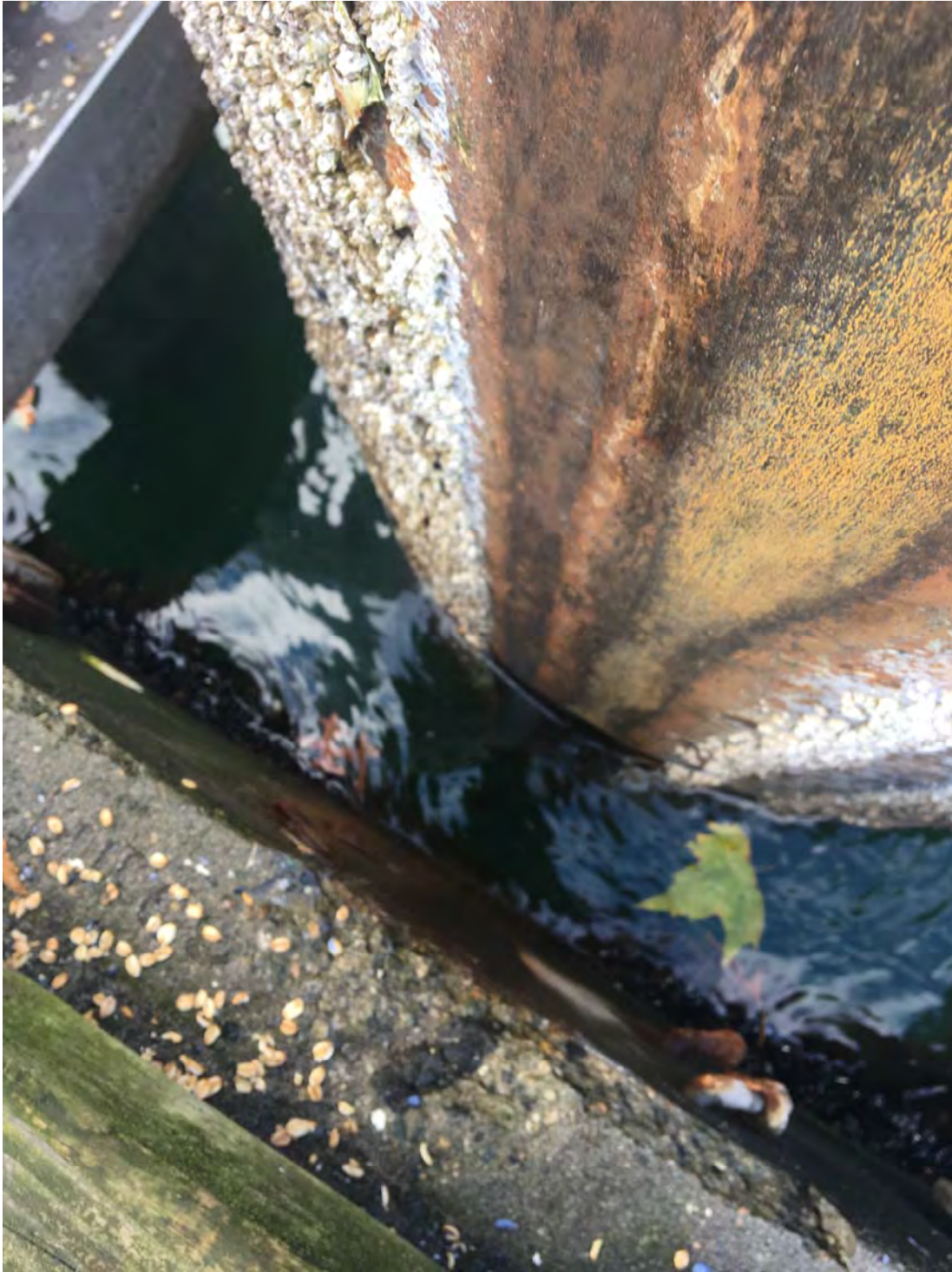
The public dock is a floating dock moored to steel piles and accessible by 2 steel gangways. The most visible deterioration is that of a pile guide. This dock is easily accessible by the public and this broken guide can be seen from shore. Currently the concrete deck of the dock is rubbing against the steel pile in certain locations. See below for pictures.

2. Photos

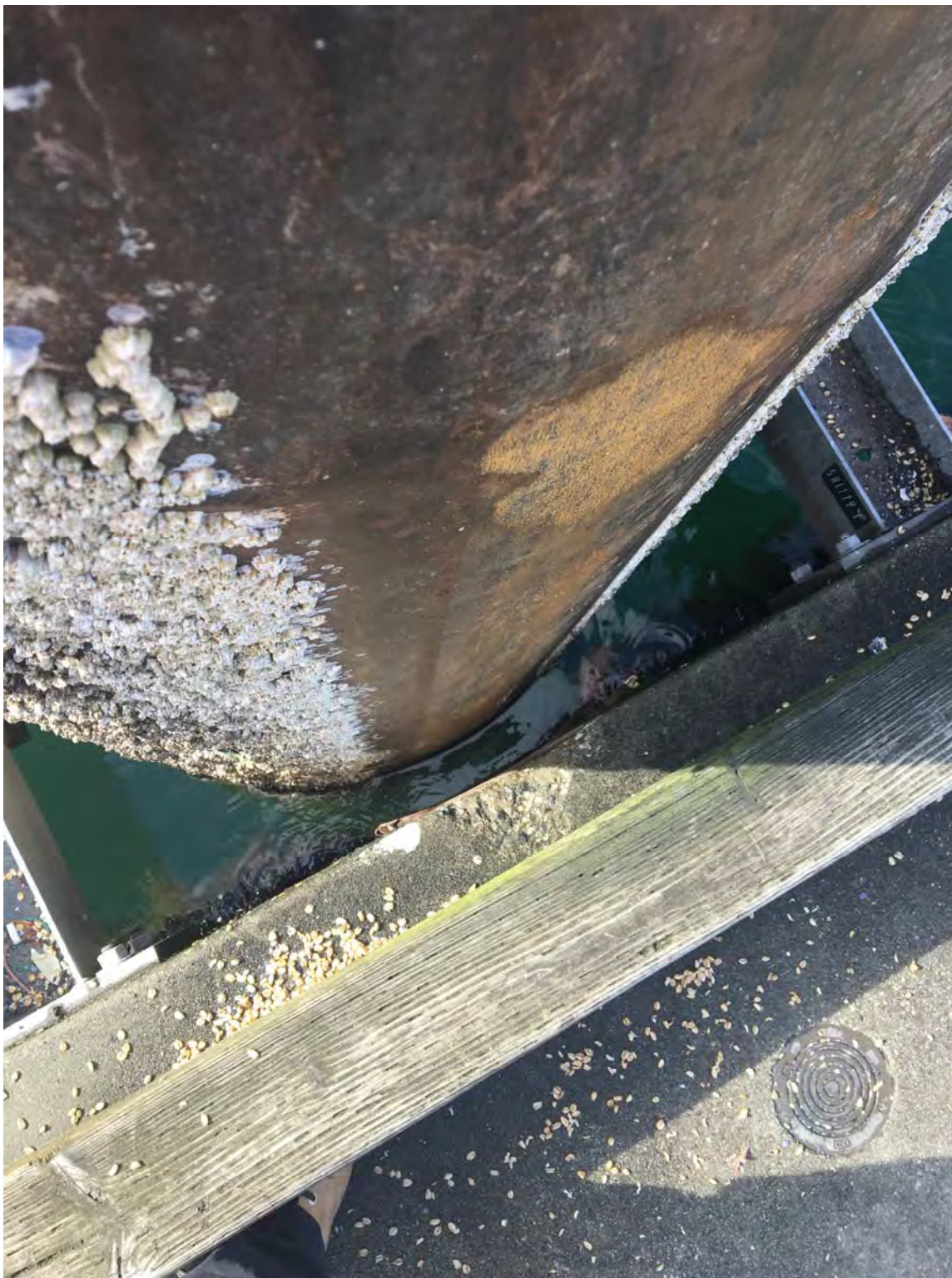






















From: ["Nayeri, Ali" <Ali.Nayeri@vancouver.ca>](mailto:Ali.Nayeri@vancouver.ca)
To: ["Foster, Ian" <Ian.Foster@vancouver.ca>](mailto:Ian.Foster@vancouver.ca)
["Horne, Tom" <Tom.Horne@vancouver.ca>](mailto:Tom.Horne@vancouver.ca)

Date:

Subject: FW: Use of Harbour Green dock for commercial activity temporarily

Attachments: Pile_P6.MOV
harbour_green_dock_inspection_report.pdf

Hi Ian and Tom,

I just wanted to thank you and Justin for fixing the issues that were identified by AE for the Harbour Green Dock.

AE has issued a draft of their inspection report (attached). I went to the dock yesterday to check the issues up close. Most of these have been addressed, but there are a few things still outstanding. There are a couple of critical issues that need to be addressed urgently, but I am not sure if we can do them in-house and how we can pay for them:

- Two pile brackets (Pile P6 and P9) will require replacement since the anchor bolts have come loose and the brackets have been heavily damaged. I have attached a video of conditions at P6 as well as two pictures from P9.
- Most of the mooring wells (P1, P3, P6, P7, P8, P9, P10, and P11) have one or more UHMW pads and timber rubrails missing. These need to be replaced urgently to prevent further damage to the concrete floats (see condition at P11).
- More mooring cleats are needed since all vessels just use the bullrail.
- AE has noted that lifting safety ladders must be installed at max. 30 m distances.
- AE has also noted that life rings, complete with stand and throw rope need to be provided at three locations along the dock.

I have marked up the issues that are not yet addressed on AE's report. I understand that a larger discussion needs to happen before we can take care of the more major items.

Kind regards,

Ali

PS: apologies to Tiina and Sev for resending you the video. You can delete that attachment from the message.

From: Mike Hanson [mailto:hansonm@ae.ca]
Sent: Friday, September 15, 2017 3:27 PM
To: Araujo, Sev; Nayeri, Ali
Subject: RE: Use of Harbour Green dock for commercial activity temporarily

Hi Sev, Ali,

Please find our report attached, let me know if you have any questions or concerns

Regards,

Mike

From: Araujo, Sev [<mailto:Sev.Araujo@vancouver.ca> mailto:Sev.Araujo@vancouver.ca]
Sent: Monday, August 28, 2017 5:56 PM
To: Mike Hanson < <mailto:hansonm@ae.ca> hansonm@ae.ca>
Subject: RE: Use of Harbour Green dock for commercial activity temporarily

Excellent. Thanks again

Sev Araujo

Manager, Commercial Operations
Vancouver Park Board, City of Vancouver
o. 604 257 8436 / f. 604 257 8427
Email: <mailto:Sev.Araujo@vancouver.ca> Sev.Araujo@vancouver.ca

From: Mike Hanson [<mailto:hansonm@ae.ca> mailto:hansonm@ae.ca]
Sent: Monday, August 28, 2017 4:35 PM
To: Araujo, Sev
Subject: Re: Use of Harbour Green dock for commercial activity temporarily

Yes that's correct, no issues other than the odd loose deck grate bolt

Mike

On Aug 28, 2017, at 4:16 PM, Araujo, Sev <<mailto:Sev.Araujo@vancouver.ca> Sev.Araujo@vancouver.ca> wrote:

Ps: just to confirm, the ramps were also inspected?

Sev Araujo

Manager, Commercial Operations
Vancouver Park Board, City of Vancouver
o. 604 257 8436 / f. 604 257 8427
Email: <mailto:Sev.Araujo@vancouver.ca> Sev.Araujo@vancouver.ca

From: Mike Hanson [<mailto:hansonm@ae.ca> mailto:hansonm@ae.ca]
Sent: Monday, August 28, 2017 4:09 PM
To: Araujo, Sev
Cc: Natalya Kucherenko; Wilton, Shauna; Mack, Tiina; Dykstra, Justin; Augustine, Ray; Foster, Ian; Horne, Tom; Nayeri, Ali
Subject: Re: Use of Harbour Green dock for commercial activity temporarily

Hi Sev,

We checked the information provided for the commercial vessel against the design drawing specifications and can confirm that the dock can accommodate such vessel.

However, you are correct that unless repairs are made to the mooring wells, there will be continuing deterioration to the dock.

Additionally, we noticed that vessels are using the timber curbs as mooring points, rather than the cleats. This is the most likely cause of the damage to the curbs.

We will have our summary letter and recommendations to you shortly which will outline all of the defects observed last week.

Regards

Mike

On Aug 28, 2017, at 12:06 PM, Araujo, Sev <<mailto:Sev.Araujo@vancouver.ca> Sev.Araujo@vancouver.ca> wrote:

Hi Mike,

Ali is away and the issues we are dealing with are time sensitive. I understand that if we pursue commercial activity on these docks on an ongoing basis upgrades will be required. Having said this, can you confirm if the immediate repairs identified are completed hopefully this week, from a functional and engineering perspective, will the docks accommodate for the short term (3-6 months) a vessel that is

27' long, beam is 9', registered at 10,000lbs

and

docks, loads/unload up to 12 people, 6x/day per day

Thank you

Sev Araujo

Manager, Commercial Operations
Vancouver Park Board, City of Vancouver
o. 604 257 8436 / f. 604 257 8427
Email: <mailto:Sev.Araujo@vancouver.ca> Sev.Araujo@vancouver.ca

From: Nayeri, Ali
Sent: Friday, August 25, 2017 5:26 PM
To: Araujo, Sev
Cc: Wilton, Shauna; Mack, Tiina; Dykstra, Justin; Augustine, Ray; Foster, Ian; Horne, Tom
Subject: FW: Harbour Green Park - Pier inspection: safety hazards

Hi Sev,

Sorry for resending this, but I realized that I did not see the photos embedded inside the email below. I also wanted to copy everyone so we all have the same information.

I think we can complete the immediate repairs next week. Justin will talk to Tom and Ian to coordinate these repairs. We will need to have more conversation on additional repairs/modifications that are needed to upgrade the dock to allow for commercial operations so that we are not continuously having to repair it.

I hope this meets your immediate needs in terms of safety assessment.

Best regards,

Ali

From: Mike Hanson [<mailto:hansonm@ae.ca> mailto:hansonm@ae.ca]
Sent: Friday, August 25, 2017 3:12 PM
To: Nayeri, Ali
Cc: Natalya Kucherenko; Niall McPherson
Subject: Fwd: Harbour Green Park - Pier inspection: safety hazards

Hi Ali,

Please find a brief summary of the safety concerns below

Give me a call if you would like to discuss. As a minimum I would address the falling hazard from the pier cap immediately, which could be as simple as removing the displaced cap for the time being.

In general our inspectors noted that boats are causing a lot of damage, and that the floats, curbs and mooring wells have become considerably worse since our last inspection in 2016.

Regards

Mike

Begin forwarded message:

From: "Natalya Kucherenko" < >
To: "Mike Hanson" <hansonm@ae.ca>

Subject: Harbour Green Park - Pier inspection: safety hazards

Hi,

AE completed a detailed inspection of Harbour Green Park Pier on August 24, 2017 and there several potential safety concerns that we would like to address immediately prior issuing the complete report.

1. The railing on the east side of the dock has a missing top handrail and also has fractured midrail section (ref. photos 1 and 2 in attachment)
2. The railing on the west side of the dock has a broken/disconnected post (ref. photos 3 and 4)
3. One mooring pile located in the middle of the dock has a displaced and disconnected pilecap steel plate that can cause potential falling hazard to pedestrians walking though the dock (ref. photo 5) .
4. Broken and displaced 2m timber curb is noted on the dock. The rest of the curb is also damaged at several locations that can be as the result of the different size boats mooring directly to the curb and not to the mooring cleats. Several boats were documented to be moored to the curb during 1.5 h long inspection (ref. photos 6 and 7).

The work items listed above require immediate attention as they are identified as the potential safety hazards to frequent dock user's.

We will further identify the repair items and summarize them in our report that will be issued to CoV next week.

Should you have any questions or require any further information, please do not hesitate to contact me.

Regards,

Natalya

Natalya Kucherenko, M.Eng., EIT
Bridge Engineer
Associated Engineering (B.C.) Ltd.
Suite 300 - 4940 Canada Way, Burnaby, BC V5G 4M5
Tel: 604.293.1411 Direct: 236.317.2327

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We're Moving! Please note that after August 26, 2017, we'll be moving to

#500 - 2889 East 12th Avenue, Vancouver. Our main switchboard number will remain the same.

<image001.jpg>

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<image007.jpg>

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September 12, 2017
File: 20162282.00.E.05.00

Ali Nayeri

City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Re: DETAILED INSPECTION OF HARBOUR GREEN DOCK

Dear Ms. Nayeri:

The **Vancouver Board of Parks and Recreation** (Park Board) retained **Associated Engineering (AE)** to perform a detailed inspection of Harbour Green Dock. The dock was inspected by **Natalya Kucherenko, EIT**, and **Niall McPherson, EIT** on August 24th, 2017. This report presents the results of our inspection and assessment of the structure.

The dock is located at the Harbour Green Park and is comprised of eight precast concrete floats, secured in place with steel pipe piles and brackets. Each float secured in one or two locations and moves independently. The rubber fender blocks installed at the interface between floats protect the floats from the potential damage from adjacent floats. The dock is accessible via two independent aluminum truss ramps. It is our understanding that the dock is used by both commercial and recreational vessels, and intended for short-term mooring.

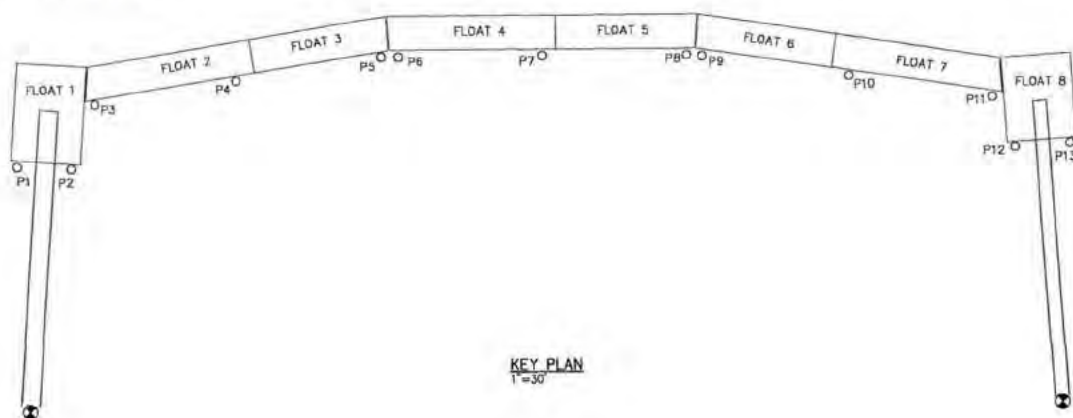




Figure 1
Harbour Green Dock – Key Plan

Based on our inspection, the dock is in poor condition with numerous safety related issues and structural deficiencies. Table 1 summarizes all observed safety related issues and provides recommendations for

September 12, 2017
 Ali Nayeri
 City of Vancouver
 - 2 -

repair. We recommend that any safety related issues are addressed immediately to limit any public liability exposure.

Table 1
Safety Related Issues

Location	Defect / Recommendation	Photo
1.1 East Railing, Float 8	Missing top handrail	
	Fractured midrail section	





September 12, 2017

Ali Nayeri

City of Vancouver

- 3 -

Location	Defect / Recommendation	Photo
	Loose bolts at the north base plate	
	Recommendation: Replace or repair railing section.	
1.2 Mooring pile P8	The disconnected and displaced steel plate pile-cap presents a potential falling hazard to pedestrians	
	Recommendation: Remove the plate to address immediate risk, reattach when time permits. Check pile cap welds on remaining piles. Remove/ repair any loose plates or plates with compromised welds.	




September 12, 2017

Ali Nayeri

City of Vancouver

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Location	Defect / Recommendation	Photo
1.3 West Railing, Float 1	Broken and disconnected post	
		
	Recommendation: Repair broken section of railing.	
1.4 Bullrail, Floats 2-7	Broken and displaced 2m long section of timber bullrail	






September 12, 2017

Ali Nayeri

City of Vancouver

- 5 -

Location	Defect / Recommendation	Photo
	Bullrail is in poor condition and has missing washers in multiple locations, and damaged sections along its length	
	Missing washer (typical)	
	Damage to bullrail appears to be primarily caused by vessels mooring directly to the bull rail and not to the mooring cleats. Several boats were observed mooring to the bullrail during the inspection.	




September 12, 2017

Ali Nayeri

City of Vancouver



- 6 -

Location	Defect / Recommendation	Photo
	Sections of bullrail that were removed during transition rubber pads replacement works	
1.5 Floats, Public safety equipment	<p>Recommendation: Replace missing or broken sections of the bullrail, repair damaged sections. Consider adding signage to encourage mooring to cleats, rather than to bullrails.</p> <p>Safety ladders were not installed as per original design drawings. We recommend the Park Board consider making the following safety improvements:</p> <ul style="list-style-type: none">• Install lifting safety ladders such that the maximum water distance between ladders is 30 m. The lifting ladders shall be free of the water when lifted and extend 1m minimum below the water surface when deployed. They shall be suitable for inadvertent swimmers to access the ladder and egress the water. The bull rail openings should be reconfigured to allow access to the float from the safety ladders.• Life Rings: Safety life rings complete with stand and throw rope shall be provided at three locations along the main dock walkway.	

In addition to the safety related defects we also observed numerous structural deficiencies that should be repaired. We recommend that Park Board addressed these structural deficiencies within 12 month to limit further deterioration that will result from the damaged or missing components.

September 12, 2017
Ali Nayeri
City of Vancouver
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Table 2
Structural Deficiencies

Location	Defect / Recommendation	Photo
2.1 Pile P9, Float 6	Connection of steel bracket to concrete float 6 has failed	
	Bolts have sheared	
	Bracket is fractured	





September 12, 2017

Ali Nayeri

City of Vancouver

- 8 -

Location	Defect / Recommendation	Photo
	Recommendation: Replace bracket as per original design. Float 6 has secured in place only to Pile 9; to prevent severe damage to the float 6 and adjacent floats 5 and 7 due to uncontrolled movement we recommend the bracket to be replaced within 12 month period.	
2.2 Floats 1 to 8	2 inch UHMW (Ultra-high molecular weight polyethylene) pads and timber rubrails in locations of the mooring wells are heavily worn or have failed. As the result, continuous contact of the piles to the float causing damage to the side face of the concrete floats. Further damage to the concrete may compromise the float structure	
	Pile rubbing against the concrete float	
	Recommendation: Replace and/or reinstall UHMW pads and timber rubrails where necessary. These sacrificial pads shall be checked on an annual basis and replaced as required. Alternatively, consider redesigning mooring brackets to more robust so they can better withstand cyclic movement of the floats and limit uncontrolled float movement.	





September 12, 2017

Ali Nayeri

City of Vancouver

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Location	Defect / Recommendation	Photo
2.3 Floats 4 and 5	Two failed mooring cleats	
	Recommendation: Replace two mooring cleats. To prevent further damage to mooring cleats and bullrail, we recommend to install warning signs suggesting an allowable range of vessels with specified length and Dead Weight Tonnage (DWT) to use the dock, and forbidding mooring directly to the bullrail	
2.4 Pile P6	Loose bolts and one missing nut and washer on the connection of steel bracket around pile P6 to concrete float	
	Recommendation: Replace existing nuts with locknuts to prevent them from falling off the bolts caused by the cyclic nature of the float movement.	




September 12, 2017

Ali Nayeri

City of Vancouver

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Location	Defect / Recommendation	Photo
2.5 East and West Ramps	One loose grating clip on the east ramp and four loose and one missing grating clips on the west ramp	
Recommendation: Install missing clip and tighten all loose clips on the grating.		

September 12, 2017
Ali Nayeri
City of Vancouver
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We trust this letter provides sufficient information for the City's maintenance and planning decisions. Should you have any further questions or concerns please don't hesitate to contact us.

Yours truly,

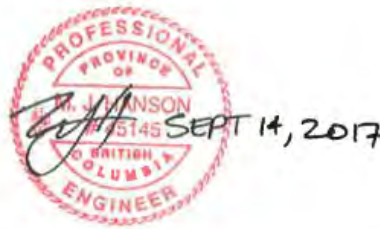
Prepared by:



Natalya Kuchernko, EIT
Structural Engineer

NK/MK/mc

Reviewed by



Mike Hanson, P.Eng.
Project Manager

From: ["Araujo, Sev" <Sev.Araujo@vancouver.ca>](mailto:Sev.Araujo@vancouver.ca)

To: ["Foster, Ian" <Ian.Foster@vancouver.ca>](mailto:Ian.Foster@vancouver.ca)

Date:

Subject: RE: Harbour Green Floats

Attachments: Estimation for Ramp Repairs.pdf
Harbour_Green_2016_condition_report.pdf

Hi Ian,

Yes they are ours to maintain. Having said that there are 2 reports re the condition of the docks that require about \$130k of immediate work ... going back to 2014. See attached.

Howard and Tiina I think we should meet before we start doing targeted repairs ... but your call

Sev Araujo

Manager, Commercial Operations
Vancouver Park Board, City of Vancouver
o. 604 257 8436 / f. 604 257 8427
Email: Sev.Araujo@vancouver.ca

From: Foster, Ian
Sent: Friday, May 19, 2017 12:04 PM
To: Araujo, Sev
Subject: Harbour Green Floats

Hi Sev ,

I noticed that Howard Normann had copied you in the email regarding the Harbour Green Dock, We have been issued a work order to make repairs to the large red float markers at the west end of the dock and I am just wanting confirmation that they are our responsibility to maintain.

Thanks

Ian Foster

Acting Superintendent Structures / Fabrication

Estimation

September 25, 2014

Ross Doherty
City of Vancouver
604-257-8559
Email: ross.doherty@vancouver.ca

RE: Coal Harbour Gangways Repairs

Hello Ross;

As we discussed today, the link plates are wearing due to other issues. The westerly ramp is in need of more immediate repairs than the easterly ramp. However, there are some efficiencies in having us do both on the same mobilization.

Our work entails mobilization our crane barge to the site in order to lift the seaward end of the gangway and perform the repairs to that end. Upon the completion of that we would mobilize a lift truck to the lands' end to lift that tend and perform those repairs.

The repairs are as follows:

- Seaward Rollers
 - Lift ramp and remove existing rollers and roller assemblies
 - Replace rollers with a new assembly to include bushing
 - Re-build end cross beam on the westerly gangway
- Landward Link Plates
 - Lift ramp and remove link plates
 - Remove and replace transition plate
 - Core drill pier bracket and weld on sleeve for bushing
 - Replace link plates with plates and bushings

Costs are as follows:

Description	Price
Mobilize and demobilize to site by water	\$ 4,000
Mobilization for land operation	\$ 1,200
Materials for Westerly Ramp	\$ 2,150
Labour for Westerly Ramp	\$ 12,500
Materials for Easterly Gangways	\$ 1,750
Labour for Easterly Ramp	\$ 11,500
* Estimate Total	\$33,100

Note: If you prefer to perform the repairs for only one ramp, then the next ramp would incur the same mobilization costs above.

(*) Customer agrees to pay applicable B.C. provincial Sales Tax (PST) and authorizes Blue Water Systems Ltd. (Contractor) to charge the PST on the material and supplies purchased and used to fulfill the contract.

Prices are good for 60 days from this estimation date above.

If you have any questions, please feel free to contact me at your convenience.

Sincerely

Peter Longwood



Westerly Roller bottoming out causing wear on frame and dragging ramp with float motion for excessive motion at top of ramp.



Westerly Link Plate and Transition Plate wearing excessively because roller is not rolling at seaward end of ramp.



Westerly Link Plate Bolt Grinding Pier Bracket due to Roller not rolling and float motion transmitting through ramp to pier.



4.9 M-08 HARBOUR GREEN PARK

The floats located at the Harbour Green Park dock are in fair condition but have widespread issues relating to the mooring of the concrete floats. Inspection findings are described as follows:

1. The concrete floats are supported by mooring piles through a horizontal mooring well frame. There are ultra-high molecular weight (UHMW) sliders along the inside of the mooring wells which rub against the mooring piles.
2. It was noted that there is excessive movement of the concrete floats under normal wave conditions due to the large gaps between the mooring piles and the UHMW sliders. This excessive movement results in the concrete floats achieving momentum during wave actions and resulting in mechanical damage to the UHMW sliders and mooring wells. As this deterioration progresses, a number of sliders/blocking have failed and there is damage to the side face of the concrete floats.
3. In addition to the damage to the concrete floats from the excessive movement, there are also large gaps (up to 300 mm) between the floats, most notably at the western most two floats. City maintenance personnel have recently installed installed heavy rubber mats to bridge this gap along with support brackets.

We recommend further engineering investigation and subsequent repairs to the floats in order to mitigate the movement of the floats during wave actions and prevent future damage.



Figure 4-29: General View of Floats



Figure 4-30: General View of Float Topsides



Figure 4-31: Abrasion to Mooring Piles



Figure 4-32: Excessive Gap Between Floats



Figure 4-33: Deteriorated UHMW Sliders



Figure 4-35: Missing UHMW Sliders

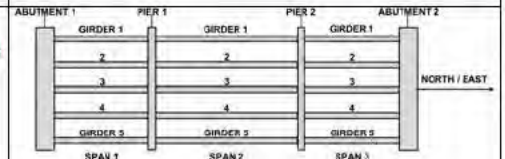
BRIDGE MANAGEMENT SYSTEM FIELD INSPECTION SHEET

Pier
M-08 - Harbour Green Park - Pier

		Inspectors		Firm		Date (dd/mm/yyyy)	
Inspection Type	PI	Mike Hanson, Matt Friderichs		AE		5/24/2016	
Last Inspection	PI	Unknown					
	M						
Consultant			Angle of Skew	°		Yr Built:	2002
Contractor			No. Spans	2			
Deck Type			Dimensions (m)	L: 185.00		W: 3.70	A: 685
Substructure			Temp	°C			
Feat. Carried	0 -						
Feat. Crossed	0 -						



Inspectors assessment and comments: The dock is generally in good condition. During the inspection we noted excessive movement between the mooring piles and mooring wells along with localized spalling of the concrete floats. Further engineering analysis is recommended in order to investigate appropriate repairs to the concrete floats.



Hydrotechnical	1 Debris Risk					2 Channel					3 Erosion Protection					4 Substructure Scour																									
Location	D	4	3	2	1	R	4	3	2	1	R	4	3	2	1	R	4	3	2	1	R																				
Hydrotechnical						E					E					E					N																				
Substructure	5 Foundation					6 Abutments					7 Retaining Walls					8 Embankment					9 Footings/Piling					10 Bearings/ Roller/Hinges					11 Caps					12 Pontoons					
Location	D	4	3	2	1	R	4	3	2	1	R	4	3	2	1	R	4	3	2	1	R	4	3	2	1	R	4	3	2	1	R	4	3	2	1	R	4	3	2	1	R
East Abutment						X					E					E					X					X					E					X				X	
Float 1 Substructure						X					X					X					X					2				E					X				E		
Float 2 Substructure						X					X					X					X					2				X					X			3			
Float 3 Substructure						X					X					X					X					2				X					X				3		
Float 4 Substructure						X					X					X					X					2				X					X				3		
Float 5 Substructure						X					X					X					X					2				E					X				E		
West Abutment						X					E					E					X					X				E					X				X		
Superstructure	13 Floor Beams/ Transoms					14 Stringers					15 Girders/ Edge Beam					16 Bracing/ Diaphragms					17 Pins/Bolts/ Rivets					18 Camber/Sag					19 Live Load Vibration					20 Tower/Frame					
Location	D	4	3	2	1	R	4	3	2	1	R	4	3	2	1	R	4	3	2	1	R	4	3	2	1	R	4	3	2	1	R	4	3	2	1	R	4	3	2	1	R
East Gangway Span						E					X					E					E					E					E					E				X	
West Gangway Span						E					X					E					E					E					E					E				X	
Superstructure	21 Lifting Beams/ Connections					22 Head Frame					23 Counterweight System					24 Counterweight Cables					25 Coating (Structure)																				
Location	D	4	3	2	1	R	4	3	2	1	R	4	3	2	1	R	4	3	2	1	R	4	3	2	1	R															
East Gangway Span						X					X					X					X					E															
West Gangway Span						X					X					X					X					E															
Deck	26 Wearing Surface					27 Concrete Ramp Panels					28 Sub Deck/ Cross Ties					29 Deck Joints					30 Curbs/ Wheelguards					31 Railings/ Parapets					32 Sidewalk(s)					33 Maintenance Access Structures					
Location	D	4	3	2	1	R	4	3	2	1	R	4	3	2	1	R	4	3	2	1	R	4	3	2	1	R	4	3	2	1	R	4	3	2	1	R	4	3	2	1	R
East Gangway Deck						E					X					X					X					X					E					X				X	
Float 1 Deck						1					X					X					2					E				X		X				X			X		
Float 2 Deck						1					X					X					E					E				X		X				X			X		
Float 3 Deck						1					X					X					E					1				X		X				X			X		
Float 4 Deck						1					X					X					1					E				X		X				X			X		
Float 5 Deck						1					X					X					1					E				X		X				X			X		
West Gangway Deck						E					X					X					X					X				E					X				X		
Deck	34 Coating (Railings)					35 Bollards																																			
Location	D	4	3	2	1	R	4	3	2	1	R																														
East Gangway Deck						E					X																														
Float 1 Deck						X					X																														
Float 2 Deck						X					X																														
Float 3 Deck						X					X																														
Float 4 Deck						X					X																														
Float 5 Deck						X					X																														
West Gangway Deck						E					X																														
Dolphins/Wingwalls	36 Dolphins/ Wingwall Piles					37 Walers					38 Fender Panels/ Rubber F. Units					39 Floating Leads					40 Mooring Chains					41 Floats															
Location	D	4	3	2	1	R	4	3	2	1	R	4	3	2	1	R	4	3	2	1	R	4	3	2	1	R															

2 of 8

MARINE STRUCTURE CONDITION INSPECTION

Inspection Type: Detailed
Inspector(s): Mike Hanson, Matt Friderichs

Structure Number	M-08	Structure Name	Harbour Green Park – Pier	Inspection Date (mm/dd/yyyy)	5/16/2016
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COMPONENT

PERCENT CONDITION RATING

Enter % each condition.
See BMIS User Manual 15.2.2

INSPECTION NOTES BY COMPONENT

All poor or very poor conditions must be explained.
Label explanation(s) with component numbers.

HYDROTECHNICAL

- 1 Debris Risk
- 2 Channel
- 3 Erosion Protection
- 4 Substructure Scour

E	G	F	P	V	X
100					
100					
100					
100					

N

General Inspection Notes:
The dock is generally in good condition. During the inspection we noted excessive movement between the mooring piles and mooring wells along with localized spalling of the concrete floats. Further engineering analysis is recommended in order to investigate appropriate repairs to the concrete floats.

SUBSTRUCTURE

- 5 Foundation
- 6 Abutments
- 7 Retaining Walls
- 8 Embankment
- 9 Footings/Piling
- 10 Bearings/Roller/Hinges
- 11 Caps
- 12 pontoons

E	G	F	P	V	X
100					
100					
30		60		10	
100					
99			1		

N
Y
Y
Y

Urgency Rating Notes:
Engineering analysis and repairs are recommended to be carried out within the next 1-2 years.

SUPERSTRUCTURE

- 13 Floor Beams/Transoms
- 14 Stringers
- 15 Girders/ Edge Beam
- 16 Bracing/Diaphragms
- 17 Pins/Bolts/Rivets
- 18 Camber/Sag
- 19 Live Load Vibration
- 20 Tower/Frame
- 21 Lifting Beams/ Connections
- 22 Head Frame
- 23 Counterweight System
- 24 Counterweight Cables
- 25 Coating (Structure)

E	G	F	P	V	X
100					
100					
100					
100					
100					
100					
100					

N
Y
Y
Y
Y
Y
Y

DECK

- 26 Wearing Surface
- 27 Concrete Ramp Panels
- 28 Sub Deck/Cross Ties
- 29 Deck Joints
- 30 Curbs/Wheelguards
- 31 Railings/Parapets
- 32 Sidewalk(s)
- 33 Maintenance Access Structures
- 34 Coating (Railings)
- 35 Bollards

E	G	F	P	V	X
94		6			
86	4	10			
90			10		
100					
100					

N
Y
Y
Y
Y
Y
Y
Y

DOLPHINS/WINGWALLS

- 36 Dolphins/Wingwall Piles
- 37 Walers
- 38 Fender Panels/Rubber F. Units
- 39 Floating Leads
- 40 Mooring Chains
- 41 Floats

E	G	F	P	V	X

N
Y
Y
Y
Y
Y
Y

LANDING/APPROACHES

- 42 Signing/Lighting
- 43 Roadway Approaches
- 44 Roadway Flares
- 45 Parking Area/Staging Lanes
- 46 Fencing/Gates

E	G	F	P	V	X

N
Y
Y
Y
Y
Y
Y

Condition Codes					
E	Excellent	F	Fair	V	Very Poor
G	Good	P	Poor	X	Not Inspected
				N	Not Applicable

For Condition Guidelines see BMIS User Manual 15.2.2

Urgency Rating
3
For definition see BMIS User Manual 15.2.8 "4" and "5" rating must be explained.

Structure Condition Index = 1.17	Adjusted Structure Condition Index = 1.30
----------------------------------	---

MARINE STRUCTURE CONDITION INSPECTION

Inspection Type: Detailed
Inspector(s): Mike Hanson, Matt Friderichs

REMEDIAL WORK ACTIVITY LIST											
Location	Recommended Action	Qty	Units	D	E (%)	R	U	S/M	Comments	Mon Freq (mnths)	Ref Photo
9 Footings/Piling (Float 1 Substructure, Float 2 Substructure, Float 3 Substructure, Float 4 Substructure, Float 5 Substructure)	Bearing - Teflon Pad - Repair/ Replace (111)	4	No.	V	10	2	4	No	UHMW wear pads show significant wear. Some UHMW wear pads are broken or missing. Excessive movement inside of mooring wells. Replace/install UHMW wear pads with blocking to reduce mooring well movement.	12	11
26 Wearing Surface (Float 1 Deck, Float 5 Deck)	Clean - Debris/ Vegetation/Sand - Remove (118)	0.25	m²	F	10	1	R(0)	No	Garbage and debris found below nosing of gangways. Clean.	36	9
26 Wearing Surface (Float 1 Deck, Float 2 Deck, Float 3 Deck, Float 4 Deck, Float 5 Deck)	Clean - Power wash Item (122)	550	m²	F	5	1	R(0)	No	Concrete wearing surface exhibits surface fungal and moss growth. Power wash.	12	21
12 Pontoons (Float 2 Substructure, Float 3 Substructure, Float 4 Substructure)	Concrete - Spalled - Repair (130)	5	m²	P	1	3	3	No	Spalled concrete at corners of Floats 2, 3 and 4. Repair.	24	6
29 Deck Joints (Float 1 Deck)	Expansion Joint - Cover plates - install / replace (300)	1	No.	F	50	2	2	No	Steel connection links between rubber expansion joint cover have sheared. Replace links.	36	17
9 Footings/Piling (Float 1 Substructure, Float 2 Substructure, Float 3 Substructure, Float 4 Substructure, Float 5 Substructure)	Monitor - piers (195)	13	No.	F	60	1	M	No	Corrosion and wearing along pile at mooring well wear pads. Discolouration due to rust at pile covers. Monitor.	36	5
30 Curbs/Wheelguards (Float 3 Deck)	Mooring Bollard - repair / replace	1	No.	P	50	1	2	No	Mooring cleat has sheared. Replace cleat.	36	4
29 Deck Joints (Float 4 Deck, Float 5 Deck)	Monitor item (298)	1	No.	G	10	1	M	No	Excessive gap between Float 4 and 5. Monitor.	12	19

DRU INSPECTION RATING SYSTEM						
Rating	Rating "D" - Degree		Rating "R" - Relevancy		Rating "U" - Urgency	
D & R	Degree of Defect		Structural integrity and safety of user		Maintenance priority and urgency of repair	Monitor M
E	None		No defects		Routine maintenance work	Routine R(0)
1	Good	Maintenance required	Min relevancy	No structural integrity or safety issue	Not required before next principal inspection	5yrs or > 1
2	Fair	Functioning as intended Minor rehab required		Some possible structural integrity or safety issue	Preventative maintenance required within specified period	<3 yrs 2
3	Poor	Not functioning as intended More extensive rehab required		Structural integrity or safety compromised	Work required within specified time period	<2 yrs 3
4	Very Poor	Not functioning as intended Major rehab required	Max relevancy	Collapse imminent Danger to users	Immediate repair required	ASAP 4
N - Not accessible; X - Not applicable; % - percentage of element representing rating "D&R" Location Column: NA - North Abutment; BA - Both Abutments; AL - All Supports; AS - All Spans; S1 - Span 1; P1 - Pier 1; AP - All Piers; P1-3 - Piers 1 to 3 S/M Column: S - Safety related defect; M - Make Safe a Structural Integrity Defect; SM - Make Safe a Safety Related Defect						

PHOTOGRAPHIC RECORD SHEET



1 - East Gangway, looking east.



2 - Spalled Concrete



3 - Mooring Well



4 - 30 Curbs/Wheelguards - Mooring Cleat



5 - Pile wear and corrosion



6 - Spalled Concrete



7 - Missing UHMW wear pad



8 - Float 1



9 - Garbage and Debris



10 - Missing UHMW wear pad



11 - Broken UHMW wear pad



12 - West Gangway, looking west



13 - West Gangway, looking north



14 - Looking northeast



15 - Pile wear and corrosion



16 - Floats and East Gangway



17 - 29 Deck Joints - Sheared Connection Links



18 - Float 1 Wearing Surface, typical condition



19 - Gap between Floats 4 and 5



20 - Gap between Floats 4 and 5



21 - Fungal growth on gangway guardrail



22 - Moss growth on concrete wearing surface

From: ["Nayeri, Ali" <Ali.Nayeri@vancouver.ca>](mailto:Ali.Nayeri@vancouver.ca)
To: ["Foster, Ian" <Ian.Foster@vancouver.ca>](mailto:Ian.Foster@vancouver.ca)
Date: 2/2/2018 6:09:48 PM
Subject: Harbour Green Dock

Hi Ian,

I was at Harbour Green Dock earlier to take a look at the pile brackets. Things haven't changed too much since earlier this month. However, I did notice that some of the grating clips on the west gangway have come loose again (at the seawall abutment). Unfortunately I didn't have a screwdriver to fix it. I also noticed a large rod sticking out at the joint between the west landing float and the float on its east side (photos attached). I didn't have time to investigate further. Could you send someone to take a look next week?

Thanks and have a great weekend.

Ali







From: ["Nayeri, Ali" <Ali.Nayeri@vancouver.ca>](mailto:Ali.Nayeri@vancouver.ca)

To: ["Mike Hanson" <hansonm@ae.ca>](mailto:hansonm@ae.ca)

Date: 2/2/2018 4:47:02 PM

Subject: Harbour Green Dock

Attachments: 2017_10_20_snc_lavalin_report.pdf
2017_09_28_blue_water_estimate.pdf
2018_01_19_imfs_estimate.pdf
2018_02_02_pile_photos.pdf

Hi Mike,

Further to our conversation earlier, the conditions at Harbour Green Dock are deteriorating further. Would you be able to provide us with an updated assessment of the structure and advise us if continued use of the structure for (a) recreational access and (b) commercial ferry operations is recommended.

Attached please find the following updates since your last inspection:

- A report sent by SNC-Lavalin to engineering regarding condition of the dock.
- An estimate from Blue Water Systems for the retrofit of the brackets.
- An estimate from IMFS for the retrofit of the brackets.
- Updated photos from this afternoon. I can send you the original images if you wish.

If you have any questions or concerns, please don't hesitate to let me know.

Regards,
Ali

Ali Nayeri | Park Development | Board of Parks & Recreation
2099 Beach Avenue, Vancouver, BC V6G 1Z4
Tel: 604-257-8461 | Cell: 604-353-1896
Email: ali.nayeri@vancouver.ca

Nayeri, Ali

From: Myles, Natalia
Sent: Friday, October 20, 2017 11:42 AM
To: Nayeri, Ali
Subject: Harbour Green Dock: Existing Condition
Attachments: Notice of Deterioration Harbour Green Park Dock.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi Ali,

The SED Structures branch has been doing some work at Waterfront for sea wall rehab this past year.

Our consultant, SNC Lavalin, regularly gets picked up on a boat by the Harbour Green Dock to review the Contractor's work at Waterfront. SNC has noted some existing damage to the dock and I wanted to bring it to your attention. Attached please find SNC's memo regarding the dock.

Regards,

Natalia Myles, P.Eng., LEED AP
Structural Engineer, Streets and Electrical Design

City of Vancouver
320 - 507 W Broadway, Vancouver, V5Z 0B4
office: 604.606.2746
fax: 604-873-7200
e-mail: natalia.myles@vancouver.ca



Notice of Deterioration – 2017/10/17

Prepared By: Adam Dijkerman

1. Location

Public Dock: Harbour Green Park Dock

Figure 1: Location (Google Maps)



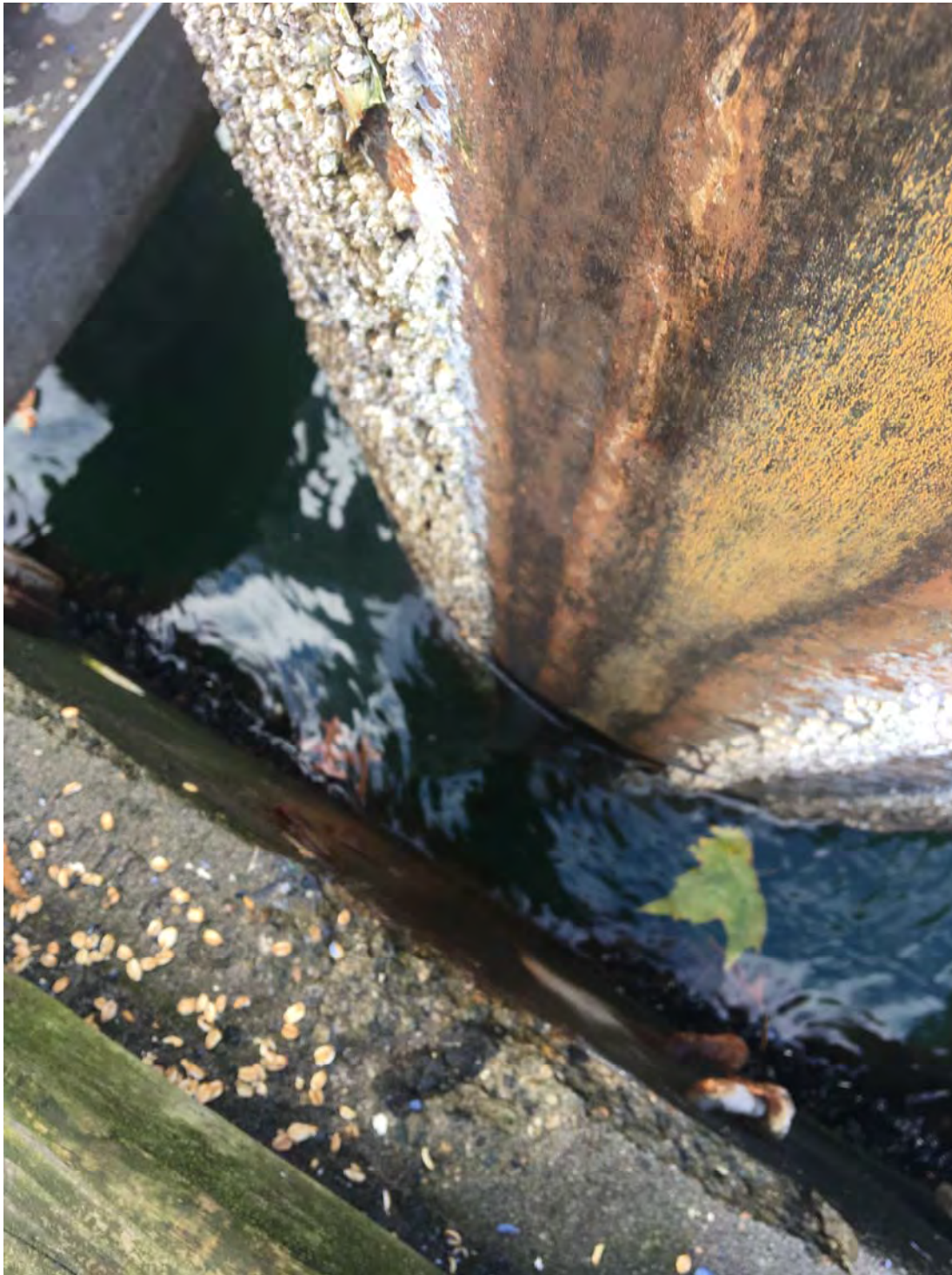
The public dock is a floating dock moored to steel piles and accessible by 2 steel gangways. The most visible deterioration is that of a pile guide. This dock is easily accessible by the public and this broken guide can be seen from shore. Currently the concrete deck of the dock is rubbing against the steel pile in certain locations. See below for pictures.

2. Photos

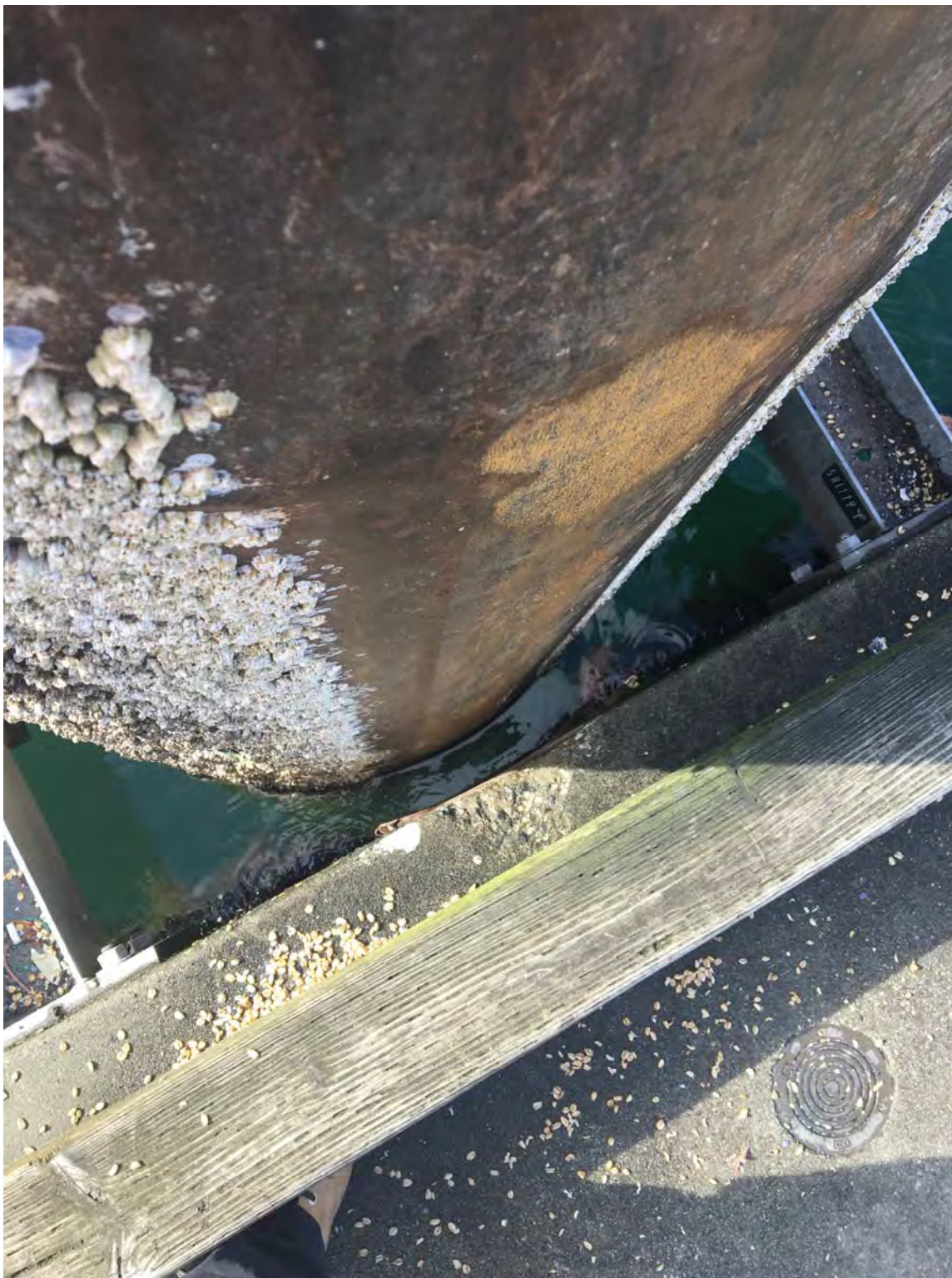






















Nayeri, Ali

From: Peter Longwood <peter@bluewatersystems.ca>
Sent: Thursday, September 28, 2017 3:46 PM
To: Nayeri, Ali
Subject: RE: Harbour Green Dock

Hello Ali;

We could do this work but first let me offer our opinion. This should be engineered as this is a very rough site and these pile rings built by IMFS are not adequate nor is the attachment to the floats adequate. Therefore you probably should consult with an engineering firm that has experience in the marine environment. If you need suggestions of such firms I can offer this.

But if we were to approach this project, since it is extremely rough and this float is very heavy there is a lot of momentum during weather situations. We feel building stronger pile rings need to be built. Also to reduce the momentum we further suggest reducing the tolerances around the piles.

However, once new rings with tighter tolerances are installed in one area the loads will transfer to other areas. Therefore we suggest replacing all (13) pile rings and replacing at this time.

Our anticipated cost are as follows:

- Initial take-off and design: \$4,500 (w/o engineering)
- Pile rings fabrication: \$6,600 each
- Mobilization of crane barge and demobilization: \$10,000
- Installation: \$5,000 per pile ring
- Labour for additional work on site: \$5,000 per day

Roughly speaking, the cost for the above will run approximately \$ 165,300 before any additional work.

If this is something you want us to pursue, please advise. However, I really think you should consult with an engineering firm and have them design the correct solution to this problem.

Thanks you for contacting us.

Sincerely,
Peter

Peter Longwood
Blue Water systems, Ltd
9925 River Road
Delta, BC V4G 1B4
Tel: 604-583-9999
Email: peter@bluewatersystems.ca
www.bluewatersystems.ca

From: Nayeri, Ali [<mailto:Ali.Nayeri@vancouver.ca>]
Sent: Wednesday, September 27, 2017 5:14 PM

To: peter@bluewatersystems.ca

Subject: Harbour Green Dock

Hi Peter,

Further to our conversation earlier, attached please find some pictures of the state of two of the pile rings (P6 and P9). In addition, many of the rubrails and UHMW pads have been damaged or are missing. I would be thankful if you could let me know if you would be able to help us with performing the necessary repairs.

Best regards,

Ali

Ali Nayeri | Park Development | Board of Parks & Recreation

2099 Beach Avenue, Vancouver, BC V6G 1Z4

Tel: 604-257-8461 | Cell: 604-353-1896

Email: ali.nayeri@vancouver.ca

Nayeri, Ali

From: Matt Tobias <matt@floatingstructures.com>
Sent: Friday, January 19, 2018 9:09 AM
To: Nayeri, Ali
Subject: RE: Harbour Green Docks - Pilehoop replacement

Follow Up Flag: Follow up
Flag Status: Completed

Ali, See comments below.

Regards,

Mathias Tobias
Senior Project Manager



IMFS International Marine Floatation Systems Inc.

9365 River Road, Delta, BC, Canada V4G 1B4

Tel (604)930-9903, (Ext. 2) Cell: 604-908-6889

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From: Nayeri, Ali [mailto:Ali.Nayeri@vancouver.ca]
Sent: January-18-18 6:40 PM
To: Matt Tobias
Subject: RE: Harbour Green Docks - Pilehoop replacement

Hi Matt,

Thank you for preparing this budget proposal for us. I have the following questions:

- a) The proposal states that the budget excludes engineering. Is additional engineering required for the repairs that you are proposing? If so, what would be the estimated cost of the engineering work. **I would not expect that engineering is required for this type of repair, but I will try and get a price for you.**
- b) How long will these repairs takes? I anticipate that there would be a need to close the dock during the repairs. As I had mentioned, there is a currently a ferry operation that uses the dock, so I need to give our management team a sense of the possible impact. **I would expect that not much more than 2 weeks**
- c) How long will the proposed repairs last? Is this a stop-gap measure or is this anticipated to resolve the issues? **This would replace the pilebrackets that are there and stop the constant pounding.**
- d) Will these repairs allow the dock to continue to be used for commercial ferry operations? i.e. 8 scheduled docking/off-loading per day and average of 120 people loading/off-loading per day PLUS other non-scheduled

commercial activity? If not what would that take / what is the issue preventing that? Most of the work will be done inside the docks system, so I would expect that as long as there is proper supervision/direction and separation of public and work site that the ferry operation could still be utilized.

- e) What would be the largest vessel and weight allowable once repairs are done? This again would need to be reviewed by our engineers? I will ask them to put that as part of their review.
- f) At the site meeting we discussed possibilities for dampening the motion of the floats in response to the waves in the inner harbour. I saw that you had included hard rubber sandwiched between the UHMW and the C channel for this. Will that last given the conditions there? Have you successfully used this design previously in similar conditions? Anything that is installed needs to be maintained over time and checked after periods of storm, the intent is to dampen the motion which will hopefully ease the shock on the connections.
- g) What are the expected maintenance requirements for the new pile brackets? Are there things that we could do to reduce the maintenance requirements? We will be able to put together a maintenance description once we move forward. As mentioned above once this installation is installed it should be checked after every storm condition, until we can determine that the new connections are working as they should. The minute something gets loose or broken as it has in the past, this situation only gets worse and ends up doing more damage over time, so early detection of issues is the best maintenance.
- h) Is there anything else that we can do to improve the resilience of the dock? The reality is this dock system is very resilient, the only thing that has gone on here is that the pile bracket connections have not been maintained and there has been no real attention paid to any of the connections, so the system has failed in one area and then continued from there. In the future it would be best to make the operators and users of the dock aware of the dock system and tell them to report any loose connections or pad wear to COV, so these maintenance issues can be resolved early before they become a costly replacement or repair. I don't think that this system was designed for the large vessels that now occupy the dock. But I will inquire about this and get back to you.

Thanks,
Ali

From: Matt Tobias [<mailto:matt@floatingstructures.com>]
Sent: Thursday, January 18, 2018 10:17 AM
To: Nayeri, Ali
Subject: Harbour Green Docks - Pilehoop replacement

Ali,

I apologize for the delay please see attached proposal for replacement of 13 pilehoops at Harbour Green Dock. Let me know if you have any questions or concerns?

Regards,

Mathias Tobias
Senior Project Manager



IMFS International Marine Floatation Systems Inc.

9365 River Road, Delta, BC, Canada V4G 1B4

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Harbour Green Dock - Pile Brackets Update



overview_01



pile_01

Harbour Green Dock - Pile Brackets Update



pile_02



pile_03

Harbour Green Dock - Pile Brackets Update



pile_04

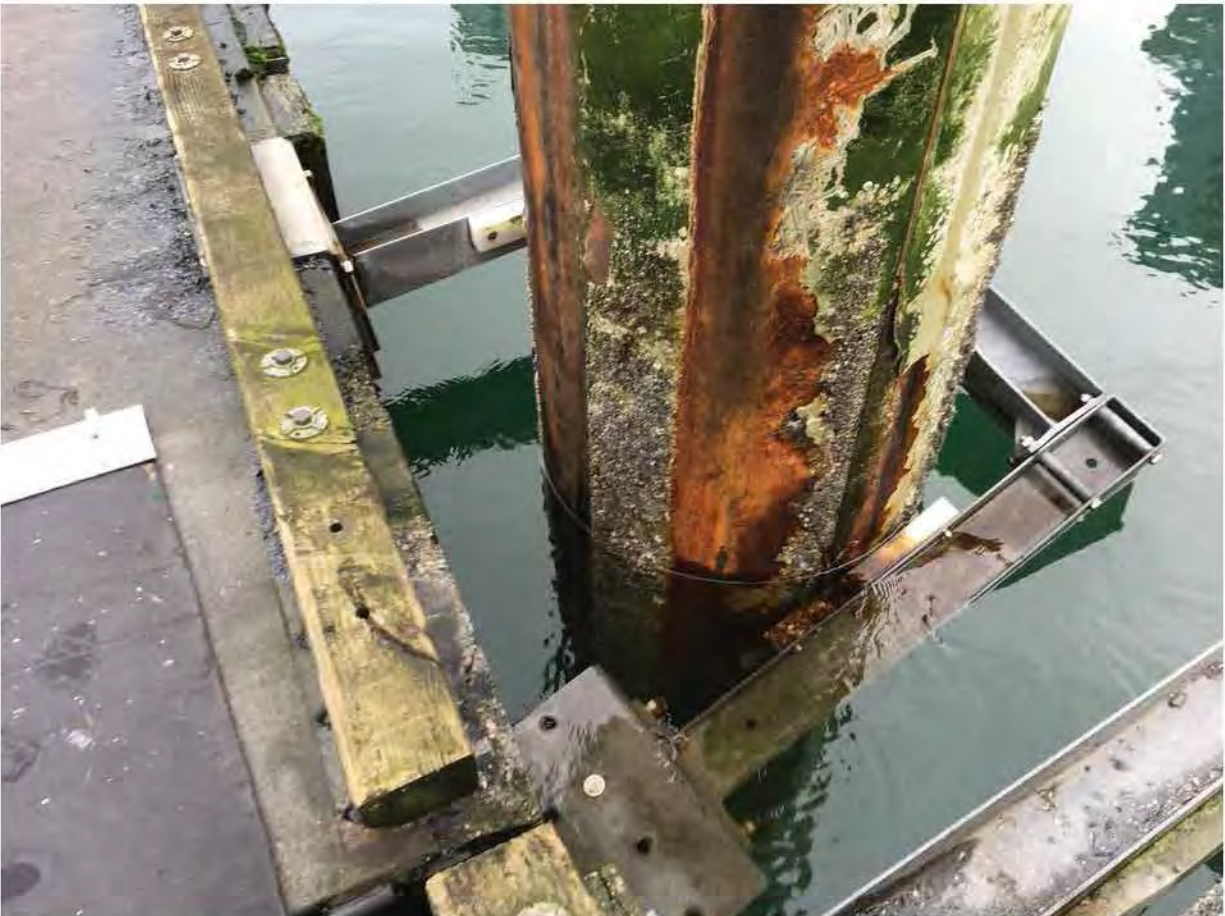


pile_05

Harbour Green Dock - Pile Brackets Update



pile_05_and_06



pile_06_view_1

Harbour Green Dock - Pile Brackets Update



pile_06_view_2



pile_07

Harbour Green Dock - Pile Brackets Update



pile_08



pile 08 and 09

Harbour Green Dock - Pile Brackets Update



pile_09_view_1



pile_09_view_2

Harbour Green Dock - Pile Brackets Update



pile_10



pile_11

Harbour Green Dock - Pile Brackets Update



pile_12_view_1



pile_12_view_2

Harbour Green Dock - Pile Brackets Update



pile_13_view_1



pile_13_view_2