

Final Report to Island-Coastal Economic Trust



The Town of Port McNeill Harbour Development Project

1775 Grenville Place

Port McNeill, BC V0N 2R0

The Town of Port McNeill Harbour Development Project

A Stabilized Transportation Hub

Completion Report

September 18, 2012

OBJECTIVE

The Municipal Harbour facility is owned and operated by the local government who also lease and operate the Federal Small Craft Harbour facility. This application was to improve the Port McNeill Harbour to attract and maintain the revenue from transient and home port commercial fleets, as well as government services and pleasure craft users. This increased capacity will facilitate the year round cruising industry and facilitate the off loading of commercial fleets.

The Town of Port McNeill Harbour has a high degree of potential to provide a solid economic base and input into the community. Currently, the harbour experiences a 3% to 5% annual increase in vessel traffic. The maximum capacity during summer months is approximately 200 vessels. In order to accommodate the expected growth in tourism and commercial traffic in the next 10 years, it is estimated that a minimum increase of 50% of the current float space would be required.

The investment in the Town of Port McNeill's harbour is expected to increase moorage revenues by 75% having a direct impact on the service and supply sectors in the Town's economy. This will allow the harbour to continue to be a viable resource for the community, current users and future users. The objective will be met by attracting long-term business, commercial and recreational users to an expanded harbour and newly developed waterfront with a sound and solid infrastructure.



PROJECT INITIATION AND CONSTRUCTION

The Harbour upgrade started in 2009 with the extension of the existing breakwater by 300 meters. The extension was needed to increase the protected area of the Port McNeill Harbour. The extension greatly improved the area by protecting the harbour from the wave action caused by the winter south-east winds.



BREAKWATER EXTENTION

The next phase of development was the upgrade of the newly acquired Harbour Office. The office was partitioned into two areas. The eastern half of the building which is also the main entrance is presently being used as the Visitor's Information Center run by the Port McNeill and District Chamber of Commerce. The western section houses the new Harbour Office which includes a larger customer service area, waiting area, meeting room and an inner office. The addition of two new bay windows greatly improved the visibility of the harbour from the new office area. The landscaping and pathways in front of the building made it wheelchair accessible and more user friendly.



ENTRANCE



NEW VISITOR INFORMATION CENTER



HARBOUR CUSTOMER SERVICE CENTER

The next phase of development was the burying of all the utilities on Beach Drive from the boat launch area to the ferry terminal. The hydro lines, telephone lines, drainage pipes and catch basins were also installed at the same time. A new water main, curbs, gutters and sidewalks as well as street lighting were installed before the street was completely repaved.



Expanding the moorage by 1060 lineal feet allows for larger vessels to dock.



PORTION OF NEW DOCK

The final phase of the project was the offload dock next to the existing boat launch. An old barge ramp was removed and the area was used for the abutment and ramp to the new concrete float. This new ramp and float allows for the access of trucks and semi-trailers to offload and load freight directly from the boats or barges.



CONCRETE LOADING DOCK

final report to island-coastal econ trust.docxC:\Documents and Settings\finance\My Documents\Final Report to Island-Coastal Econ Trust.docxThe tidal grid was removed and the area was used for the addition of a loading dock next to the calm water loading float. This offload facility allows for easier access for the commercial fleet to get their product to market and eases the congestion around the existing calm water loading area.

ECONOMIC IMPACT

Although the float expansions were not complete until the end of July we were able to accommodate 99% of boaters who wanted moorage (1 or 2 boats turned away due to full docks). This year was the first we were able to take unlimited reservations. These new floats are attracting larger vessels that may have stayed anchored off shore previously. The electrical upgrades and new parking meters have also increased revenue for our harbour this year.

Here are some comparisons, keeping in mind that the float expansion was not completed until late in the year and significant disruptions in availability during construction in 2012. The 2013 projected figures are based on no change in moorage rates but allowing for increased lineal feet of moorage of 1,060 feet.

	2010	2011	2012	2013 Projected
Boat Launch	7,137	4,960	5,966	6,500
Federal Wharf Moorage	45,591	44,110	52,750	55,000
Federal Wharf Utilities	8,415	3,205	12,654	15,000
Harbour Parking	11,226	16,043	19,186	25,000
Municipal Annual	91,132	84,413	86,329	95,000
Municipal Wharf Moorage	69,528	75,903	90,078	120,000
Municipal Utilities	11,367	12,916	22,545	30,000
Barge Ramp	4,513	4,388.80	3,822	9,500
Totals	248,909	245,939	293,360	356,000

The expansion of the breakwater has also helped to protect and increase the investment of the private fuel dock and marine located next to our municipal marina. With more protection from the storms and winds they have less annual maintenance and repair, leaving more money to invest in more moorage space in their marina. In 2011 adding a similar amount of moorage space as the Port McNeill harbour has resulted in a 30% increase in their revenue.

We can anticipate the new concrete barge ramp having a significant impact on local commercial fishing companies. The old facility was only able to facilitate one large vessel or two small vessels at a time on the same side of the dock. The product was then loaded into hand carts to take from the loading dock up the ramp to another loading area where the freight truck waited. It then needed to be unloaded from carts and loaded into trucks. This also slowed the process as only one hand cart can fit on the ramp at a time, leaving the loader waiting to go up or down the ramp.

The New Concrete Barge Ramp can facilitate up to four vessels to be off loaded at a time. The smaller vessels will be able to off load product directly from vessel to refrigerated truck. This will eliminate the double handling of product and therefore greater efficiencies in production and transportation of product.

With the changes to where the commercial fishing companies unload we have been able to accommodate the Port McNeill Marine Rescue Society (Auxiliary Coast Guard) with the old loading dock area for them to harbour their boat. As well as allowing them the use of the old harbour office as their own office. This gives our boaters a sense of security knowing that the Port McNeill Marine Rescue Society is located in our harbour.

Our Visitors Information Centre (VIC) has also seen a steady increase in visitors since being relocated to the Newly Renovated Harbour Office Building in 2008. The well positioned and strategically placed VIC is much easier for boaters and other visitors to find and access. Many of these visitors are already in the area for business, workshops/events, or establishing a project. These business people use the VIC as a resource for connecting with colleagues; finding locations, accommodation, business services (faxing, copying, conference calling, etc.), real estate and more, thus increasing the potential of economic development in our community. According to the Port McNeill and District Chamber of Commerce a conservative spending estimate of \$100 per person, per day indicates that so far in 2012 almost 1.6 million has been spent in local businesses.

Some VIC Statistics:

VIC Statistics	2008	2009	2010	2011	2012 up to Sept 30
Total Visitors	11,746	14,601	17,417	16,605	15,542
Total Hours	1,734	1,951.5	2,131	2,167	1,620
Total Buses	6	8	53	9	9
Total Parties	6,341	7,504	8,394	9,075	8,305
Parties per Hour	3.66	3.85	3.94	4.19	5.13
Nights in Community					
1 Night	1,706	2,094	2,543	1,650	1,664
2 Nights	1,321	928	732	772	436
3 Nights	718	359	193	468	167
4 & up	439	166	106	303	158

The upgrades and beautification done to the harbour front now attract many events, such as the Polar Bear Swim in January, Orca Fest in August, and our grade twelve grad class gathering there for pictures. You will also see many of our residents and families at the harbour front looking for the hidden geocaches or for gatherings such as, weddings and events like Pitch In BC. Our local Dragon Boat Team is now able to have a dedicated spot to harbour their boat, which attracts many observers who like to watch. The extra foot traffic at the harbour front from these activities and events has brought revenue into our downtown businesses with people looking around and wanting food and refreshments.

EMPLOYMENT

During the design, construction, and development of the harbour front project there was a total of 27 companies hired (many of them local) from engineer's, electricians, welders, paving, pile driving, landscapers, carpenters and general contractors.

It is estimated that 89 temporary positions were created resulting in approximately 300 man months of employment over the span of the harbour development project 2009 - 2012.

Since the harbour project did not come to completion until late summer 2012, we can only anticipate the need to increase harbour staff for the 2013 season to manage the increase in vessel traffic and moorage in our harbour.

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 Financial Statement
 Period: December 10, 2007 to September 18, 2012

PROJECT EXPENDITURES

Purchase of Land & Buildings - Waterfront	\$ 505,899.07
Renovations to New Building	\$ 200,646.88
Furnishings & Computer Move & Set Up	\$ 16,411.69
Architect	\$ 549,237.76
Engineering & Design	\$ 327,484.57
Breakwater	\$ 2,754,037.82
Old Wharf Deconstruction	\$ 36,741.14
Landscaping & Site Finishing	\$ 764,381.35
Street Improvements & Electrical Upgrades	\$ 1,315,960.63
Security Cameras, Alarm & Set up	\$ 30,369.55
Floats, Harbour Dock & Improvements	\$ 489,012.05
Kiosk & Parking Meters, Training	\$ 35,836.92
Inner Harbour Construction, Electrical & Dredging	\$ 261,580.54
Couriers, Travel, Meeting Expenses, Media Coverage	\$ 13,519.97
Concrete Loading Dock & Ramp	\$ 1,567,550.80
Total	\$ 8,868,670.74

PROJECT FUNDING

Coast Sustainability Trust	\$ 250,000
Small Craft Harbour	\$ 2,000,000
Island-Coastal Economic Trust	\$ 3,500,000
West Cap	\$ 250,000
Town of Port McNeill Harbour Authority (In-Kind Contributions)	\$ 500,000
Town of Port McNeill	\$ 750,000
Total	\$ 7,250,000
Projected Cost	\$ 7,937,000.00
Actual Cost	\$ 8,868,670.74
Short Fall Paid by Town of Port McNeill	\$ 1,618,670.74



NEW STREET LIGHTS & OTHER BEAUTIFICATION



The Town of Port McNeill would like to express our gratitude to the board and staff of the Island Coastal Economic Trust for their support of our harbour development project. Thank you for helping us make our harbour a viable resource for our community for many years to come.