

Denman Island Community Dock

Final Report



Attention:

Island Coastal Economic Trust.

Denman Island Community Dock

Completion Report

September 30, 2011

Project Objective:

The objective of the dock project was to provide Denman Island and the surrounding area with new opportunities to expand existing businesses and to provide a new ocean front site to create investment opportunities for a broad spectrum of new business concepts.

Providing the only Dock on Denman Island for visitor tie up and the ability for local commercial fishers, tour/charter operators, kayak rentals, and float plane companies a site to pick up/ drop off clients and to operate from will provide a significant opportunity for new economic development to occur.

Through the installation of a visitor information kiosk on site, island and area B&Bs, Artists, Businesses, Restaurants etc will have the opportunity to display their brochures and direct visitors and residents to their locations on the island.

The Denman Island Community Dock is located on the west side of Denman Island, adjacent to the west Denman Ferry terminal. The Island is located in Baynes sound approximately 17 km south of Comox, Vancouver Island, B.C.

Project Initiation:

Project initiation began in early 2008 with the Denman Island Residents Association striking a community dock committee. During the next three years the committee negotiated with DFO to transfer the site from DFO to the Residents Association, secure seed funding for ongoing site surveys, preliminary consulting for the project and made application for all permits and approvals from the various agencies involved.

Application for core funding was made to Island Coastal Economic Trust (ICET) and West Coast Community Adjustment Program (WestCCAP), in 2010 both applications were approved.

Work commenced on June 1/2011 based on a two phase work plan which the committee had developed over the previous year.

Phase one:

1. Infill for upper dry land vehicle parking area including curbing.
2. Gating and signage for the site.
3. Retaining wall foundation and lock block retaining wall.
4. Rip/rap (1/2 to 1 meter rocks) along wall to seaward.
5. Electrical service.
6. Visitor information kiosk.

Phase two:

1. Placing aluminum walkways
2. Installation of wood decking and handrails on walkways and ramps.
3. Pile driving to locate dock.
4. Installation of aluminum ramps to dock and installation of dock.

Phase One construction began June 1/2011.

All skilled and general labour for this phase was conducted by volunteers from the Denman community. Islanders also made significant contributions to the project by supplying all the infill materials, rip/rap rock materials, concrete form materials, tools, generators and heavy equipment. Time line for phase one was 41 days.

The phase two portion of the project included the involvement of three primary sub contractors:

1. Kamma Blake Industries.
Supplied all aluminum walkways and dock ramps.
2. Jornc Marine Ltd.
Supplied and installed the DFO approved dock float.
3. Sawchuck Pile driving Ltd.
Supplied and installed steel pile to support walkways and piles to locate float. Also placed aluminum walkways on concrete piers.

As in Phase One all labour other than contractor hours and equipment time was donated by volunteers.

Completion of phase two was accomplished August 14/2011

Denman volunteers placing concrete footing for retaining wall .



Summary of work and methodology in relation to project objectives

The project objectives:

1. Signs: Completed plus.

6 signs were erected at the site, all other than the main entrance sign are of aluminum construction. Galvanized steel was used for support posts and all are cemented in place. The entrance sign was a collaboration of several volunteers from the Island. Built from local donated timber it has become a significant tourism attraction for picture taking.

2. Entrance road: completed.

Prior to construction beginning, a permit from M.O.T. was acquired and a short access road to the parking area was established. One catch basin and 8" culvert was installed to prevent run off from accumulating in the parking area.

3. Parking lot: Completed.

A significant infill of granular material was required to create a level area of the required height above high water. Drainage was provided in 12 locations through the retaining wall to provide drainage throughout the infill area.

Parking lot infill in progress with filter cloth and retaining wall in place.



4. Parking lot curbs: Completed.

The parking lot curbs form an integral part of the upper area parking/green area. Constructed of concrete cast in place it forms the shape of the parking area and retains the lawn and plant/tree areas in a definitive manner.

5. Vehicle gate: Completed.

One main steel pipe vehicle gate was installed at the road entrance to the parking area.

6. Retaining wall: Completed.

The upper parking/green area is retained by a lock block retaining wall. Foundation for the wall is a full length cast in place concrete footing. 20 millimetre reinforcing steel was used throughout. Bed rock was drilled and rebar grouted in place.

7. Visitor kiosk: Completed.

The kiosk is located at the parking lot end of the ramp up to the elevated walkway and is visible from both the parking lot side and the walkway adjacent.

8. Retaining wall safety rails: Completed.

Safety rails run the full length of the retaining wall. Constructed of 2" o.d. steel pipe they have been coated in one barrier under coat formulated for the marine environment and 2 coats of high quality marine grade enamel.

9. Site landscaping: Completed Plus.

A significant amount of volunteer labour, materials, machine time and donated professional consulting by certified horticulturists has resulted in a pleasing mix of grassed area combined with a number of new trees planted on site and edged shrub/flower beds.

10. Walkways and ramps: Completed.

Constructed of aluminum the ramps and walkways designed and built by Kamma Blake specifically for the dock project have a life span far exceeding either wood or steel.

Once in place on their concrete piers all labour, wood decking and rail caps was supplied by donation.

11. Steel pile : Completed.

All piling used on the project was supplied and installed by the contractor, Sawchuck Pile Driving Ltd.

4 main ½ wall x 16" diameter steel pile were installed to secure the dock float. Walkway piles consist of 3 – ½" wall x 12" diameter steel pile with 10"x 10" I beam top supports.

First walkway pile being driven



12. Wave barrier: Complete.

The wave barrier is constructed of ½" wall x 36" diameter x 44' long steel pipe. Fitted with internal foam flotation and flooding ports the unit can be used in a semi flooded position for added mass.

4 anchor points, 2 at each end and 2 at mid point allowed optional sites for locating the anchor chains. One shore attachment and two 5 ton concrete anchors complete locating the barrier.

13. Main Float: Completed.

Supplied by Jornic Marine Ltd, the main float is a DFO approved timber frame design utilized on virtually every public/commercial site on the B.C. coast.

14' wide x 90' long the dock is a modular design that enables the addition of a variety of different components to be added in the future.

14. Contingency Fund allocation:

Two additional undertakings to the project budget were implemented late in the project as it became apparent to the committee the project would be completed slightly under the proposed budget and that contingency funds would be available.

A. Concrete picnic tables: Completed.

Two concrete picnic tables were purchased for the site with a third of the same colour and design being donated by an island resident.

Set on concrete pads in the grass area, they have been in daily use since installation by both locals and visitors.

One of three concrete picnic tables at the dock site.



B. Electrical service:

A complete 200 amp electrical service was installed at the site. This service includes a 30' pressure treated pole c/w meter base, guy wire and underground cable to a marine grade aluminum cabinet containing a 200 amp breaker panel.

Currently not hooked up to the hydro grid this service will meet the needs of the dock site for future lighting and power both on the upper area and the dock itself for the foreseeable future.



Marine grade electrical control station c/w 200 amp service.

Direct Employment derived from the dock project:

Direct man hours of employment by contractors and suppliers - 1657 hrs.

Ongoing hours of employment by DFO consultant (monitoring of site as per DFO requirements).

50 hrs a year x 3 years. 150 hrs.

Permanent Jobs:

No permanent Jobs to date, however the dock committee is currently determining the criteria for a part time /full time position at the site for a wharfinger/grounds keeper position.

Economic Impacts to date:

1. Two area fishing charter businesses have started to use the dock facility to pick up/drop off clients from Denman Island.
2. Direct sales of products to overnight moorage clients have been noted by the village of Denman stores and shops.
3. Both Denman restaurants have reported sales to dock facility users.



Pertinent Project information:

The Denman Island Community dock project has now been open for business for approximately 6 weeks.

The project was completed slightly under budget and significantly ahead of schedule. All project line items have been completed as per submission on the project budget. Creating over 1657 hours of direct employment for the Island and surrounding area this project has already become a cornerstone of Denman Islands new potential for economic enhancement and development.

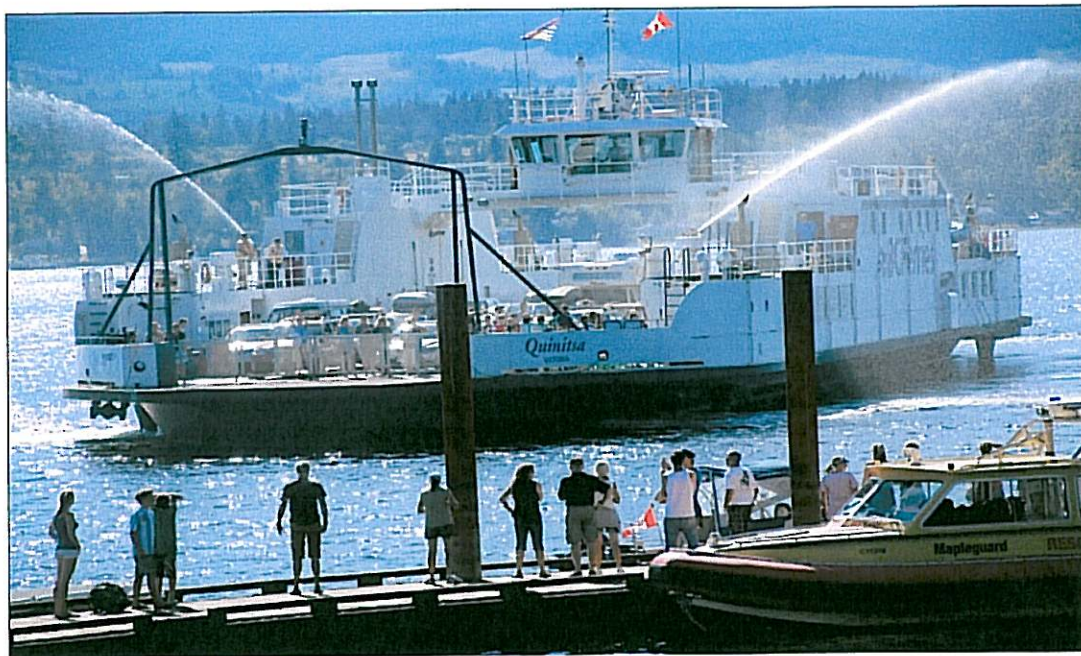
The dock site has significant room to expand the dock space in the future as economic opportunities present themselves. Monitoring of the site by the marine biologist (Castor Consultants) will continue for the next 3 years as per DFO requirements.

Liability insurance for the site, which is bundled with the other DIRA swim dock committee has been increased from the original 2 million of coverage to 3 million any one occurrence.

In closing The Dock Committee and I would like to thank the executive board of Island Coastal Economic Trust for the opportunity their funding support has given this small community. Special thanks to Al Baronas and the staff at the ICET office.

Best regards, John Johnston, Chair – DIRA Dock Committee.

MV Quinitsa salutes the crowd with a plume of water from its water hoses and a hoot from its whistle



Gulf Islands Island Tides

Regional News - Linking the Salish Sea Archipelago

Volume 23 Number 18

September 8-21, 2011

\$2 at Selected Retailers



Photo: Liz Johnston

Denman Islanders celebrate the opening of the new Denman Island Community Dock, as BCFerries' *MV Quinitsa* salutes the crowd with a plume of water from its water hoses and a hoot from its whistle.

A safe landing on Denman

Small boats going to Denman Island now have a place to dock. Denman may have been one of the few inhabited islands in the world without a dock for small boats, but the newly-built Denman Island Community Dock officially opened on August 20!

Denman Islanders have been without any form of small boat docking facility,

either private or public, since the removal of the deteriorating 100-year-old government dock almost two decades ago. The new facility will provide emergency access in the event of any interruption of BCFerry service, and provide the community with economic opportunities previously not available.

[DOCK, please turn to page 3](#)

DOCK from page 1

The Denman Island Residents Association (DIRA) Dock Committee worked for five years to get the required tenure, permits and funding. The \$381,000 project budget was shared primarily between the Island Coastal Economic Trust, the West Coast Community Adjustment Program and the DIRA Dock Committee.

DIRA's matched funding amount was comprised of community fundraising, donations of labour, materials and equipment, and \$75,000 of divestiture funding from Department of Fisheries and Oceans to assist with the Crown Land tenure transfer. Smaller grants were also provided through the Comox Valley Regional District and

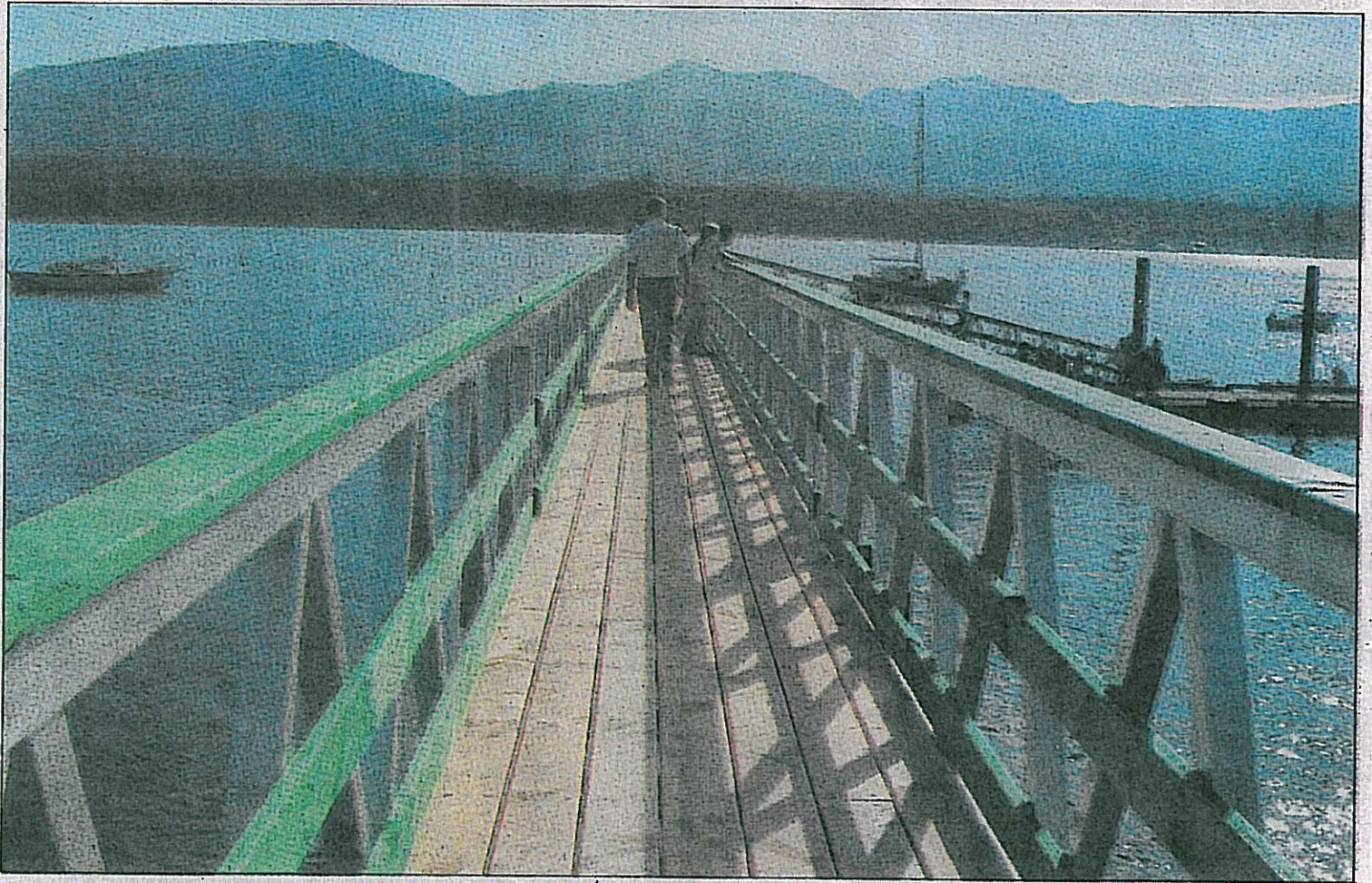
the Comox Valley Foundation.

More than 150 community members and visitors attended the opening ceremony. The Deep Bay Auxiliary Coast Guard Crew arrived aboard their Rescue Vessel, and the Denman Island Ambulance Crew also attended. The DIRA Dock Committee would like to thank all the residents, businesses, organizations and funders that supported the completion of this project, said Committee Chair John Johnston.

The dock is located at the same site as the old dock, next to the West Denman BCFerry Terminal facing Buckley Bay on Vancouver Island. ☺

ECHO Extra

The COMOX VALLEY ECHO □ Friday, August 26, 2011



Denman Island finally has a dock after many years without such an important facility

Denman celebrates new dock

Denman celebrates new dock

By Pamela Suzanne Smyth
Special to the Echo

Several government officials and representatives sailed into Denman Island, last Saturday, to attend the community's official dock opening ceremony.

The new multi-purpose dock, consisting of a 14 by 90-foot moorage float, stable pilings, a parking lot and a 250-foot walkway, is situated just south of the Buckley Bay-Denman Island ferry terminal.

The event, organized by the Denman Island Residents Association and Dock Committee Chair, John Johnston, echoed community spirit as residents and guests enjoyed home-grown beverages and cake.

Adding unexpected cheers, the MV Quinitsa ferry blasted its horns and fired water-plumes into the air as it pulled away from the adjacent terminal. Passengers waved as children swam and caught their first fish from the island's new and impressive nautical gateway.

Short speeches were delivered by North Vancouver Island MP John Duncan's constituency representative, Leonard Landry; Coastal Economic Trust's (ICET), Al Baroness; and Comox Valley Regional Director, Bruce Jolliffe just before DIRA's past-president, Andrew Scruton, cut the official red ribbon.

In the 1800's, Denman attracted several livestock-raising Scottish settlers. Lacking predatory bears, cougars, and wolves, the non-threatening environment produced meat and locally grown crops for Cumberland and other emerging towns.

To expand distribution, a government wharf, built in 1886, harboured transporting steamships and later, fishing fleets. As times changed though, the wharf deteriorated.

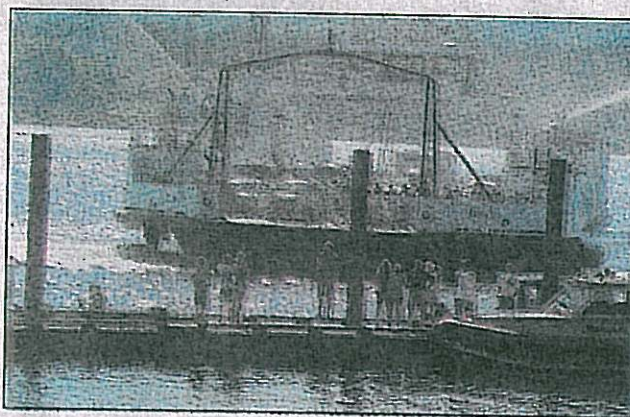
"We haven't had a community dock for years. The old one was decommissioned for safety issues," said Johnston and due to zoning regulations, "the island has no private docks."

For some 20 years, residents have had to rely on the Province's ferry service but without disruptions. "During the last strike, elderly people were climbing into tin boats from the shore," he said.

Exceptionally pleased with the new dock, "We now have a way to get people into boats. Resident shellfish tenure holders will be able to tie up temporarily and people taking short term moorage can walk up to the village to shop, view the art, visit museums or stop for lunch,"



On the wharf in front of the Coast Guard's rescue vessel, the Maple Guard: Back section - standing: Deep Bay's Unit 59 Coast Guard Auxiliary: Hugh Jackson, George Williamson, Bill Veenhof, CVRD Area A Regional Director, Bruce Jolliffe, Unit 59's Leader, Richard Wahlgren. Middle section: Ambulance Attendants: Matt Northrup, David Roth. Volunteers and DIRA members: Michael Rapati (orange shorts), Nettie Cotter (black top), Liz Johnston (white top). DIRA Chair: Frank Frketich (white shirt), David Pick (blue shirt) Front: DIRA's Dock Committee Chair: John Johnston



MV Quinitsa ferry sprays water plumes to celebrate new dock

said Johnston.

The main project cost \$381,000 with funds supplied by the West Coast Community Adjustment Program (WestCCAP - \$124,188.50); Island Coastal Economic Trust (ICET - \$118,500.); Denman Island Residents Association (DIRA - \$138,311.50, including the Department of Fisheries contributions that assisted in the transfer of the Crown Land Tenure Site from DFO to DIRA). Additional sources were also said to come from the Comox Valley Regional District, the Comox Valley Foundation and others.

Comox Valley Record

By [Contributed - Comox Valley Record](#)

Published: **August 25, 2011 7:00 PM**

After five years of fundraising and getting permits, the Denman Island Community Dock officially opened last Saturday afternoon.

The Denman Island community has been without any form of small boat docking facility (either private or public) since the removal of the deteriorating 100-year-old government dock almost two decades ago.

Denman Island may have been one of the few inhabited islands in the world without a dock for small boats, the Denman Island Residents Association (DIRA) dock committee said in a news release.

DIRA held its ribbon-cutting ceremony last Saturday afternoon for the official opening of the new facility.

It will provide not only emergency access in the event of any interruption of the BC Ferry Service, but also provide the community with economic opportunities that previously were not available to this island community.

The DIRA Dock Committee headed by chair John Johnston has been working for five years to get the necessary tenure, permits, and funding needed for the project.

The \$381,000 project budget was shared between three primary funding sources; Island Coastal Economic Trust (ICET) \$118,500; West Coast Community Adjustment Program (WestCCAP) \$124,188.50; and the DIRA Dock Committee \$138,311.50.

The DIRA matched funding amount was comprised of community fund raising, donations of labour, materials and equipment, along with divestiture funding from Department of Fisheries of \$75,000 to assist with the transfer of the Crown Land tenure from DFO to DIRA.

Smaller grants were also provided through the Comox Valley Regional District, and the Comox Valley Community Foundation.

The ribbon-cutting ceremony was attended by over 150 community members and visitors. Speakers included ICET CEO Al Baronas, Member of Parliament John Duncan representative Len Landry, CVRD Area A regional director Bruce Jolliffe, Islands Trust local Trustee David Graham and DIRA chair Frank Frketich.

The Deep Bay Auxiliary Coast Guard Crew arrived aboard their rescue vessel and the Denman Island ambulance crew also attended.

The BC Ferry Quinitsa saluted the ceremony crowd with a plume of water from its water hoses and a blast from its horns. The DIRA dock committee thanks all the residents, businesses, organizations and funders that supported the completion of this project.

— Denman Island Residents Association

Denman has dock again after years of fundraising, negotiating



THE BC FERRY Quinita salutes a crowd at the new Denman Island community dock with a plume of water from its water hoses and a blast from its horns.

Photo submitted

Denman Island Community Dock Project

June 1 to August 27, 2011

Project Expenditures:

Phase One - Parking - Access - Wall \$ 116,934.47

Phase Two - Walkways - Ramp - Dock 222,837.79

Phase Three - Contingency Allowance 21,829.01

Total Project Expenditures \$ 361,601.27

Project Income (Sources of Funding)

WestCCAP 33% \$119,328.42

ICET 32% 115,503.00 *

Community Funds 13% 47,646.16

Community In Kind Contributions 22% 79,123.69

Total Project Income (Sources of Funding) 100% \$ 361,601.27

Balance \$ -

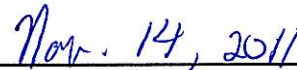
** Forecasted ICET reimbursement after final reimbursement from ICET of \$20,703.*

I hereby certify that this statement accurately represents all project expenditures (which includes In Kind contributions) and all sources of project funding.



Financial Officer

Denman Island Residents Association



Date

Denman Island Community Dock Project

June 1 to August 27, 2011

Project Expenditures:

Phase One - Parking - Access - Wall

Performance Bond	\$ 15,000.00
Materials	11,900.00
Loading & Trucking	17,221.33
Equipment Time	2,160.00
Steel Gate	2,308.64
Construction Drawings	500.00
Foundation Footing for Retaining Wall	25,495.48
Retaining Wall	20,046.25
Parking Lot Curbs	5,225.99
Parking Lot Cap	3,752.40
Safety Railings	2,604.12
Landscaping of Site	9,163.90
Visitor Information Kiosk	1,556.36
	<u>\$ 116,934.47</u>

Phase Two - Walkways - Ramp - Dock

Bridge Work	\$ 86,701.79
Walkway - Ramp Decking - Handrail	8,716.62
Main Float	58,144.91
Rip Rap	9,111.02
Pile Driving - Float- Crane Time	46,916.80
Floating Wave Barrier	5,459.54
Monitoring of Site	3,444.45
Final Landscaping - Parking Lot	3,349.56
As Built Site Plans	993.10
	<u>\$ 222,837.79</u>

Phase Three - Contingency Allowance

Bookkeeping & Accounting	\$ 2,250.00
Miscellaneous Expenses	4,567.75
Electrical Cable	7,259.34
Picnic Tables	6,473.75
Opening Ceremonies	1,278.17
	<u>\$ 21,829.01</u>

Total Project Expenditures

\$ 361,601.27

Project Income (Sources of Funding)

WestCCAP	33%	\$ 119,328.42	
ICET	32%	115,503.00	*
Community Funds	13%	47,646.16	
Community In Kind Contributions	22%	79,123.69	

Total Project Income (Sources of Funding)

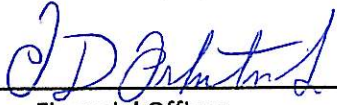
100% \$ 361,601.27

Balance

\$ -

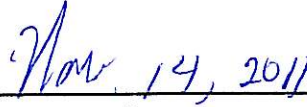
** Forecasted ICET reimbursement after final reimbursement from ICET of \$20,703.*

I hereby certify that this statement accurately represents all project expenditures (which includes In Kind contributions) and all sources of project funding.



Financial Officer

Denman Island Residents Association



Date