



Corporation of the Township of Brock

Staff Report to the Members of Council

From: Wayne Ward
Position: Director Parks, Recreation and Facilities
Title / Subject: Thorah Island Dock Repairs Tender
Date of Meeting: March 9, 2026
Report No: 2026-PRF-007

1.0 Issue / Origin

Thorah Island harbour docks are now approaching 14 years of service. The harbour was reconstructed in 2012 prior to the Township assuming the harbour.

2.0 Background

In 2025 staff identified issues with the docks and prepared a tender using the original drawings from 2012 as the basis of the tender.

This was in response to Council Resolution C-2025-365, Be It Resolved That Report 2025-PRF-024, Thorah Island Harbour Docks be received; and

That staff be directed to prepare a tender document for posting on bids and tenders for the repairs to the north and south piers at Thorah Island for work to be completed prior to the berthing slip agreements for 2026 starting May 1; and

That staff report back to Council with the tender results for discussion on the received tender amounts for consideration above the already approved remaining capital budgeted amount of \$54,719.98.

3.0 Analysis

Staff received two tender submissions from Shoreline Restoration Ltd and Master Utility Division Inc. which were reviewed and discussed with the bidders to ensure scope of work was clearly defined.

The bidders revised their submissions based on the discussion with the results being:

Shoreline Restoration Ltd.	\$217,269.28
Master Utility Division Inc.	\$119,200.00

These amounts do not include HST.

The above costs do not include any contingency which may be necessary should additional work be required once the top decking has been removed. This work does include repairs to the south pier entrance corner which has sustained damage and decay due to ice damage over the past couple of years. This work will return the structural integrity of the south pier.

4.0 Related Policies / Procedures

Procurement Bylaw and policy

5.0 Financial / Budget Assessment

Staff have carried over unused funding for a total of \$54,984.26 from 2024 and 2025 budgets to support this work.

A difference of \$66,313.66 (including non refundable HST) is still outstanding to satisfy the lowest bid submitted.

Currently there is approximately \$567,000 in the Harbour reserve fund that has not been previously committed and it is staff's recommendation that the additional funds needed of approximately \$66,314, plus a contingency of \$20,000 (for a combined total of \$86,314), be funded from the Harbour Reserve Fund in order to complete the required repairs.

5.1 Asset Management

The Thorah Island Harbour is part of the Township Asset Management Plan and these repairs will sustain this asset for an additional time period.

6.0 Climate Change Impacts

There are no climate impacts identified with this project.

7.0 Communications

This report is being published on a public agenda.

8.0 Conclusion

The Thorah Island Harbour is an important community asset for the residents of Thorah Island as the only official harbour on the island.

Repairs to this asset are necessary for the safety of the users of this facility and to maintain the overall condition of the harbour.

9.0 Recommendation

BE IT RESOLVED THAT Council receive report 2026-PRF-007, and

That staff be directed to proceed with a contract with Master Utility Division Inc. for the sum of \$119,200 plus HST, and

That Council direct the Treasurer to fund the difference of \$66,314 plus an additional upset limit of \$20,000 as a contingency fund (total \$86,314), from the Harbour Reserve Fund, and

That if any unforeseen circumstances arise that may exceed the contingency fund that staff report back to Council for direction.