



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 Revised Tender Results

Date of Meeting: April 27, 2026

Report No: 2026-PRF-011

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 \$54,984.26.

Council Resolution C2026-066 was for staff to rescope the tender and repost on Bids and Tenders.

3.0 Analysis

Staff revised the tender documents and reposted on Bids and Tenders on March 23, 2026 with a closing date of April 7, 2026.

Staff were able to review the submissions after closing.

There were four submissions for this project as outlined in the financial section of this report.

4.0 Related Policies / Procedures

Procurement policy

5.0 Financial / Budget Assessment

Four submissions were received with the required documentation.

Bidder	Transportation costs	Material Costs	Permits and Inspections	Labour cost	Total Cost
Quality Property Services	\$15,750	\$35,755.56	\$4,500	\$28,985.00	\$84,990.56
Master Utility Division Inc.	\$22,000	\$31,650	\$2,000	\$39,885	\$95,535
Towerview Enterprises Inc.	\$16,500	\$29,040	\$5,170	\$47,300	\$98,010
Shoreline Restoration Ltd.	\$19,268.32	\$68,867.66	\$7,653.80	\$86,162.54	\$181,952.32

The above costs 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.

In 2024, the budget for this work was set at \$70,000. To-date, a total of \$15,015.74 has been spent, leaving a balance of \$54,984.26.

The Thorah Island Harbour Reserve Fund has an unallocated balance of \$554,178.31 as of December 31, 2025 (unaudited).

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.

Upon review of the references of similar work it was identified that only Shoreline Restoration Limited has experience in this type of specific work

9.0 Recommendation

BE IT RESOLVED THAT Council receive report 2026-PRF-011, and

That staff be directed to proceed with a contract with Quality Property Services for the sum of \$86,486.39 including non refundable HST, and

That Council direct the Treasurer to fund the difference of \$31,502.13 plus an additional upset limit of \$20,000 as a contingency fund (total \$51,502.13), 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.