

ADAPTIVE REUSE Okanagan Lake Bridge PONTOONS - UPDATE

An aerial photograph of the Okanagan Lake Bridge construction site. The image shows a long bridge structure spanning across the lake, with several large concrete pontoons floating in the water. The background features a range of mountains with snow-capped peaks under a blue sky with scattered clouds. The foreground shows a shoreline with some trees and a dirt path.

Council Report - 2009.06.29

Infrastructure Planning

BACKGROUND INFO

1. Council resolutions of April 20, 2009

1. Approval in principal to the adaptive reuse of the salvaged pontoons as a breakwater and future public pier/marina
2. Solicit input from the public
3. Submit applications to the ***BC Integrated Land Management Bureau***, the ***BC Ministry of Environment***, the ***Federal Department of Fisheries and Oceans*** and the ***Federal Ministry of Transport*** (Navigable Waters)
4. Hire consultants to conduct due diligence on SNC-Lavalin proposal
 1. Environmental impacts
 2. Anchorage engineering
 3. O&M recommendations
5. Retain the City's solicitor to prepare a Memorandum of Agreement with WRB Bridge Group, and determine need for Alternative Approval Process
6. Solicit input from the Kelowna Yacht Club regarding their role in the project

PUBLIC OPEN HOUSE

Stuart Park - April 30, 2009

- 646 public surveys completed on-line and at on open house showed overwhelming support
 - 76% for the adaptive reuse of the pontoons and
 - 63% for the investment of \$2.5-\$6.0 million in public funds to build a public pier & marina



PUBLIC CONCERNS

- Quality of work is befitting a first class city
- Benefit received by the Kelowna Yacht Club is returned to the taxpayer

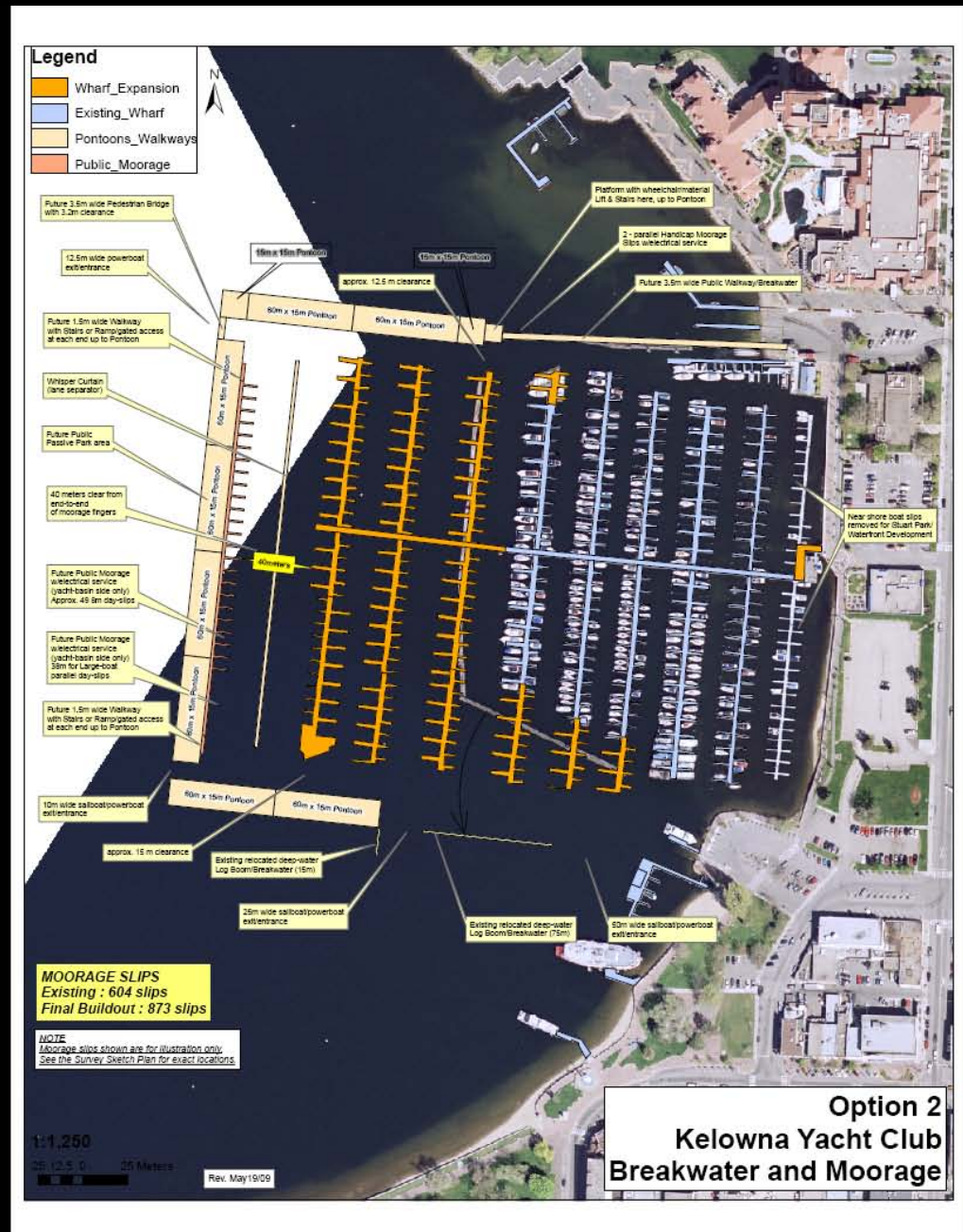


DUE DILIGENCE

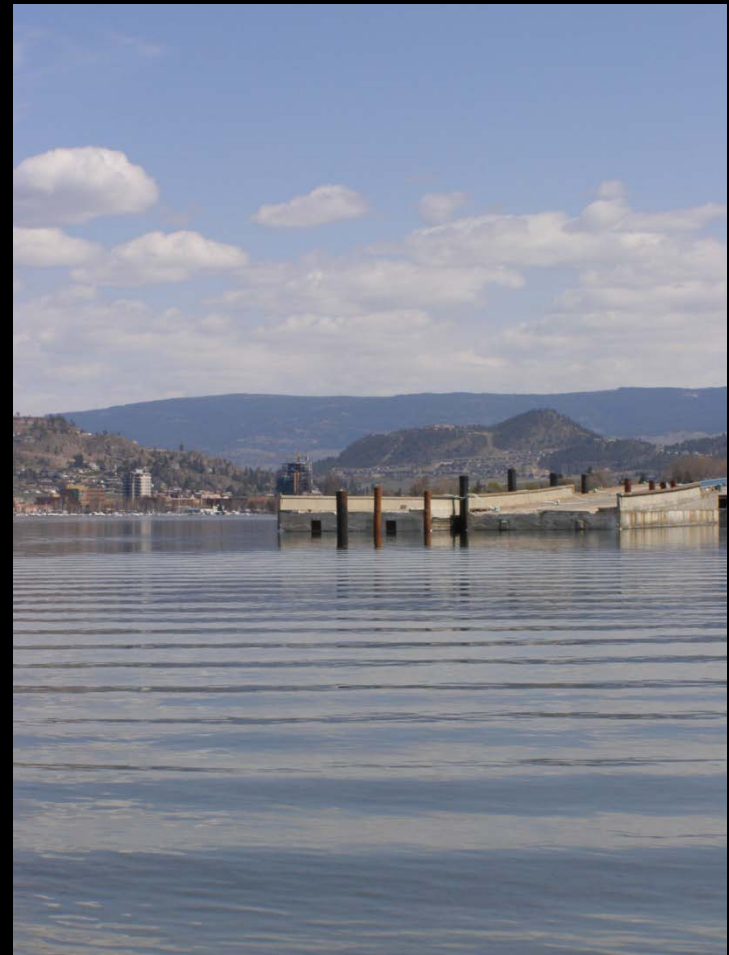
- Pontoon's current condition sufficient for proposed use
- No negative environmental impact on habitat or sediment disposition at foreshore
- Slight reconfiguration required re: April 20 layout in response to wind/wave study

REVISED CONFIGURATION

- Provides best protection from storm winds/waves
- Shared use for boaters and pedestrians
- At junction of Stuart Park & Waterfront Park



VISUAL IMPACT



Need to remove parapets to
bring height below
water/land horizon

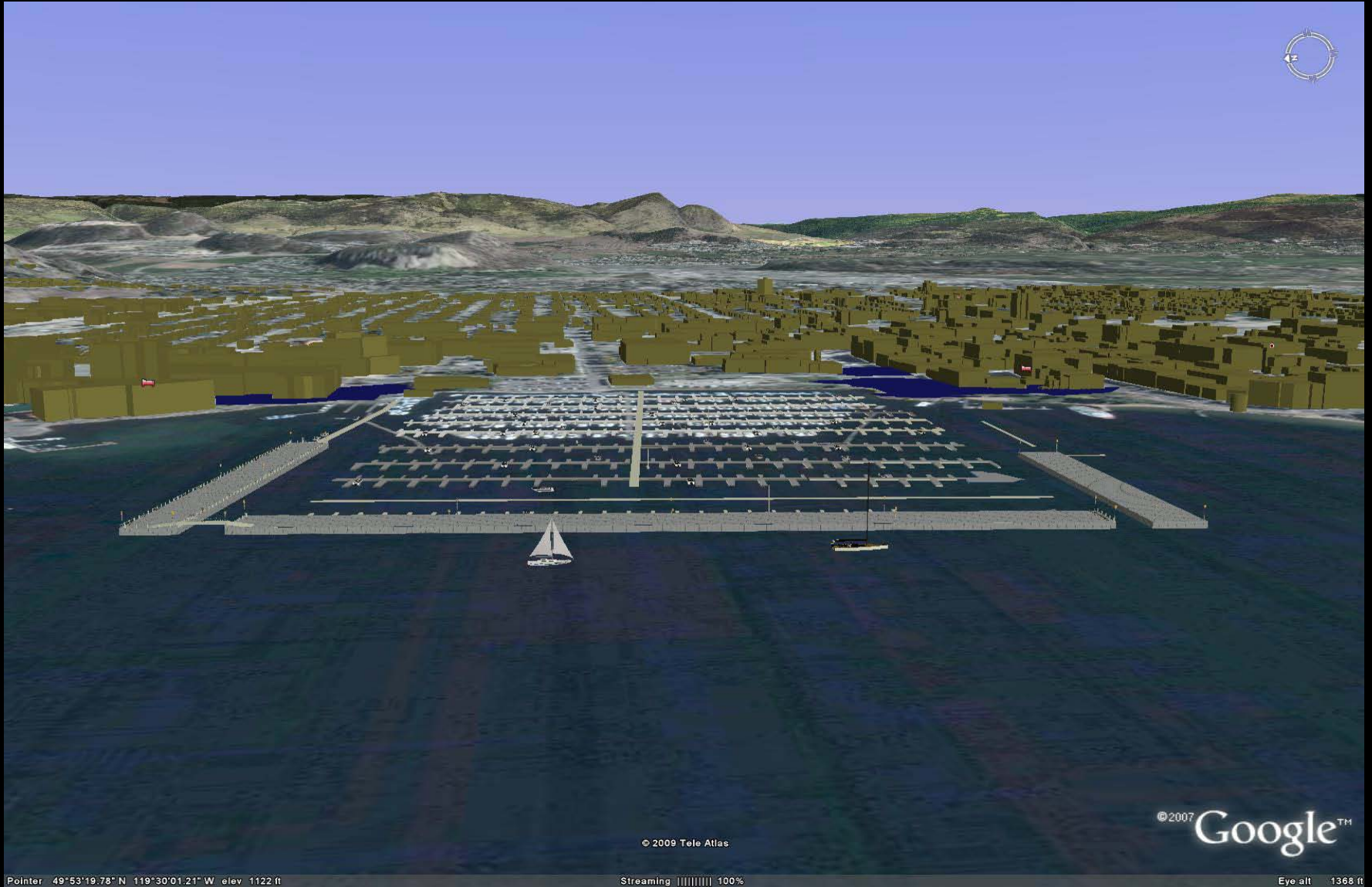
AERIAL MASSING VIEW LOOKING WEST



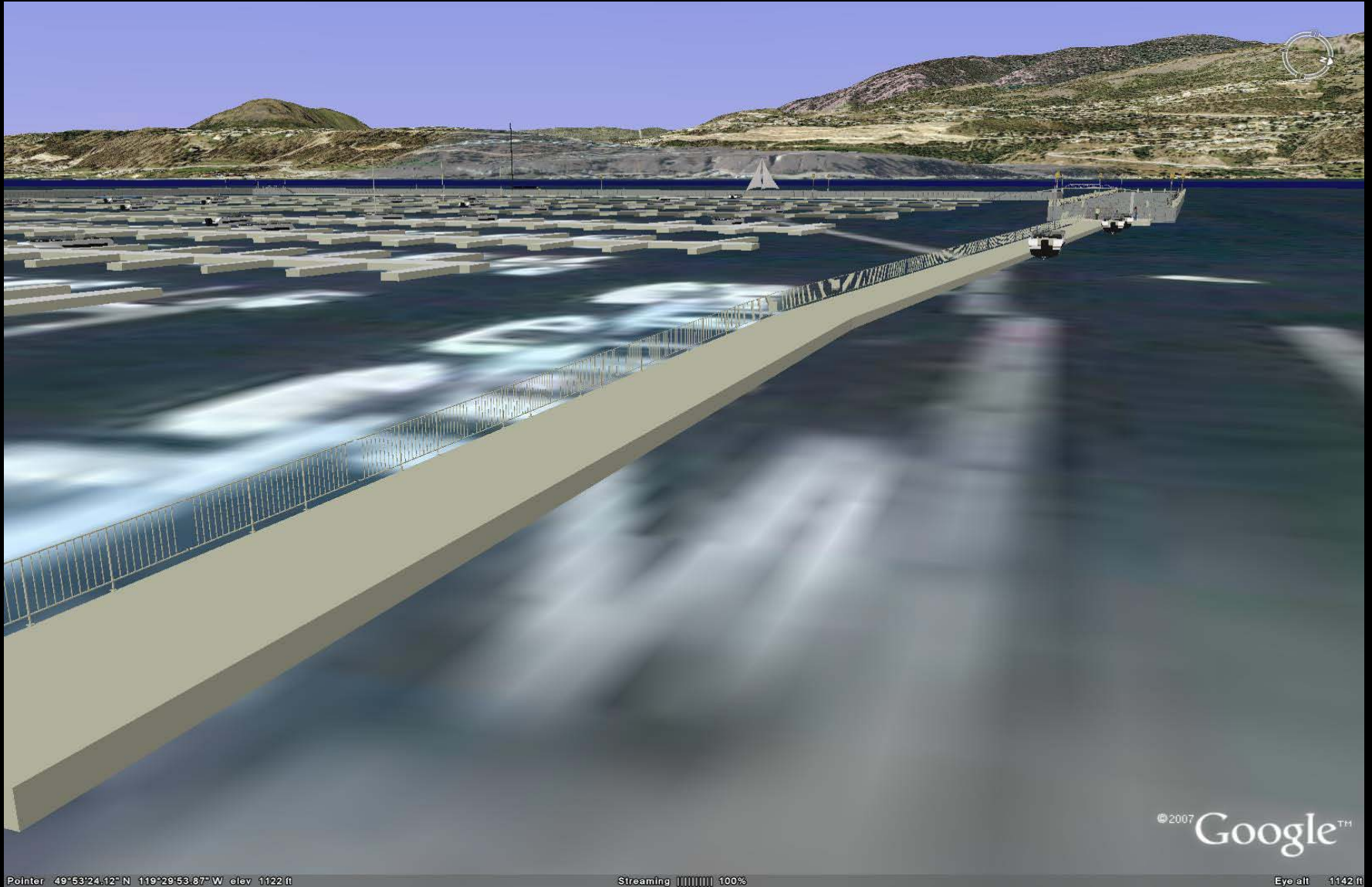
© 2009 Telo Atlas

© 2007 Google™

AERIAL MASSING VIEW LOOKING EAST



VIEW FROM WATER STREET BOAT LAUNCH

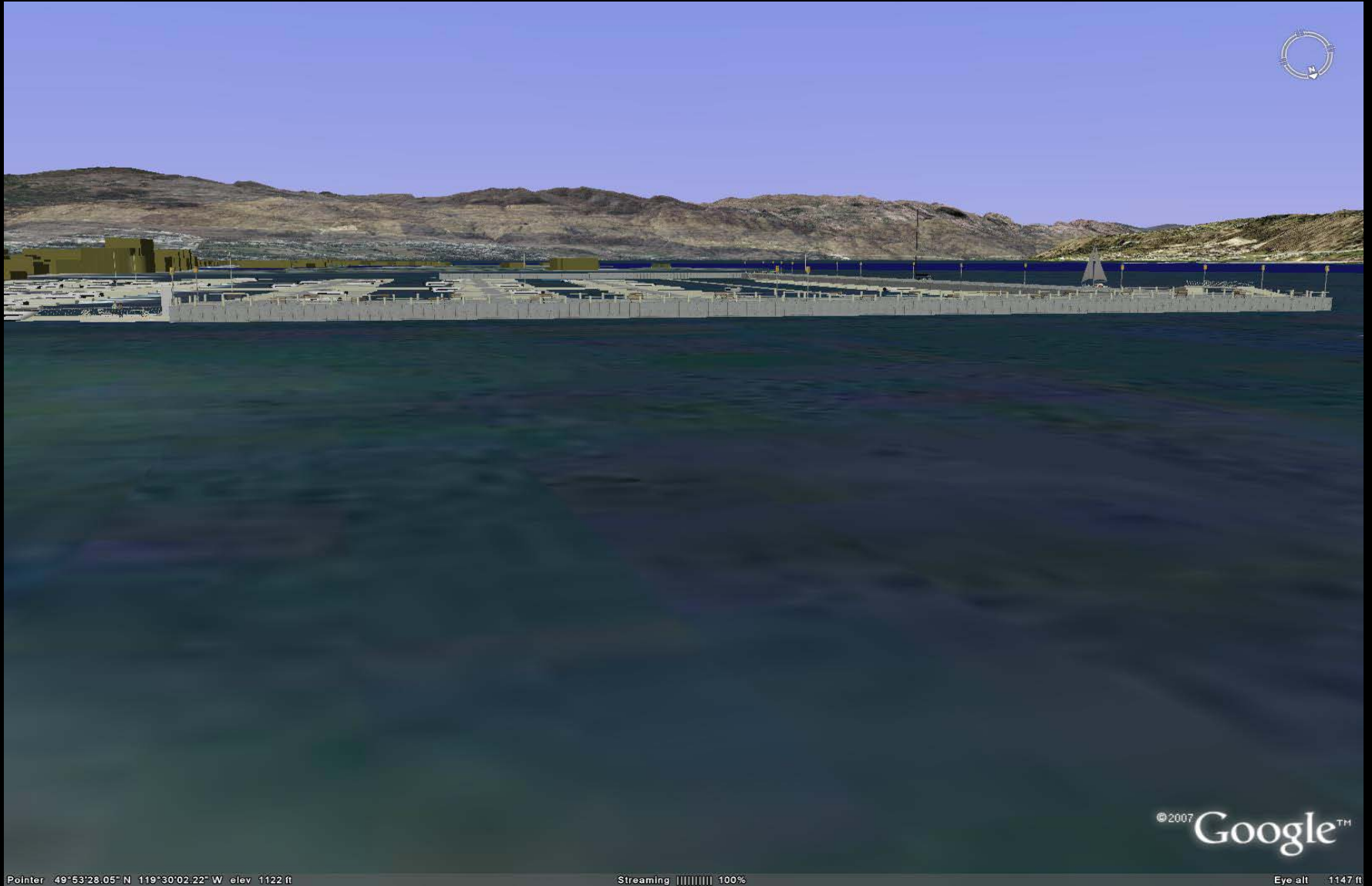


MASSING VIEW FROM CITY PARK

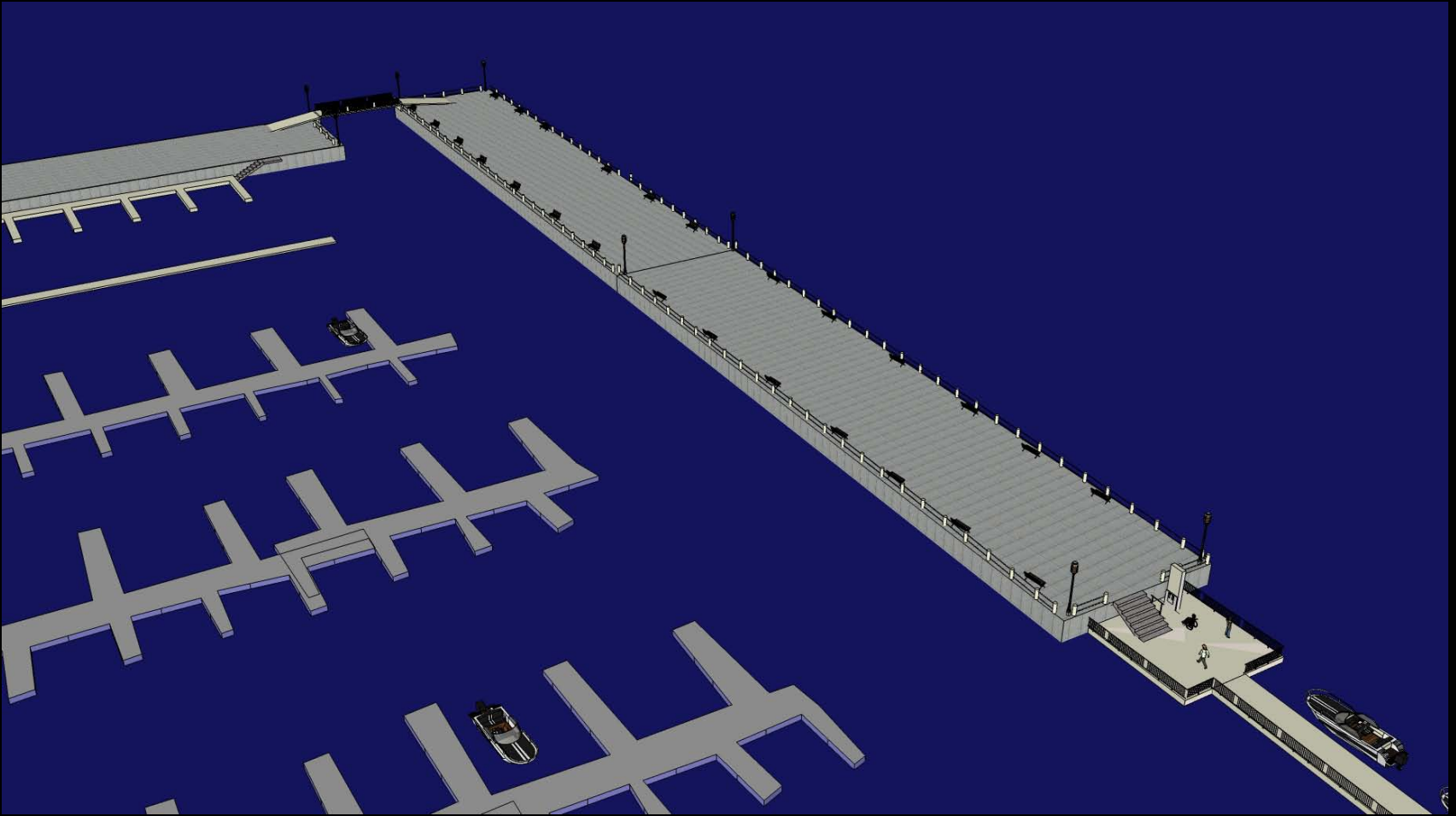


© 2007 Google™

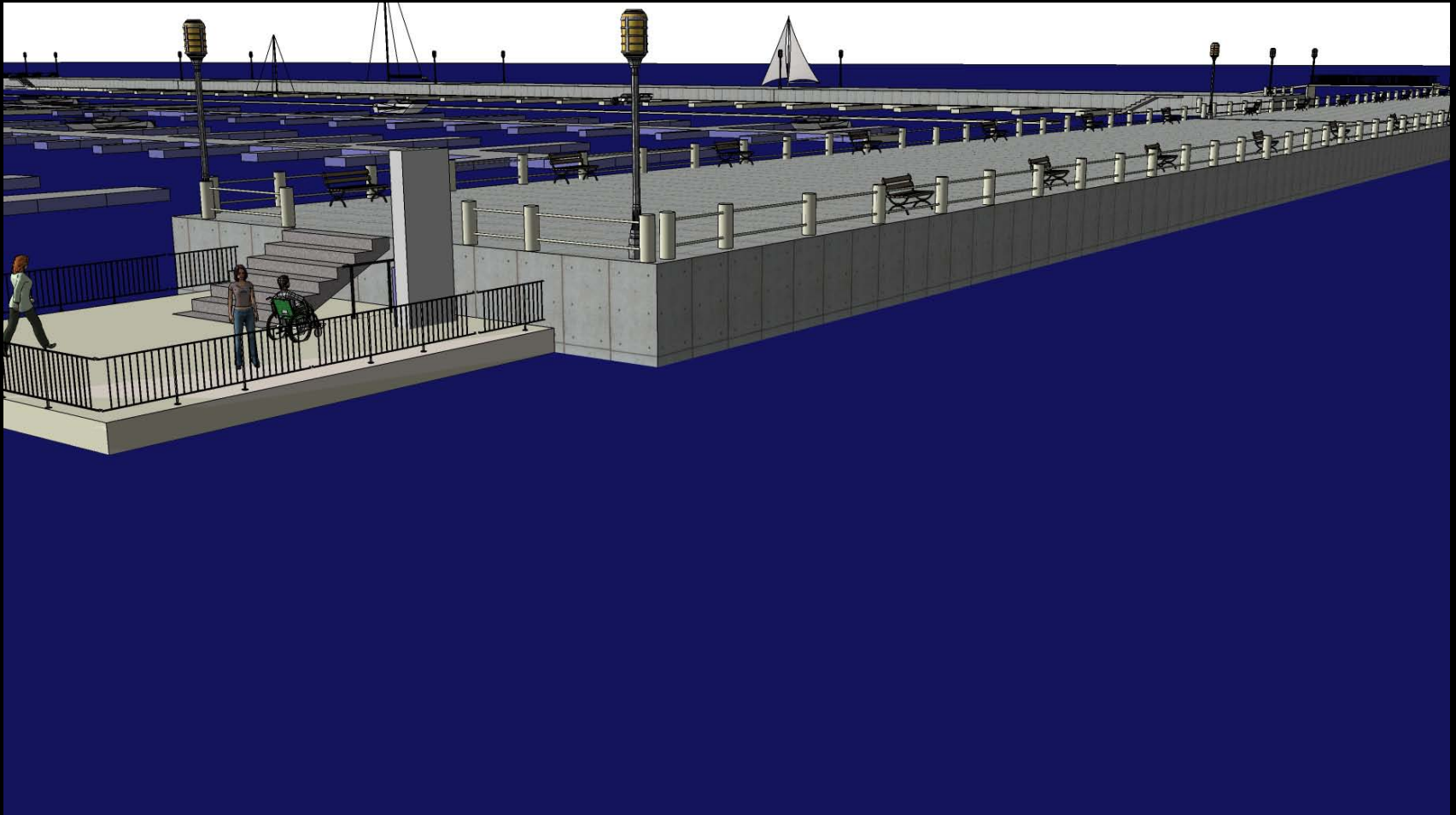
MASSING VIEW FROM WATERFRONT PARK



PEDESTRIAN FEATURES SCHEMATIC



PEDESTRIAN FEATURES SCHEMATIC



MEMORANDUM OF AGREEMENT

WRB Bridge Group:

- repairs and water-seals pontoon decks
- Relocates & anchors 3 x 122 meter and 2 x 76-meter pontoons
- Paves 2 x 122 pontoons
- Completes 'as-builts'
- Makes a financial contribution to City engineering costs

City of Kelowna

- Retains marine engineer for detailed design and installation review
- Indemnifies WRB at substantial completion
 - Evokes AAP
 - Risk management through insurance policy
- Rezones land

MOA – CONDITIONS PRECEDENT

(prior to City signing MOA)

1. City hires engineer (July 15)
2. City completes design documents (July 31)
3. AAP receives electoral consent (August 7)
4. Crown approves relocation (August 17)

ALTERNATIVE APPROVAL PROCESS

I am OPPOSED to the City of Kelowna proceeding with the terms regarding indemnification of the WRB Bridge Group in the “installation agreement in respect of installation of breakwater at the Kelowna Yacht Club basin”.

- Advertised on July 3 & 5, 2009 in local press, City website and City Hall public notice board
- Deadline for electoral response at 4pm on August 7, 2009

PROJECT RISKS

- WRB can terminate for cost escalation
- WRB not obligation to repair/replace damaged or lost pontoons, but City can then terminate
- City liable for delays caused by City
- City pays engineer's design costs if *conditions precedent* not met (approx \$35k)

External Applications

Authorities having jurisdiction

- Applications to DFO, MOT (nav waters), MOE, and ILMB submitted
- All authorities working to August 17, 2009 deadline for response

Funding applications

- Application for \$4.5 million from Community Adjustment fund submitted per Council direction of June 22, 2009

Recommended Construction Phasing of City Work

YEAR	WORK	COST
2009	<ul style="list-style-type: none">• Parapets removed, Asphalt deck coloured/stamped, design for walkway and finish completed• \$500k reserved for grant partnerships or Phase 2 work	\$1,000,000
2010 on	Public access and 2 x 75-meter north pontoons pier-scaped (no budget yet identified)	\$1,500,000
2011 on	Public access and 2 x 122-meter west pontoons pier-scaped including completion of pedestrian bridge at north west corner (no budget yet identified)	\$2,500,000

On-going Annual Operations & Maintenance Costs

COMPONENT	COST
Inspection & Preventative Maintenance	\$50,000
Decommissioning & Repair Reserve	\$25,000
Liability Insurance	\$12,000
TOTAL	\$87,000

- Costs to be recovered from benefitting parties
- Revenues/costs for marina operation not included (should be net revenue for City)

Quality Design Precedents



Quality Design Precedents



Quality Design Precedents



Quality Design Precedents



Quality Design Precedents



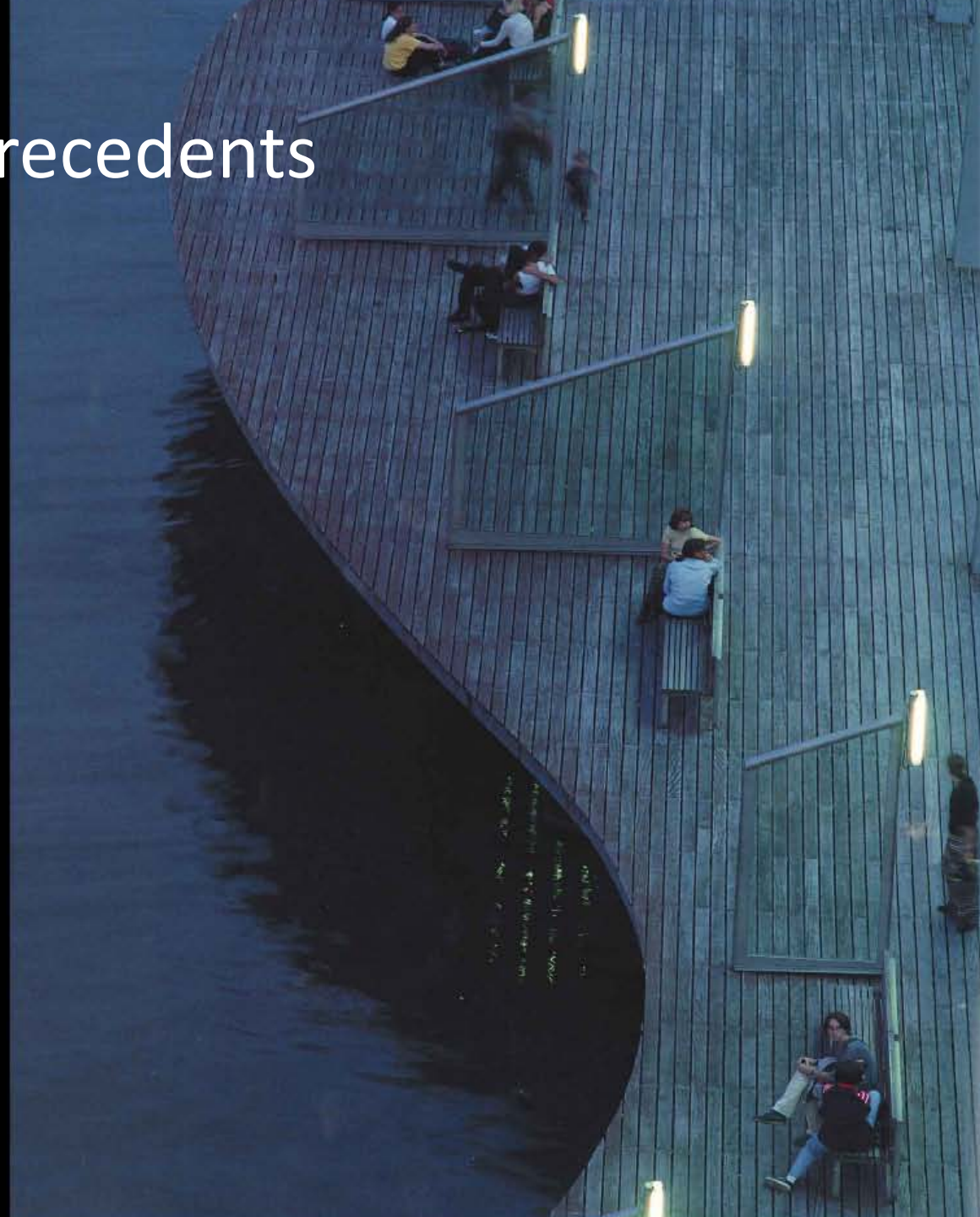
Quality Design Precedents



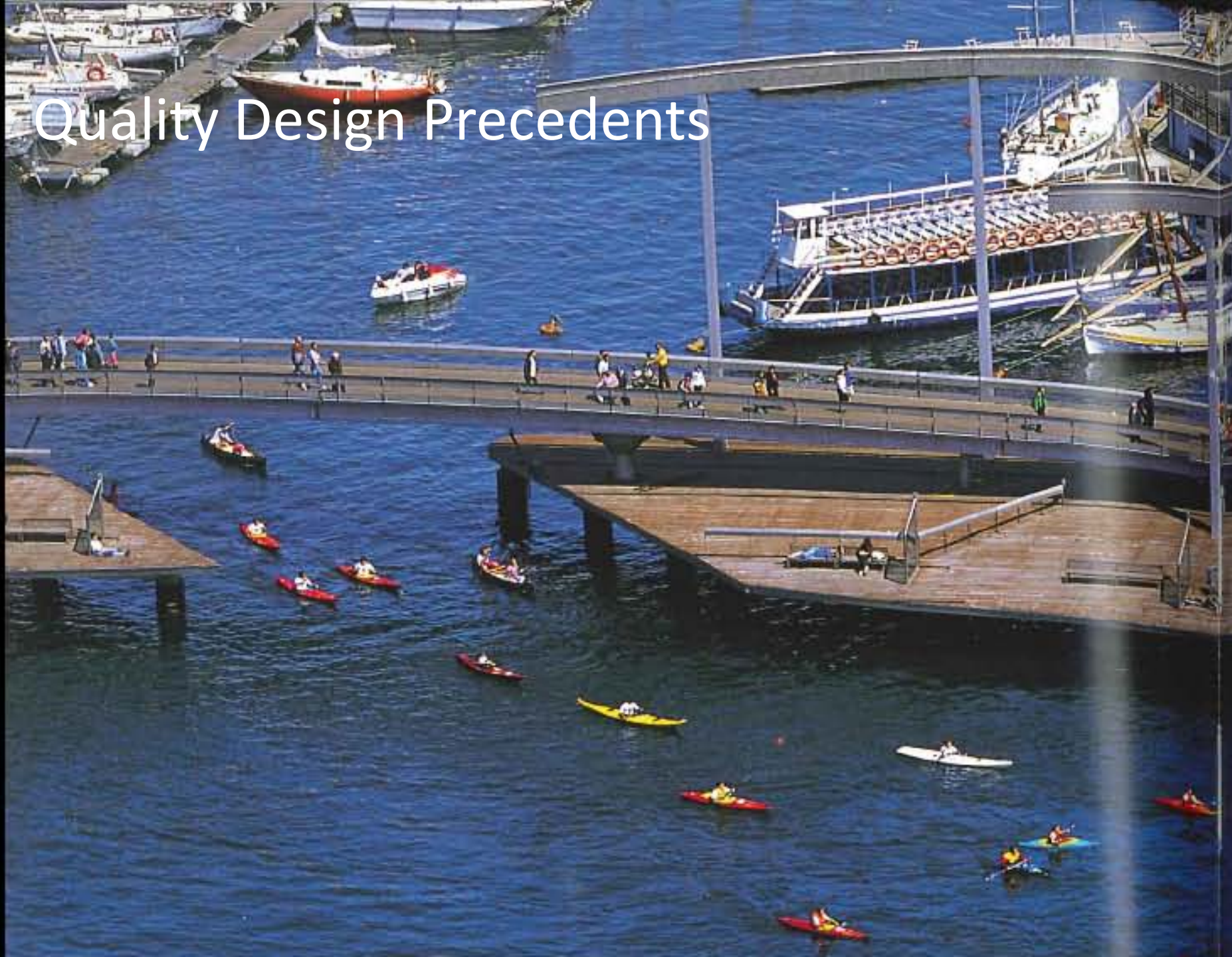
Quality Design Precedents



Quality Design Precedents



Quality Design Precedents



RECOMMENDATIONS

THAT Council:

- Approve the MOA, subject to conditions precedent
- Authorize the Mayor and Clerk to execute the MOA
- Initiate Alternative Approval Process
- Set August 7, 2009 as deadline for AAP
- Authorize \$1 million budget for 2009 for Phase 1 scope funded from City Park Land Acquisition Reserve
- Direct staff to seek external funding for Phase 2 and Phase 3 and report project progress in Sept '09

NEXT STEPS

- Follow-up with Authorities having Jurisdiction
- Hire Marine-Structural Engineer and proceed with detailed design of relocation anchorage
- Rezone water lot following Crown approval of lease expansion and pontoon relocation
- Continue with KYC negotiations on roles and responsibilities for breakwater

Thank you

Questions?