



To: Mayor Glover and Members of Council
From: Scott MacKinnon, Director of Parks & Facilities
Julie Thur, Public Works Administrative Assistant
Date: 10 Feb 2026
Subject: Replacement of the Glenmount Dock

Location

1110 Glenmount Road, Baysville, Ontario
Roll Number 4427.030.012.02900

Report Highlights

- Condition of the existing Glenmount Dock
- Request for Proposal issued and released and closed on January 15, 2026
- Comparison of the proposals received.
- Staff recommendation

Recommendation

WHEREAS the Council of the Corporation of the Township of Lake of Bays receives the staff report “Replacement of the Glenmount Dock”, dated February, 10, 2026.

BE IT RESOLVED THAT Council awards RFP 2025-006 to Pipefusion Services Inc. in the amount of \$259,749.75 plus HST

AND FURTHER any remaining funds in the Glenmount Reserve be allocated to future capital projects and expenses.

Origin

The 2023 Parks, Open Space and Recreation Strategy identified the need to repair or replace the Glenmount dock. Since then, staff have determined the dock now requires full replacement. Sections of the structure have deteriorated to the point that contractors have had to remove unsafe pieces, and staff continue to receive multiple complaints each year about its condition.

Analysis

The Glenmount Dock is heavily used during July and August, particularly by the Lake of Bays Sailing Club. During peak periods, it is common for vessels to be moored three wide along the full length of the structure. The existing dock consists of an approximately 160-foot by 12-foot main walkway leading to a 24-by-30-foot deck with a gazebo.

In 2024, staff identified the dock as requiring full replacement due to its deteriorating condition. Preliminary cost estimates for a like-for-like replacement in 2024 of \$450,000.00, were obtained, prompting Council to begin allocating reserve funds for this purpose.

Staff investigated suitable dock systems and evaluated alternatives to pile-driven structures, with a focus on installation feasibility, environmental considerations, durability, and long-term performance. This research supported the decision to issue a Request for Proposal (RFP) rather than a traditional tender.

RFP 2025-006 was released in December 2025 and closed on January 15, 2026.

Four(4) proposals were received, three (3) meeting or exceeding mandatory criteria, including five-year pricing for spring installation and winterization. Below is a summary of the details for each proposal:

Scope of Work

Removal and disposal of the existing system, supply and installation of a new dock system, and installation of a gazebo on the dock. Includes one year of winterization and spring opening.

Proposals

Pipefusion Services Inc.

Proposed System

- 20' x 40' pressure-treated floating dock with six rows of 24" diameter pontoons
- Two 12' x 40' pressure-treated floating docks with three rows of 24" diameter pontoons
- Two 6' x 12' pressure-treated ramps
- One 12' x 30' pressure-treated shore platform
- 16' x 30' shade pavilion
- Lifetime pontoon warranty
- Twenty 500 lb concrete weights with 7,400 lb breaking-strength marine-grade rope

Pricing

- Price: **\$259,749.75**
- HST: **\$33,767.47**
- Total: **\$293,517.22**
- Estimated Completion: **July 1, 2026**
- Spring Opening & Winterization (5-year term): **\$5,000.00 + HST**

Kropf Industrial Inc.

Proposed System

- 3/16" x 30" steel float pipes throughout
- Welded steel sub-structure and framing
- Steel sandblasted and epoxy-coated with salt-water-rated epoxy
- Magnesium sacrificial anodes
- 24' x 40' platform (two sections bolted into one rigid unit)
- Heavy-duty silent hinge connections with internal rubber bushings

- 4" x 4" PT stringers bolted to subframe
- 2" x 6" PT decking
- 8' x 30' welded aluminum ramp with handrails and ThruFlow non-skid decking

Pricing

- Price: **\$342,292.00**
- HST: **\$44,497.96**
- Total: **\$386,789.96**
- Estimated Completion: **October 31, 2026**
- Spring Opening & Winterization: **\$24,200.00 + HST**

Murphys Dock Services

Proposed System

- Driven steel piles anchored to bedrock as required (36 piles at 10' centres)
- 24' x 40' deck
- 12' x 122' walkway

Pricing

- Price: **\$594,479.30**
- HST: **\$77,282.31**
- Total: **\$671,761.61**
- Estimated Completion: **Late September 2026**
- Spring Opening & Winterization: **\$16,239.00 + HST**

T&C Construction/Welding

Notes

- Proposal does not meet specifications.
- Total dock length: 153'
- Platform: 20' x 35'
- Steel pile dock system

Pricing

- Price: **\$248,561.70**
- HST: **\$32,313.02**
- Total: **\$280,874.72**
- Estimated Completion: **December 1, 2026**
- Spring Opening & Winterization: **\$3,000.00 + HST**

Following evaluation, staff determined that Pipefusion Services Inc. offered the strongest proposal. Their floating dock system:

- Provides long-term durability and stability suitable for the high-demand use at Glenmount.
- Can be installed year-round—including winter—without disturbing fish habitat or lakebed conditions.
- Has the earliest proposed completion date (July 1, 2026), which is critical given the rapidly deteriorating condition of the existing dock and the risk it may not remain safe for the 2026 season.
- Offers a competitive price compared with other proponents, all of whom projected later installation timelines.

Staff contacted references provided by Pipefusion. Feedback from another township confirmed strong satisfaction with their work and recommended them as a supplier.

Financial Implications

Glenmount Dock Reserve: \$450,000.

Pipefusion project cost (incl. non-refundable HST): \$264,321.53.

Remaining balance of \$185,678.47 will offset other capital expenses.”

Alternatives

Option 1: Council authorizes staff to proceed with the Pipefusion proposal as outlined in the staff report.

Option 2: Council directs staff to proceed with an alternative contractor as indicated.

Approved by:

Patricia Allen, Director of Finance/Treasurer

Geoff Carleton, Chief Administrative Officer

Approved - 23 Jan 2026

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References:

Parks, Open Space and Recreation Strategy 2023