



TOWN OF SAINT ANDREWS



Market Wharf Design Concepts

Cost of Borrowing Analysis

The Funding for the Project is:		
Entity	Amount Funded	% Breakdown
Federal Government	\$3,134,600.00	40%
Provincial Government	\$2,611,905.00	33%
Town of Saint Andrews	\$2,089,994.00	27%
Total	\$7,836,499.00	100%
Borrowing (Approved)	\$1,850,000.00	

Cost of Borrowing Analysis

Cont.

Borrowing Breakdown		
If We Borrow	Annual Payment	Portion of Mill Rate
\$1,850,000.00	\$1,44,719.00	\$0.022
\$1,600,000.00	\$125,163.00	\$0.019
\$1,500,000.00	\$117,340.00	\$0.018
\$1,400,000.00	\$109,517.00	\$0.017

Cost of Borrowing Analysis

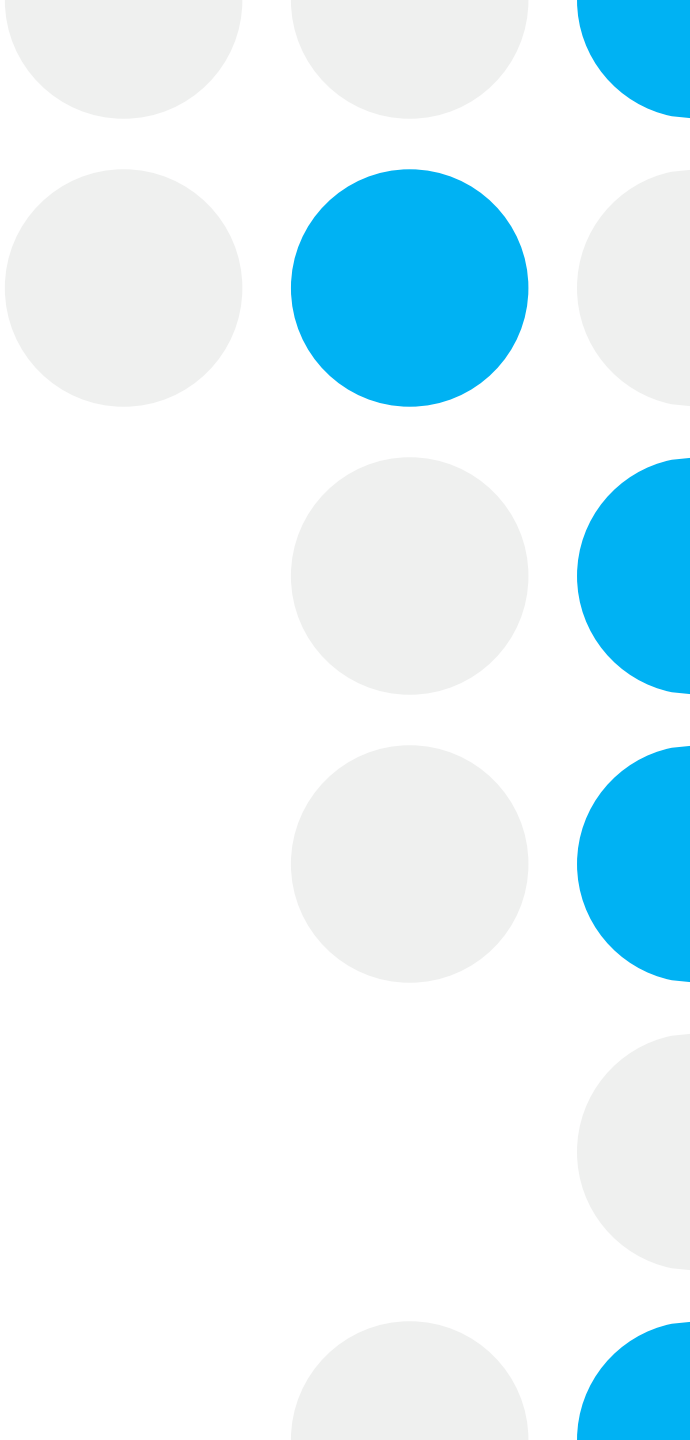
Cont.

Wharf Design Option Costs and Funding Breakdown

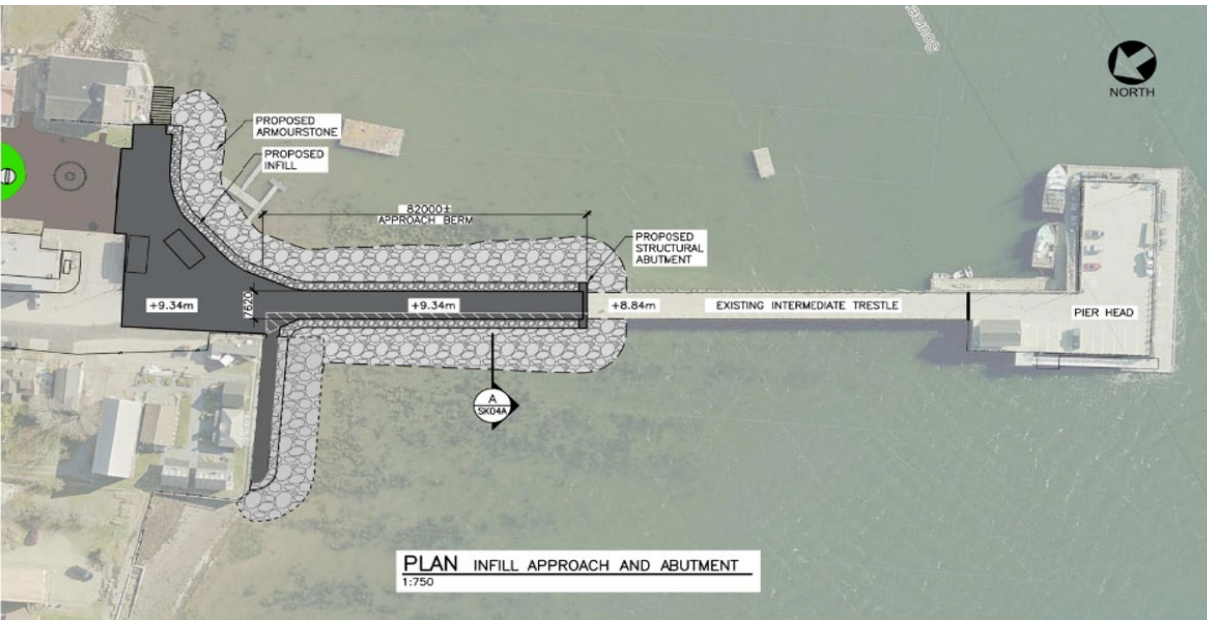
Option	Total Cost	Town Share	To Borrow
Infill Berm	\$6,057,000.00	\$1,615,402.00	\$1,429,905.00
Steel Pile	\$8,200,000.00	\$2,186,940.00	\$1,935,814.00
Precast Block	\$7,884,000.00	\$2,102,663.00	\$1,861,214.00
Hybrid Infill and Steel	\$7,819,000.00	\$2,085,327.00	\$1,845,869.00

Infill Berm

Estimated Cost:	\$6,057,000.00
Construction Time:	6 Months
- Concerns on Environmental changes.	
- Most impactful on aesthetic change.	
- Able to do over winter. Start after Thanksgiving.	
- Lose the “Crib” used for boat repairs.	

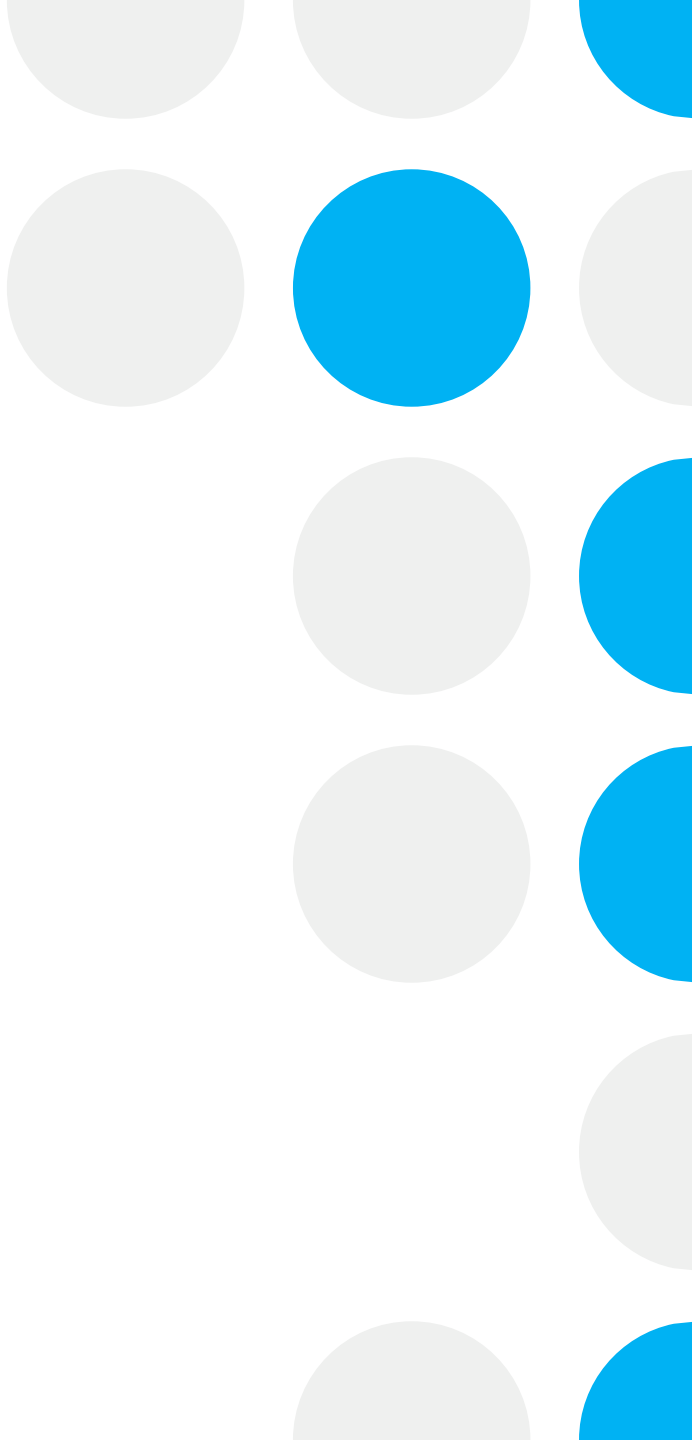


Infill Berm

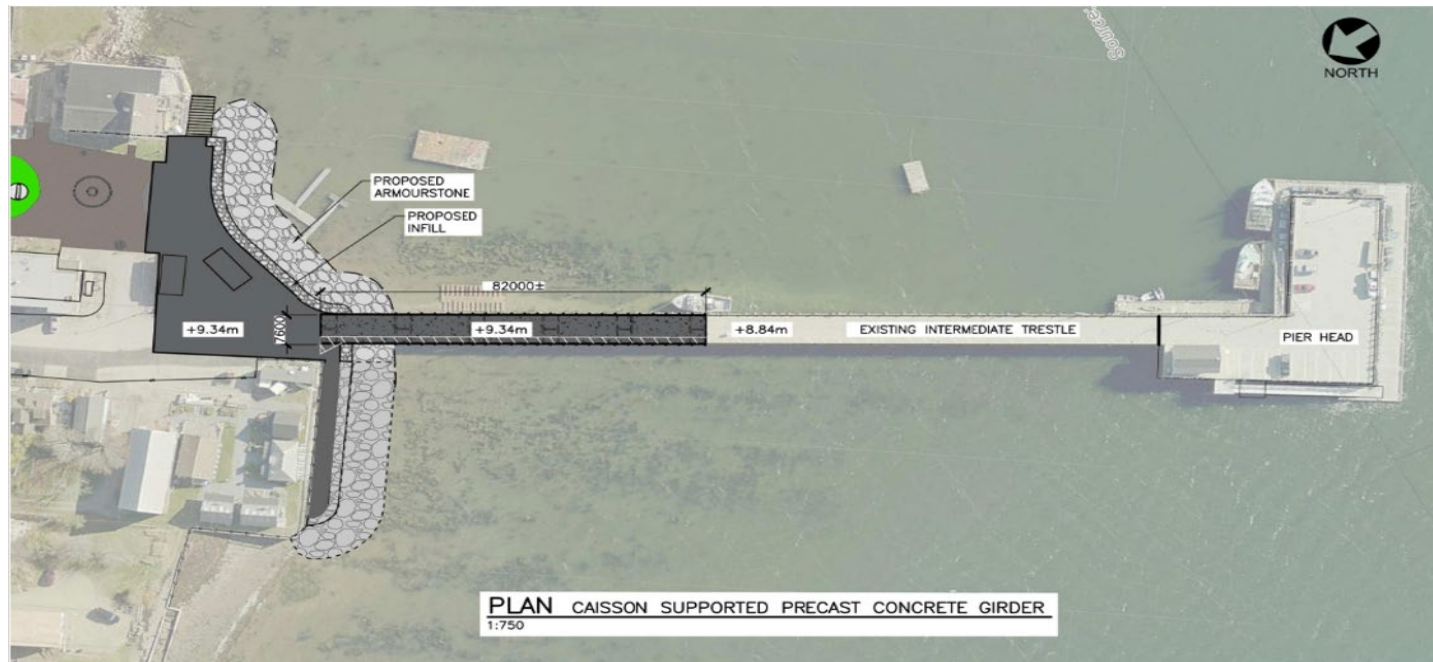


Steel Pile Supported

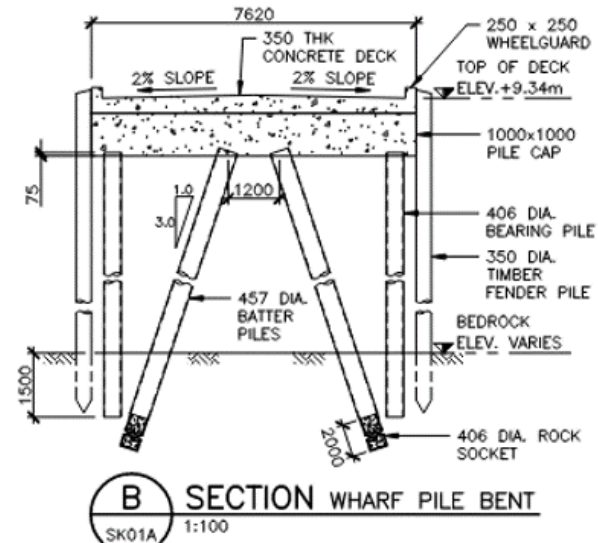
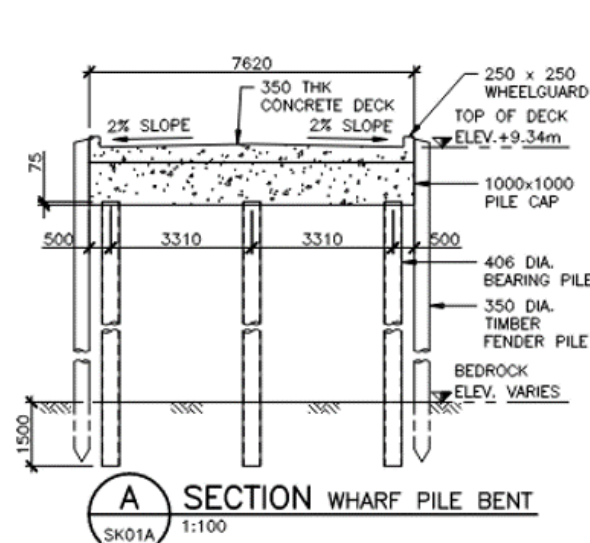
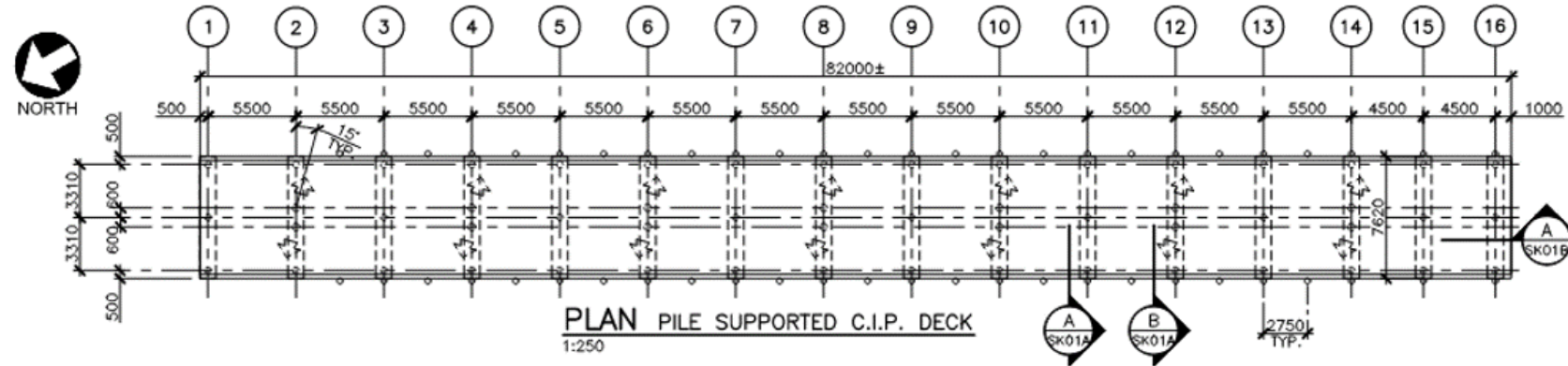
Estimated Cost:	\$8,200,000.00
Construction Time:	12 Months
- Able to put timber Piles on outside to preserve traditional look.	
- Access to pier head lost during construction for all of season.	



Steel Pile Supported



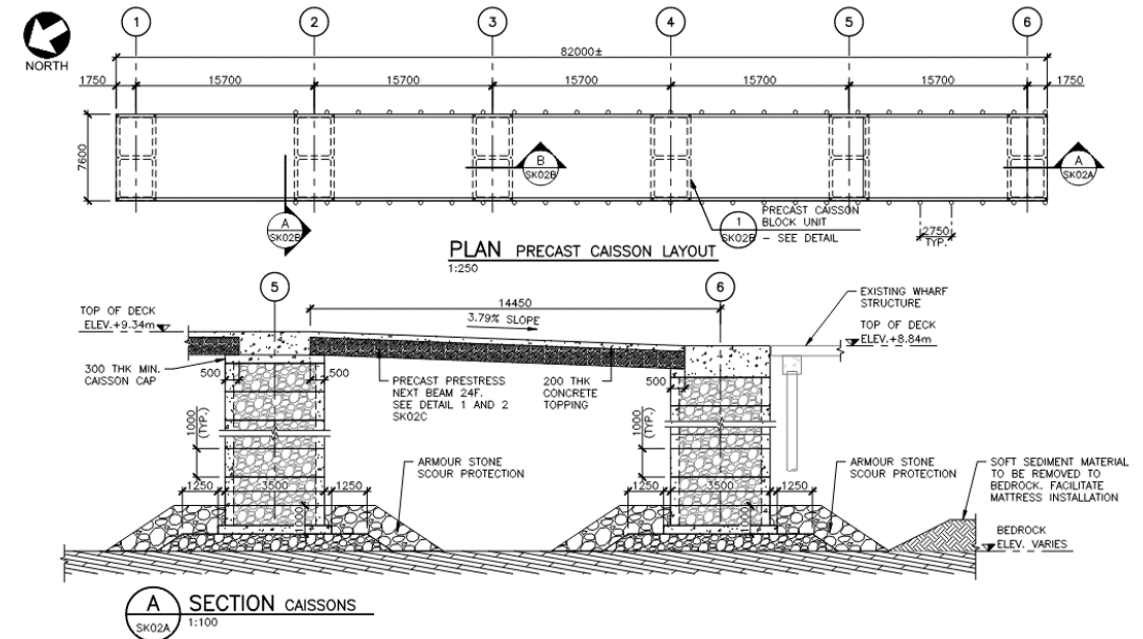
Steel Pile Supported



Pre-Cast Block and Span

Estimated Cost:	\$7,884,000.00
Construction Time:	12 Months
- More uncertainty in cost due to crane requirements and cost.	
- Stacked precast concrete units are not common for piers of marine structures. Potential crane costs.	
- Timber fender piles included to provide aesthetics of a timber wharf.	

Pre-Cast Block and Span



Example from another location

Hybrid Infill and Steel Pile

Estimated Cost:	\$7,819,000.00
Construction Time:	7 Months
- Able to start over winter.	
- Allows for larger Market Square.	
- Minimal impact to summer season.	

Hybrid Infill and Steel Pile



Rehabilitate Current

Estimated Cost:	\$5,367,000.00
Construction Time:	15 Months
- Likely lose funding as it does not meet conditions of the grants.	
- Only a 25-year life span.	
- Likely other major repairs needed during the 25 years.	
- Lose the “Crib” used for boat repairs.	