

# BIG BARGE DOCK SYSTEMS INC.

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Thank you for your interest in Big Barge Dock Systems floating steel marine products.

No matter how big or how small your project is, the choice of a dock or marina construction company is critical in the process of protecting your investment dollars. Big Barge Dock Systems Inc. has established itself as a reputable and innovative leader in the industry. We've earned this reputation because our systems are specifically designed to meet the functional needs of each client, and for each unique project site we undertake.

Beyond our experienced design and construction group, we have teamed with professionals to ensure our clients get a structure that will last them possibly their entire life time, with minimal to no maintenance expenses for many, many years.

After a few storms, heavy boat wave action, seasons of water level fluctuation and winter icing, the worth of a structures design and construction quality becomes all too obvious. Big Barge Dock System's unique steel pipe substructure design is unparalleled in strength, stability, and durability in dissipating wave energy and surviving the seasonal changes. The solid steel substructure means no torque or twisting action occurs on the decking materials giving them extended life expectancy ratings. ***When compared to life-cycle costs of other products, Big Barge Dock Systems floating steel structures are the most cost-effective systems on the market today.***

- The floating system means environmental disruption concerns are minimized greatly.
- Our floating systems ensure docks stay at a consistent level to your watercraft as lake levels change. This greatly enhances usage and safety factors for both residential use and commercial operations.
- Our structural designs easily allow for future expansion.
- The floating dock system eliminates the need for a separate and costly breakwater or wave attenuator system.
- The outer docks that act as a breakwater are multi-purposed and can be used for moorage, public access, fishing, sunbathing, and water activities. They often offer additional revenue sources for the client because of their versatility.
- The chamber between the steel substructure and decking keeps utilities (ie. water, electrical) safely enclosed in their conduit and allows for easy installation and access for routine inspections and maintenance. Our floating system also ensures these utilities are always safely above the lake's water level.
- Marine systems qualified by professionals and built by a company known for its quality workmanship can mean substantial savings on insurance premiums for the client over the many years.
- Working closely with government regulating agencies our experienced staff can provide efficient and timely government application process services, eliminating the confusion and project delay risks.
- Big Barge Dock Systems has carefully developed phasing guidelines and procedures to ensure all considerations in the preconstruction, construction, and installation process are fully addressed eliminating the risk of errors or omissions.

***"Our systems are not just built; they are engineered and built to last."***

## **FEASIBILITY PHASE**

The Feasibility Phase lays the groundwork to create a preliminary construction design suited to the client's functional requirements while considering the influencing factors such as site terrain conditions, water depths, government regulations, and economics. In this phase, we:

- Meet with the client to determine functional needs of the project and review the project's foreshore and water site.
- Discuss the feasibility and viability of proposed configuration designs and anchoring systems.
- Determine if a Wave, Breakwater Analysis, and Engineering study would be required for the project based on size and site factors, and discuss the investment security benefits of such studies.
- Discuss the government permitting process and the risks of errors or omissions therein.
- Provide the client with an estimate of costs for the proposed project and determine if a pre-construction agreement is to be entered into.

## **PRE-CONSTRUCTION PHASE**

Big Barge Dock System's team approach begins to finalize the construction design and project costing.

- Wave, Breakwater Analysis, and Engineering studies are commissioned, if required.
- Government regulatory permitting processes begin.
- All influencing factors are addressed and the final project construction plans are completed.
- The client receives the project costing quote, configuration drawings, and a tentative construction and installation schedule.
- Determine if a construction agreement is to be entered into.

## **CONSTRUCTION & INSTALLATION PHASE**

Cost overruns, project delays, and negative legal issues overshadow all too many construction projects on the water and on land. Generally neither the client nor the contractor ever gains from such experiences. Being in agreement on all financial and construction issues prior to commencement of any project is vitally important in ensuring a smooth and timely process. Big Barge Dock Systems believes in entering into a construction agreement that clarifies all project objectives and expectations on behalf of both Big Barge Dock Systems Inc. and the client to *equally* protect investments. Once the Agreement is entered into, the following occurs:

- Materials are ordered and the steel substructure fabricating begins.
- Substructures are delivered to the project site and the deck substructure is installed.
- Required utility (ie. water, electrical) materials are installed and the surface decking completed.
- Systems are placed into the water and installed and anchored as per the final project plans.
- All payments occur and the ownership and occupation is turned over to the client.



***“Our construction team’s installation goal is quality workmanship in a timely fashion with the least disruption of the client’s normal waterfront activities.”***

**Why a Wave, Breakwater Analysis, and Engineering study?**

During the pre-construction studies, the project designed for the client's site is qualified by Hydrotechnical and Marine Engineers. This provides the client with a professional insurance their investment will be structurally sound and remain secured as designed and installed.

**Why have the Permitting Application process coordinated by Big Barge Dock Systems Inc.?**

Government application processes can be timely and very specific. Ensuring the documentation and required submissions are done accurately takes experience to ensure errors or omissions do not occur. Delays in the application process can mean increased costs to a project and possible postponement of an installation.

**Time Line Example For A Marina Project:**

Initial meetings and cost estimate	4 weeks	Aug 1-31
Wind & Wave Study	2 weeks	Sept 1-14
Drafting of preliminary plans	1 week	Sept 15-22
Breakwater Analysis Study	2 weeks	Sept 22-Oct 6
On-site meeting with regulators	3 - 4 weeks	Oct 7-Oct 31
Altering of plans as required		
Finalization meeting	1 week	Nov 1-7
Engineering qualification		
Sub-Trade quotes	2 weeks	Nov 8-21
Final plan drawings		
Formal quote	1 week	Nov 22-30
Decision by client	(as per pricing deadlines)	Dec 1-31
Permitting Application Process		
Materials ordering	3 - 6 months	Mar to June
Substructure fabrication		
On-site delivery		
Utilities Installation	2-5 weeks	April to July
Decking		
Anchoring System	1-4 weeks	April to August

***“The variety of influencing factors means the sooner things get started,  
the sooner your water fun can begin!!”***