



# TAHSIS COMMUNITY BOAT LAUNCH OVERVIEW

Key Insights into the Construction Process



# INTRODUCTION



## → Chief Operations Officer: Gary MacLennan

Gary brings extensive experience delivering civil and marine construction projects across coastal British Columbia, with a strong focus on remote and logistically challenging sites. Based in Black Creek, he has led civil works, modular building installations, and marine construction in locations such as Orford Bay. His early career established a deep understanding of how to efficiently plan and execute projects in remote coastal environments.

## → Director of Projects: Amir H. Farhadian, Ph.D., P.Eng., PMP

Amir Farhadian is Director at Black Creek Industries with over 25 years of experience in civil, structural, and marine construction. He has managed more than \$70 million in infrastructure projects across BC and Alberta, including BC Ferries pontoons, YVR seaplane terminals, LNG Canada terminals, dock systems, and modular developments. Amir is a P.Eng. and PMP, with deep expertise in pile driving, floating structures, and modular facilities, providing leadership in planning, execution, and delivery.

## → Chief Executive Officer: Craig Gagne

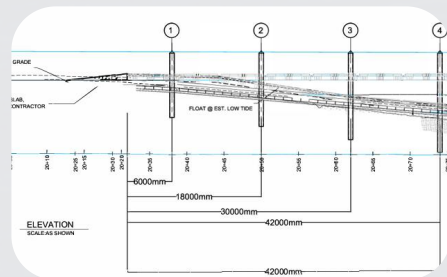
Craig Gagne is the CEO of Black Creek Industries, bringing decades of experience in financial leadership and strategic growth. With a background in CFO roles and business development, he has guided organizational scaling and strengthened project delivery, positioning Black Creek Industries as a trusted leader in civil and modular construction across Western Canada.

# PROJECT SCHEDULE



## DESIGN & FABRICATION

Nov 3rd – Jan 9th



## MOBILIZATION (EQUIPMENT ON-SITE)

Dec 15th – Jan 7th

## MATERIAL MOBILIZATION

Dec 28th – Jan 15th



## DEMOLITION

Jan 1st – Jan 7th

## CONSTRUCTION & INSTALLATION

Jan 7th – Feb 7th



## DEMOBILIZATION & CLEAN-UP

Feb 7th – Feb 15th



# PROJECT CONSTRAINTS AND ASSUMPTIONS

1250 Wharf St

# PRE-CONSTRUCTION ACTIVITIES



**BLACK CREEK INDUSTRIES**  
2860b VIGAR RD  
CAMPBELL RIVER, BC  
V9W 6A3  
250 410 3831

**TAHSIS COMMUNITY BOAT LAUNCH**  
TRAFFIC MANAGEMENT PLAN  
ISSUED FOR REVIEW  
OCTOBER 29 2025  
REVISION B

**2.2 PROJECT DESCRIPTION**  
The general nature of the Work to be carried out under the Contract consists of but is not necessarily limited to the following:  
Demolition of existing concrete boat ramp; reconstruction using cast-in-place and precast concrete ramp sections; installation of steel piles and floating dock system.

**2.3 HOURS OF WORK**  
Work inside the Village of Tahsis property shall be carried out between the hours of 8:00am to 7:00pm Monday to Saturday, as required to complete the scope of work on schedule.

**2.4 PROJECT CATEGORY DETERMINATION**

Initial Category Determination	Project Risk Analysis	Final Project Category Determination
Category 1	Low public risk	Category 1 TMP

		Initial Project Category Assessment		
		1	2	3
Project Risk	Low	Category 1	Category 2	Category 3
	Medium	Category 1	Category 2	Category 3
	High	Category 2	Category 3	Category 3

**2.5 AFFECTED ROADS**

Road Name	Road Classification
S Maquinna dr	Local Rd 50 km/h
Tahsis Boat Launch	Community boat launch - Local marine access

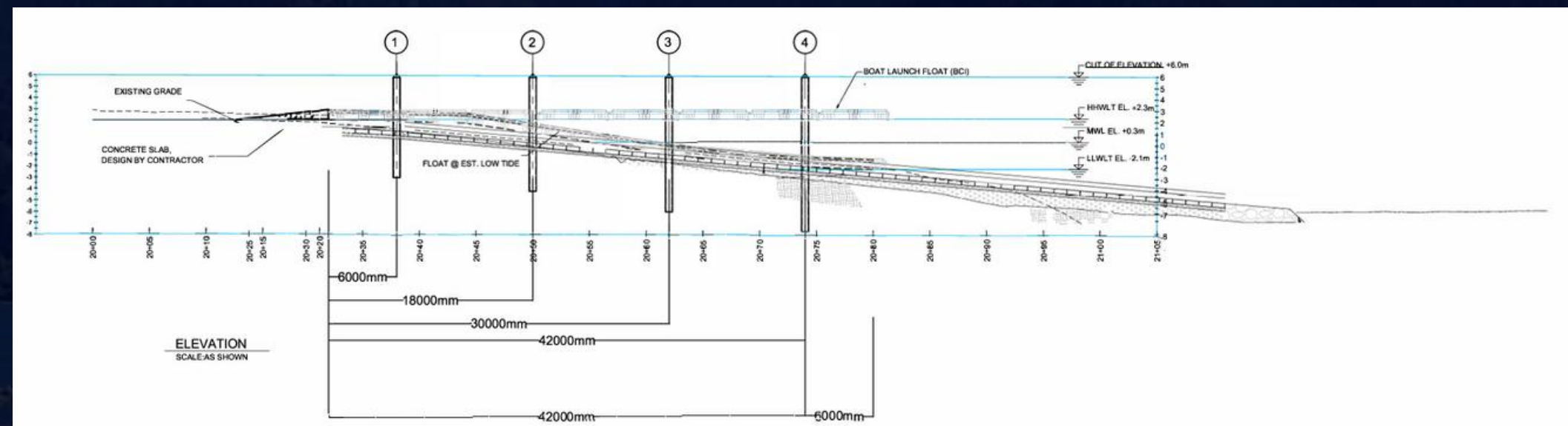
**2.6 IMPACT TO AFFECTED ROADS**

Road Name	Predicted Impacts
S Maquinna dr	<ul style="list-style-type: none"> <li>No work will take place on road, Construction and trucking signage will be in place. See Fig 2</li> <li>Coal Creek roasters café is located south of site. Access is still available to this business. Fig 3</li> <li>Commercial trucking will be traveling on this road. Minor stoppages expected at entrance to boat ramp to allow trucks to enter and exit due to tight corner.</li> <li>Mobilization and trucking will come from Campbell River. See Fig 4</li> </ul>
Tahsis Boat Launch	<ul style="list-style-type: none"> <li>Boat launch will be closed during construction with access to Hanger Building still available. Fig 3</li> </ul>

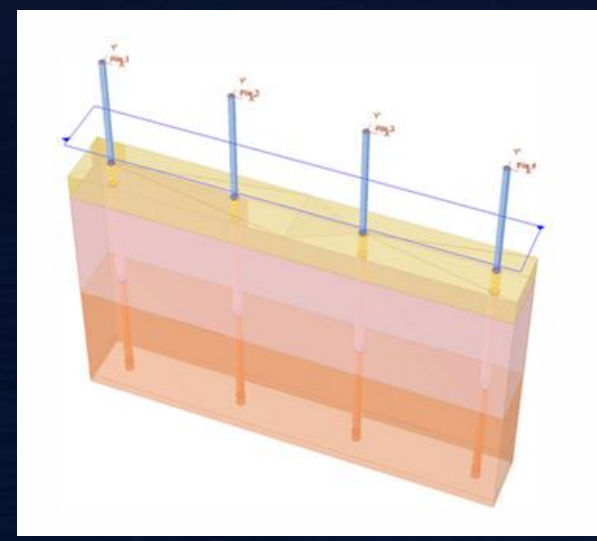
**2.7 CLOSURES AND DELAYS**

Expected Closures	
Tahsis Boat Launch	• Closed for construction – construction fencing, signage and delineation of hazards
See Fig 3	

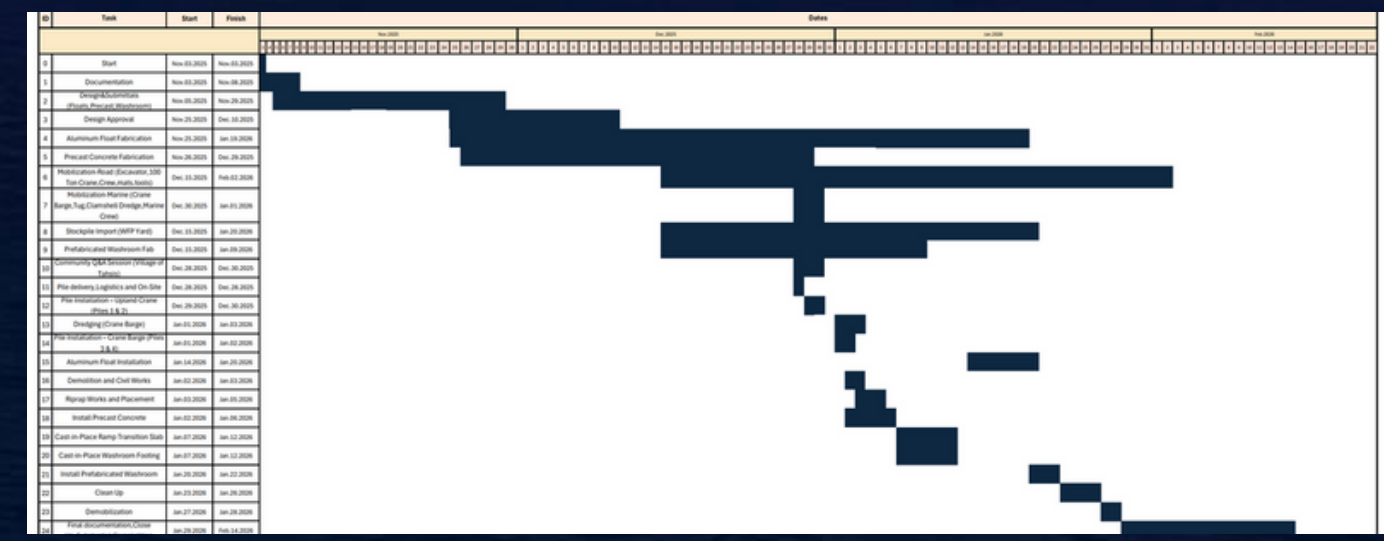
Expected Delays	
Tahsis Boat Launch	• Possible delays to access hanger building due to construction methods up to 5-10 min
S Maquinna dr	• Café customers can park on south side of café and boat launch.



Drawings



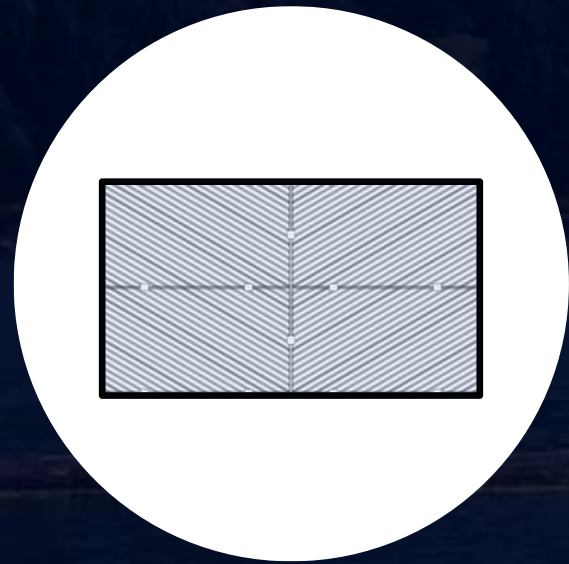
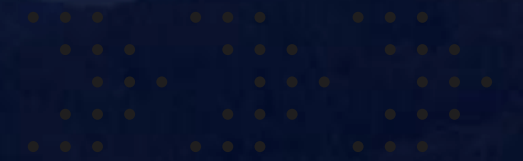
Engineering documents



Construction Schedule

Project-specific safety plan

# OFF-SITE STAGING AND FABRICATION



Precast Concrete Ramp  
Panels and Platforms



Aluminum Floating  
Dock System



Modular Washroom  
Building



Material Transportation  
to Site



Staging at Western  
Forest Products Yard

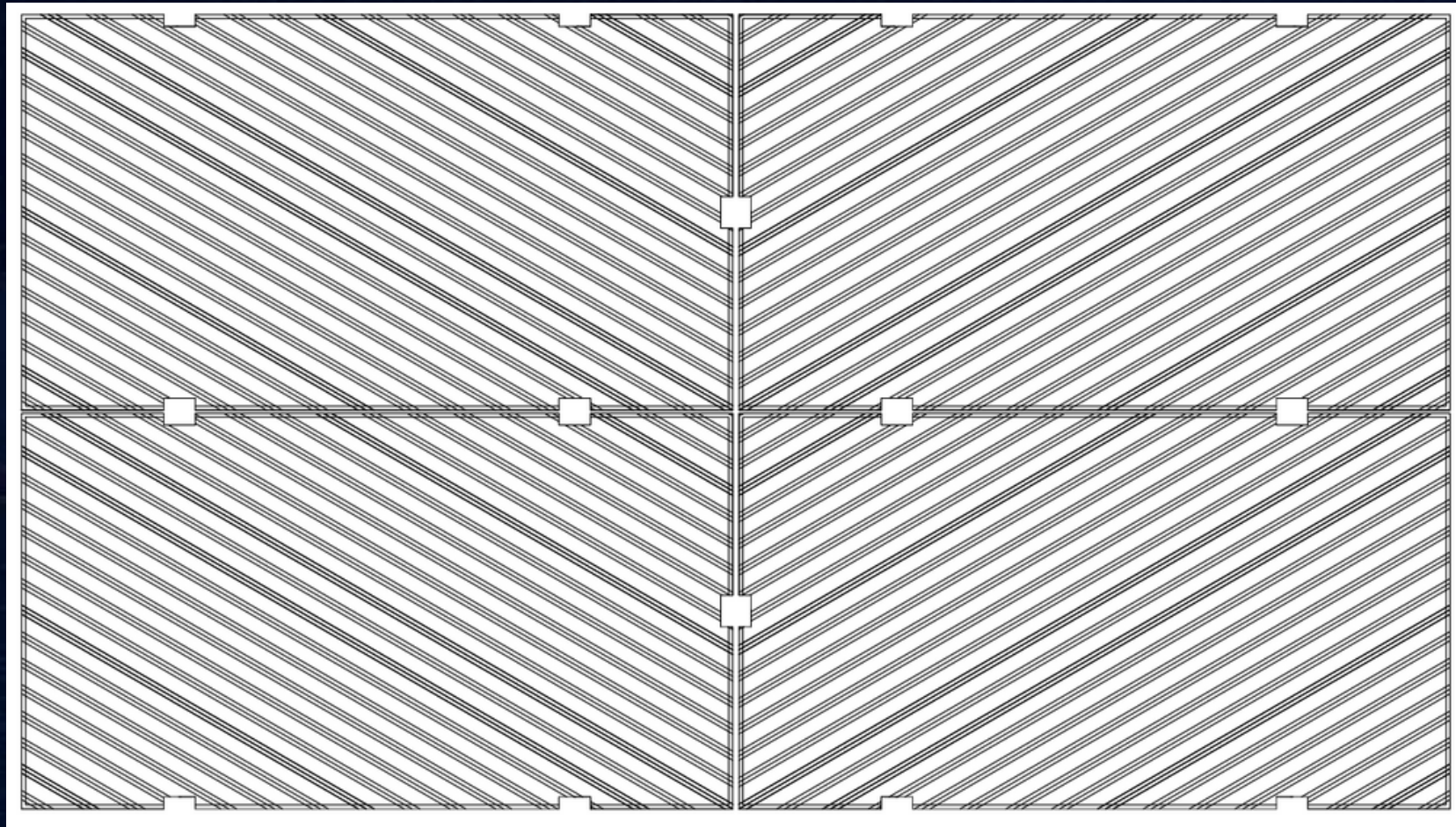


# RAMP DEMOLITION AND FORESHORE WORKS

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# RAMP RECONSTRUCTION

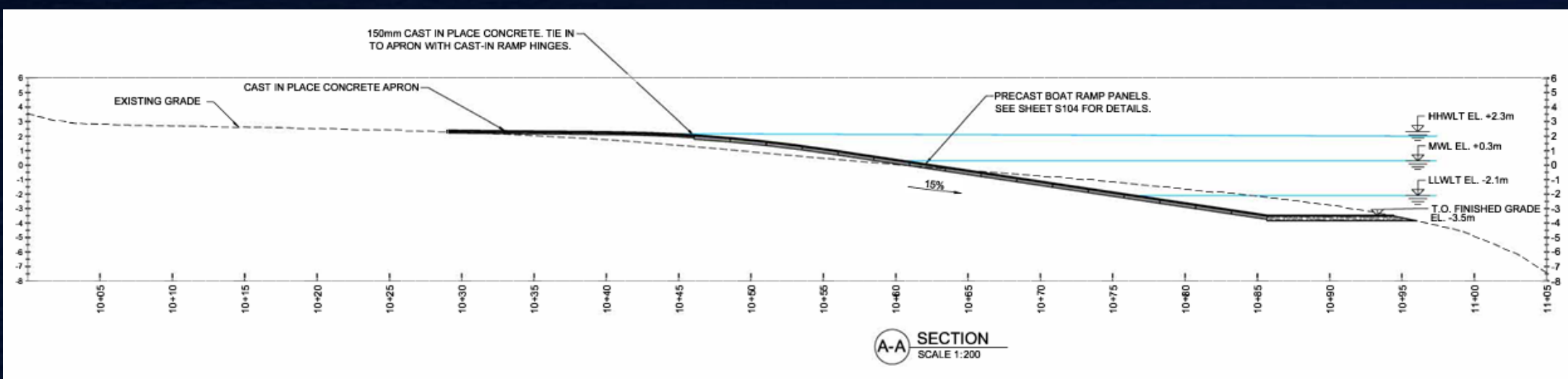
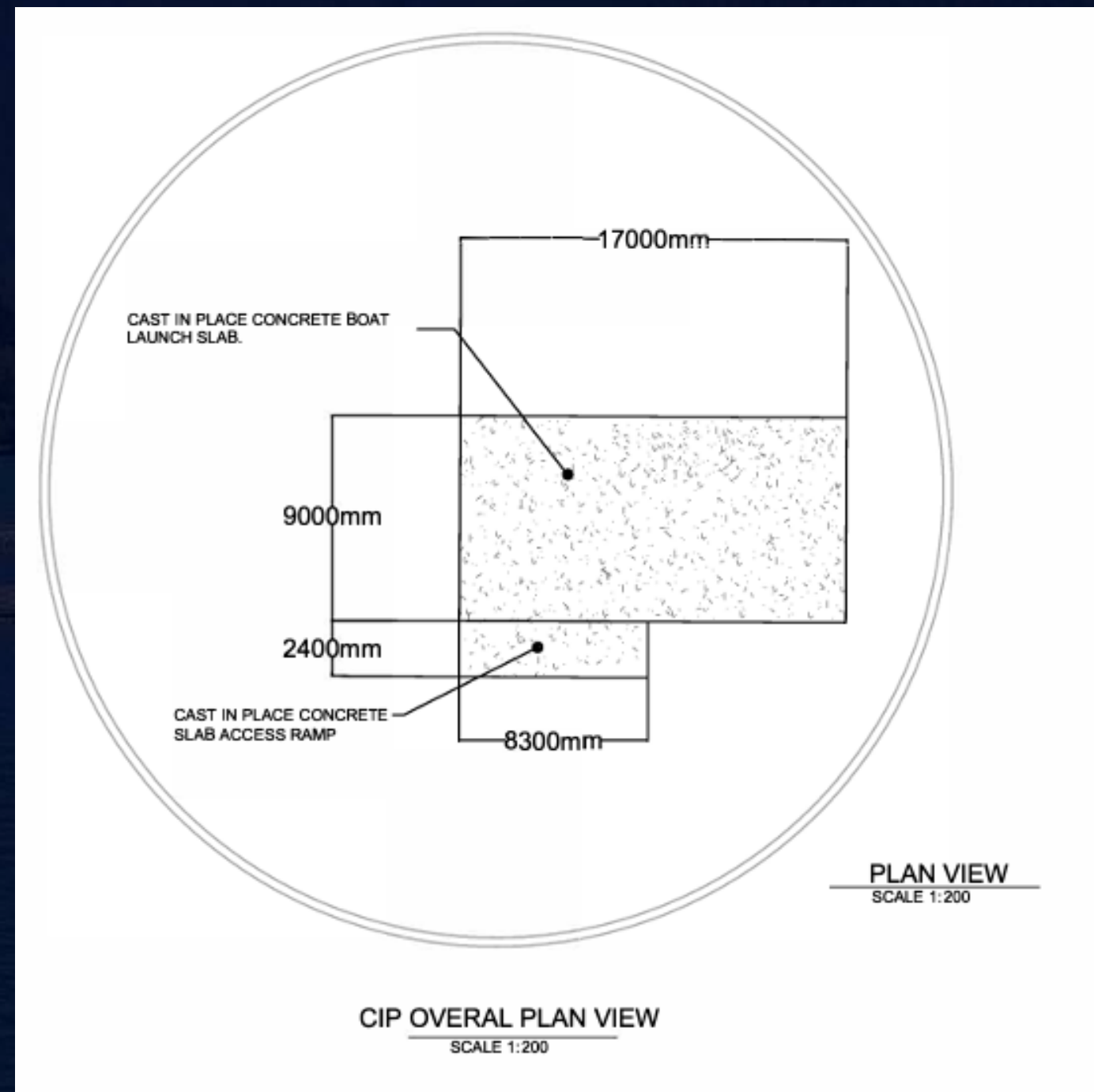
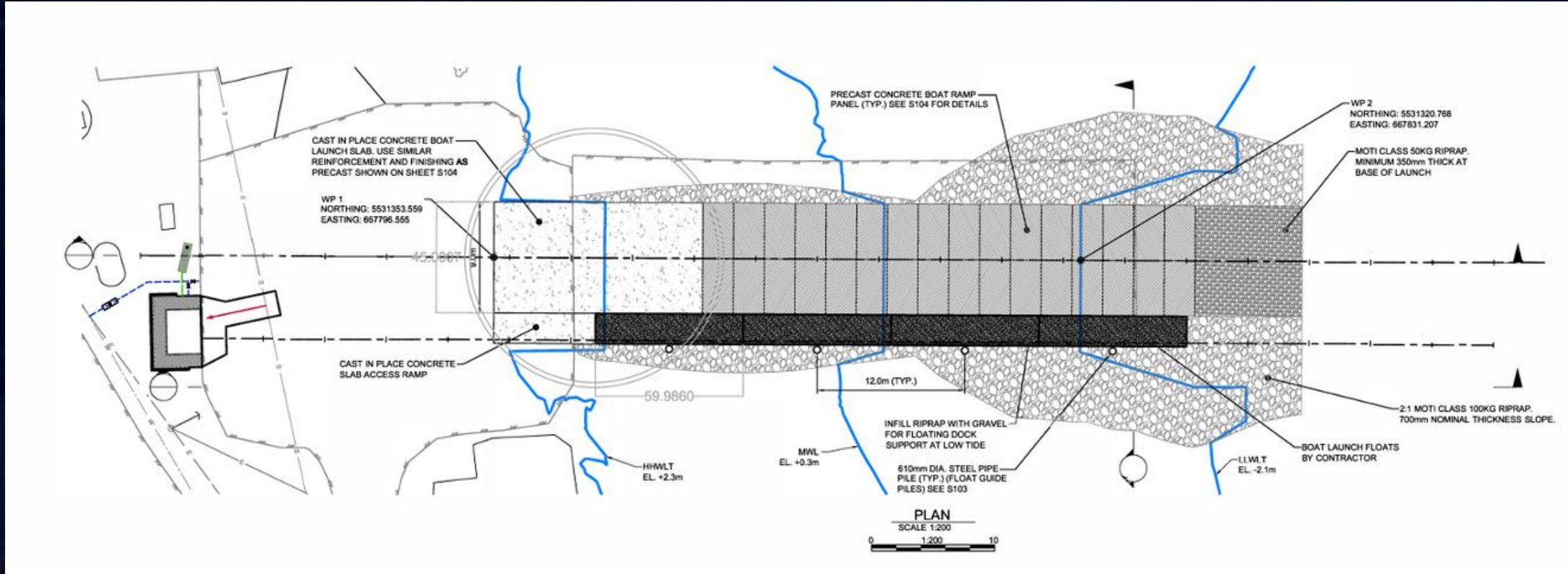


**Precast Panel**



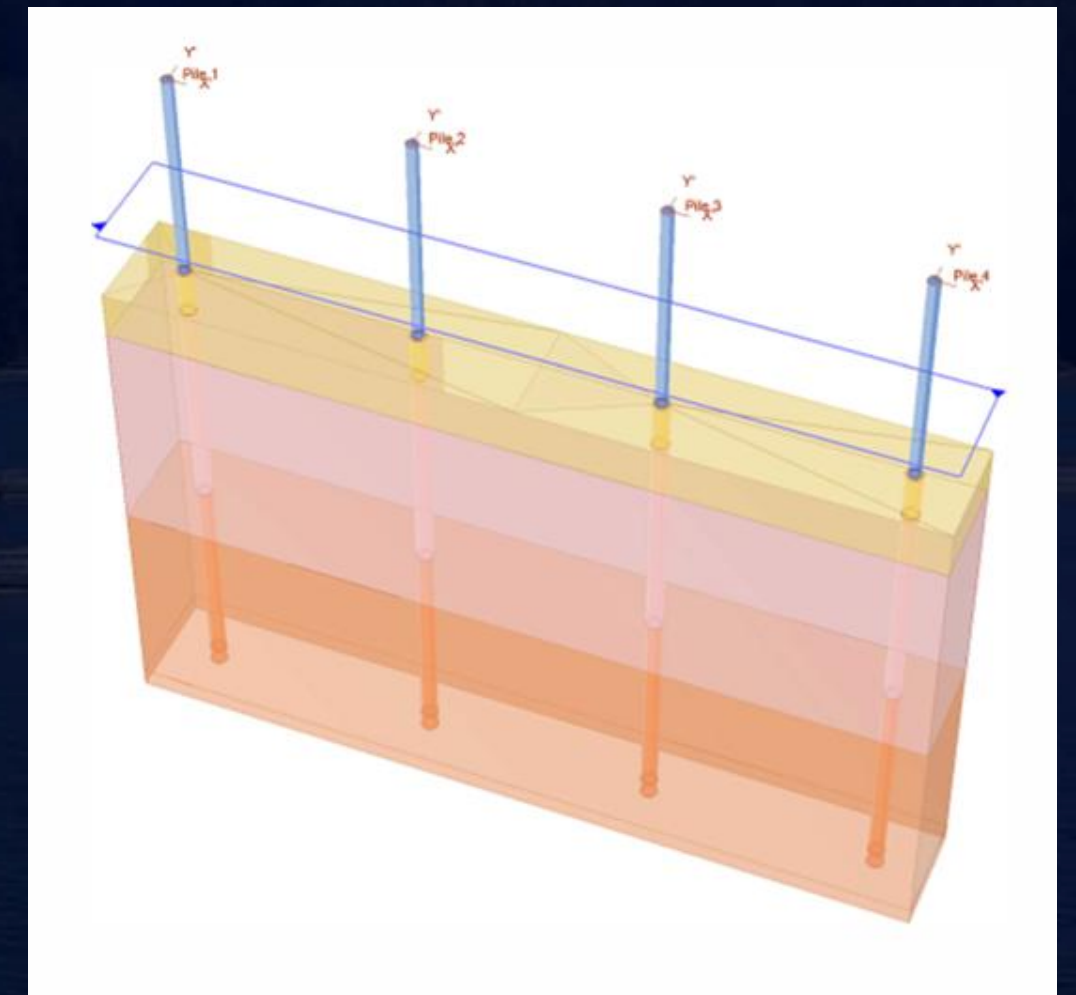
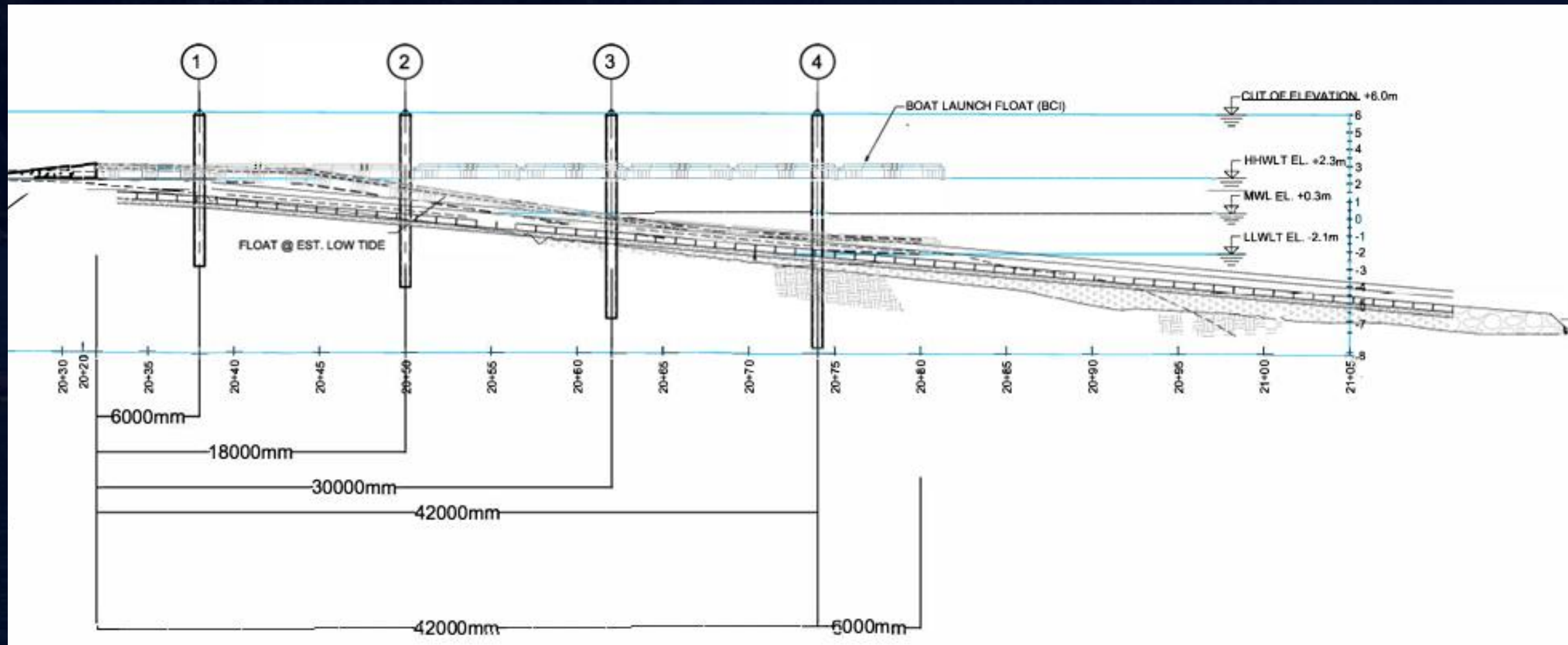
**Cast In Place**

# CAST-IN-PLACE (CIP)





# STEEL PIPE PILE INSTALLATION



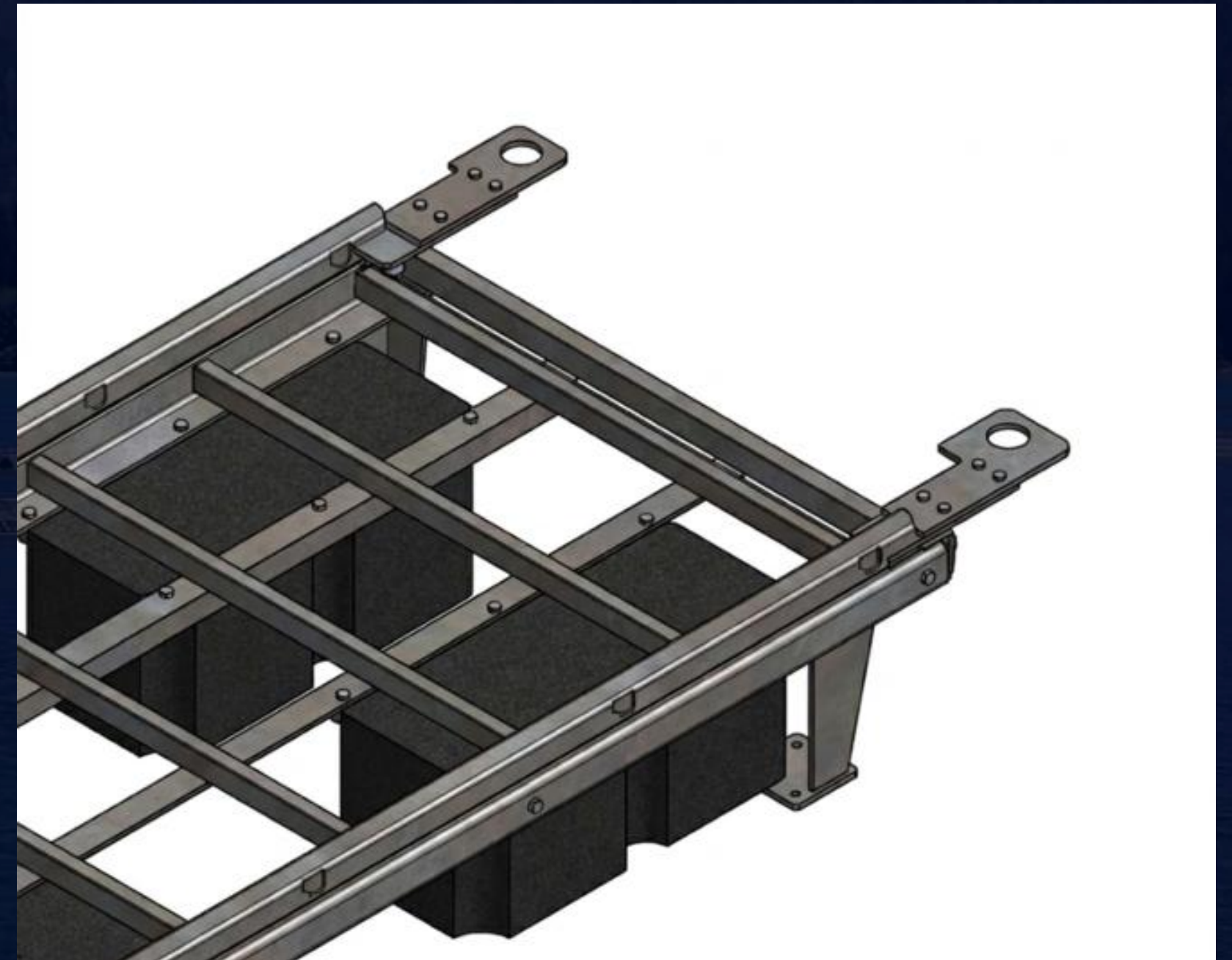
# DREDGING & RIP RAP





# FLOATING DOCK INSTALLATION

- Designed for real-world West Coast marine conditions
- Accounts for snow loads, tides, buoyancy, and exposure
- Fabricated from marine-grade aluminum
- CWB-approved welding procedures (MIG & TIG)



Aluminum Floating Dock (TYP)



# FLOATING DOCK INSTALLATION



- Aluminum transition system
- Integrated dock legs
- TIG-welded bull rails
- Fiberglass mesh grating





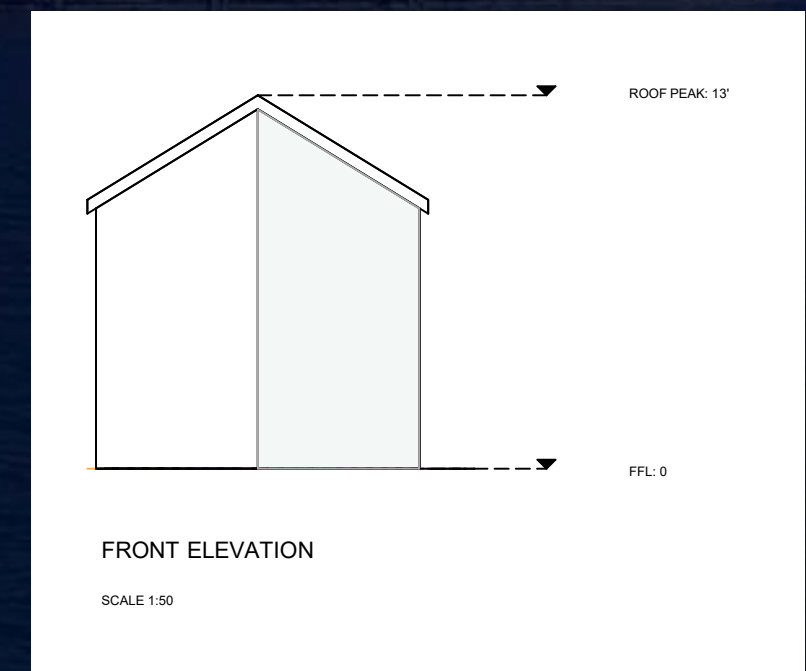
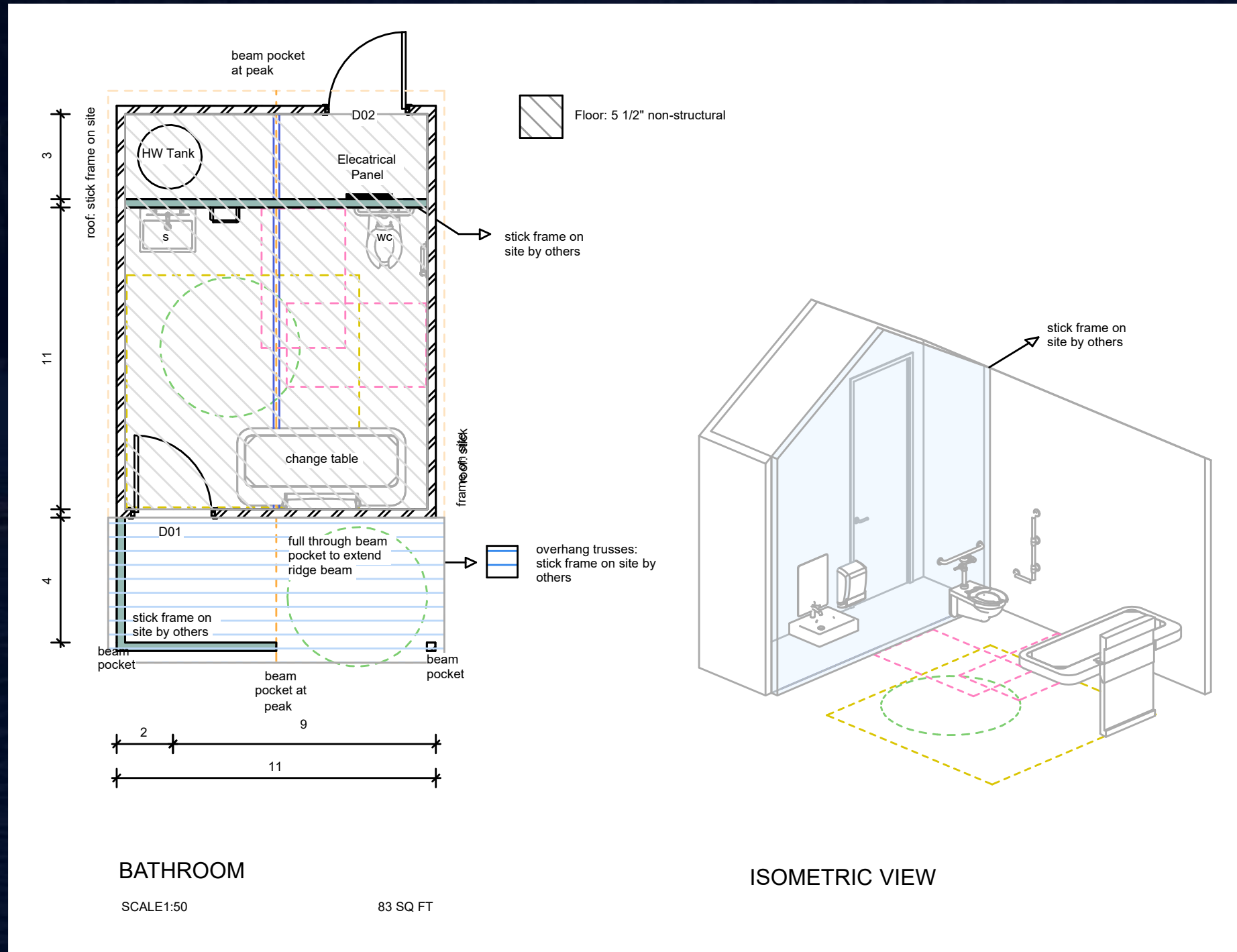
# FLOATING DOCK INSTALLATION

- Fabrication to nationally recognized standards
- Qualified welders and audited quality systems
- Environmentally responsible design
- Ongoing performance monitoring





# CIVIL AND ANCILLARY WORKS





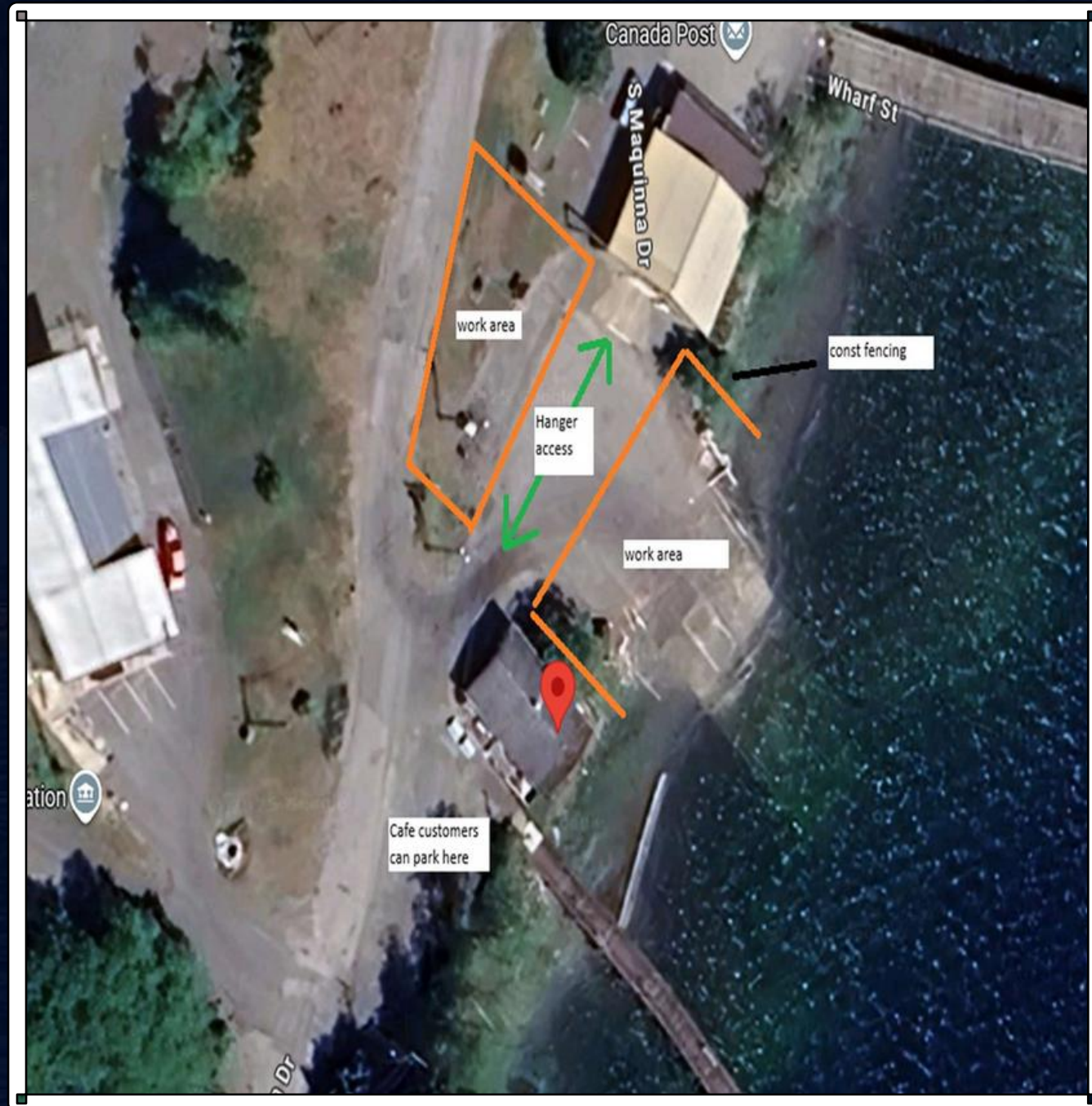
# BENEFITS OF BLACK CREEK MODULAR



- Ice Panel Construction
- Superior Energy Performance
- Sustainability
- Consistent Quality
- Health & Indoor Air Quality
- Zero-waste Facility
- Less Waste = Lower Cost
- Pre Assembled and Ready
- Fire Resistant
- Mold & Moisture Resistant
- Strong & Lightweight
- Deters damage from Vandalism



# TRAFFIC MANAGEMENT



Site Fencing and Access To Hanger



Traffic Control Layout

# ENVIRONMENTAL CONSIDERATIONS

Comply with the Environmental Protection  
Plan & DFO Letter of Advice



Marine Mammal Safety



Turbidity prevention



Spill controls



Concrete and grout controls





# CURRENT ENVIRONMENTAL



- ➔ Construction Environmental Management Plans (CEMPs) and Environmental Protection Plans (EPPs)
- ➔ Erosion and Sediment Control Plans (ESCPs)
- ➔ Water quality monitoring
- ➔ Fisheries Act Approvals
- ➔ Nesting bird surveys
- ➔ Invasive species management



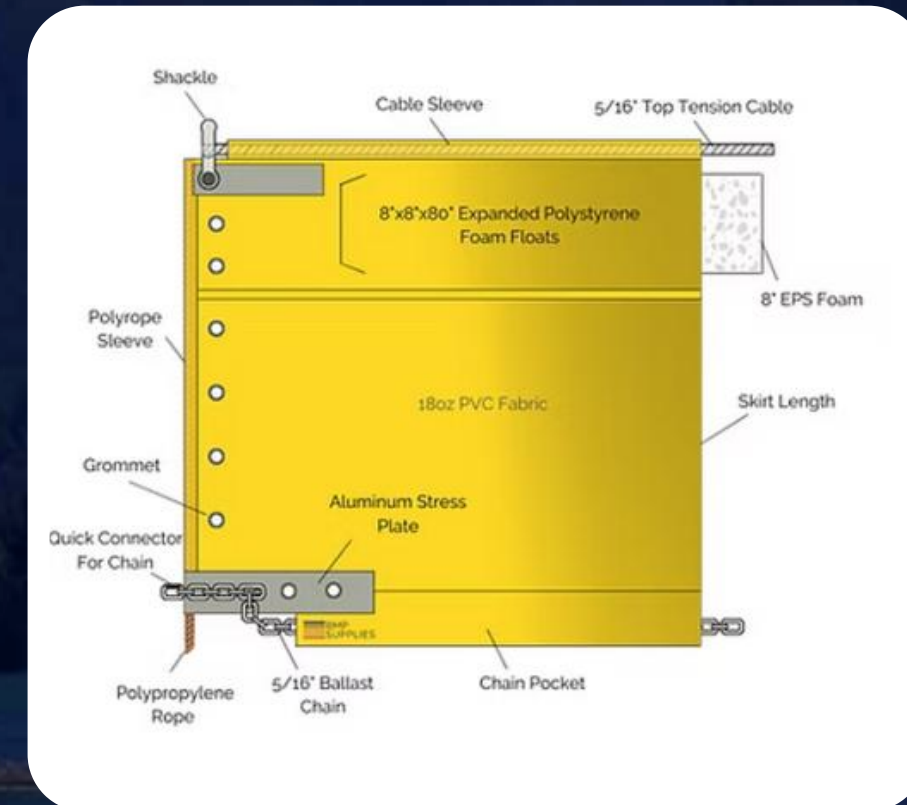
**Corinne Couture**  
Biological Technician  
Cert Env Professional, ASTTBC



# TYPE 2 TURBIDITY CURTAIN



- Controls and contains suspended sediments during in-water work
- Prevents turbidity from migrating beyond the work area
- Protects fish habitat and sensitive marine ecosystems
- Supports regulatory compliance and permit conditions
- Reduces environmental risk during construction activities
- Suitable for marine, shoreline, and near-shore projects
- Demonstrates commitment to environmental safety and best practices



# SITE SAFETY MANAGEMENT

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➔ **Community Safety & Traffic Control**

Traffic control plan, Fencing and signage

➔ **Construction Site Safety**

PPE, Daily Safety Meetings, Commitment

➔ **Water & Marine Safety**

PFDs, Rescue boat and life-saving equipment

➔ **Emergency Preparedness & Ongoing Oversight**

Evacuation assembly area, spill response kits





# COMMUNITY ENGAGEMENT

- Supporting Local Businesses & Economy
- Commitment to Respect and Engagement
- Community Support Initiatives





**THANK YOU!**



**ANY  
QUESTIONS?**