

Albany Marina



Construction History



Turrell, Hall & Associates, Inc.
marine & environmental consulting





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photo credits

yacht photos

Derek Roderick, Albany Harbourmaster

aerial photos

Todd Turrell, Turrell, Hall & Associates

ground photos

Greg McKinney, Turrell, Hall & Associates

Todd T. Turrell, P.E., Editor



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The following pages show the progression of Albany as it was constructed from raw land to the beautiful site it is today. The beginning of this booklet displays the progression from initial plans and sketches to the final version of the plan which was built. The second part of the booklet is a photo gallery illustrating the construction from beginning to end, with a special section in the back to show some of the yachts that have visited Albany to date.

Albania is a luxury marina resort community created by private investment company Tavistock Group and golf icons Tiger Woods and Ernie Els. Completed in October 2010, Albany features one of the largest and most technologically advanced mega-yacht marinas in The Bahamas and the Caribbean today. It features a total of 71 large slips ranging from 50 to 240 feet. Thirty-two slips accommodate vessels longer than 100 feet in length.

Perfectly positioned for vessels looking to avoid crowded Nassau Harbour, Albany enjoys the serenity of the leeward coast. It is also a convenient port of call for yachts traveling from Florida to the Exuma chain and the wonderful, untouched islands of the southern Bahamas.

Beyond the marina, Albany offers an array of spectacular landside features including a well-appointed boutique hotel, an Ernie-Els designed golf course, a full-service fitness center, a spa, an adult pool and bar, a family water park, a kids' clubhouse and a variety of fine dining and casual restaurants.

(Marina World, May/June 2011, Issue 65) by Todd T. Turrell, P.E.



Albany Marina Team

Tavistock Development (owner rep)

Bahamas Marine Construction

Bellingham Marine (floating docks)

Devcon (hydraulic dredging)

Turrell, Hall & Associates, Inc. (marina design, construction plans/oversight)



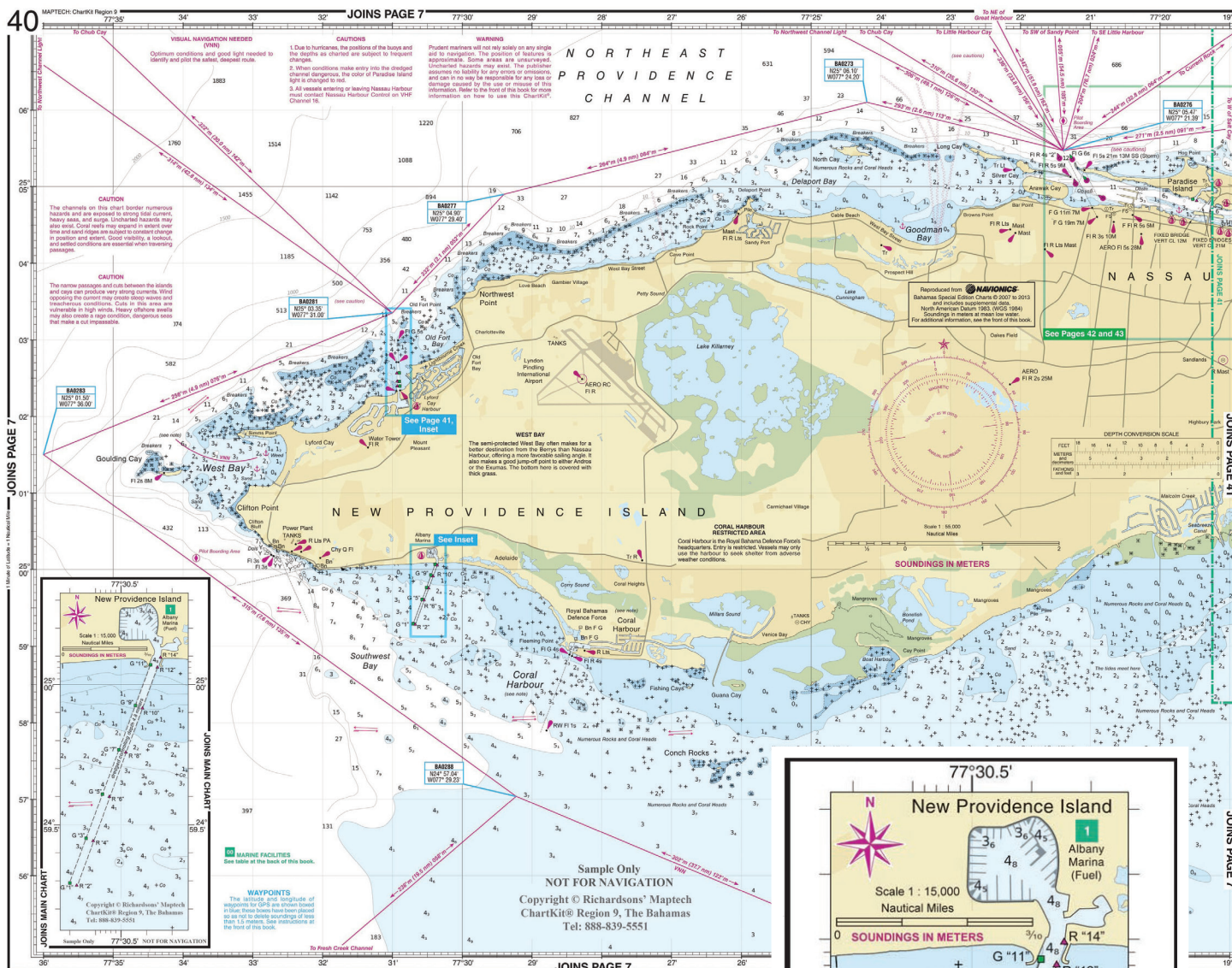
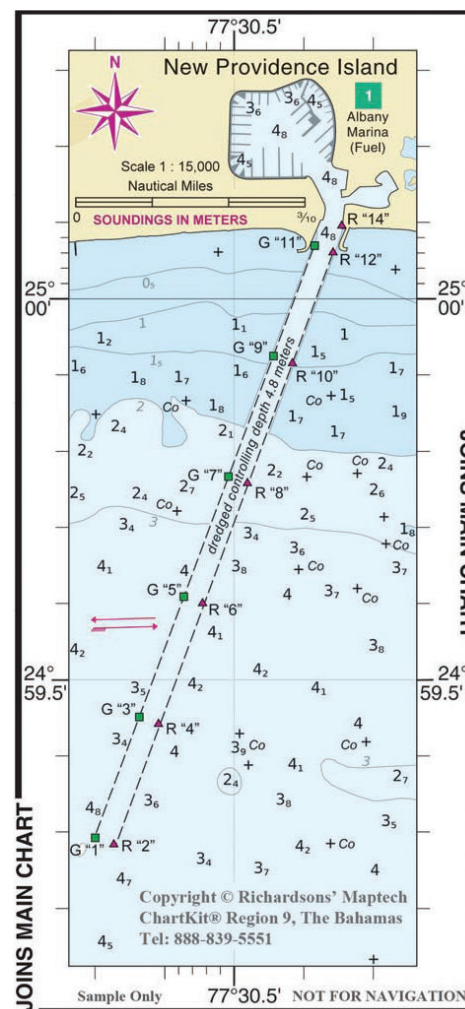


Chart courtesy of Maptech ChartKit region 9

“Updating the nautical charts to show Albany Marina and the entrance channel took some time. First I had to find the proper contacts in the charting field to learn what information they needed. Next we took a tender out with GPS and marked each channel marker using marina channel details provided by the engineers at Turrell, Hall & Associates. Then we took the marina layout drawings and a GPS to mark waypoints around the marina basin, as well as at the tips of several slips on each side of the basin for charting accuracy. After providing this information to Maptech, the charts have been updated and are available for use on yachts around the world.”

-Derek Roderick, Albany Harbourmaster



progressive sketches

from
ANDRÉS DUANY



Project Design

A project design charrette was held early in the design process, led by renowned planner Andrés Duany of Miami. The charrette lasted for several days and included dozens of interested parties including, Bahamian Government officials, adjacent land owners, engineers, architects, local contractors and the owner's development team.

A master site plan and development guidelines were produced after many iterations, resulting in the fine project that has come to be "Albany".



early plans



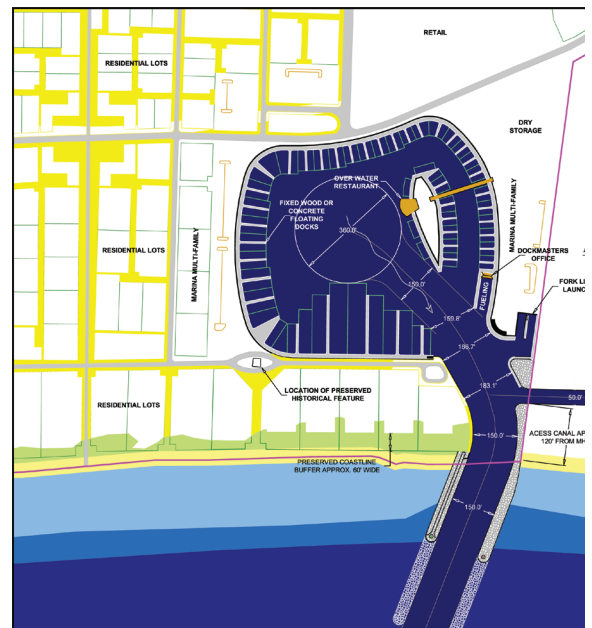
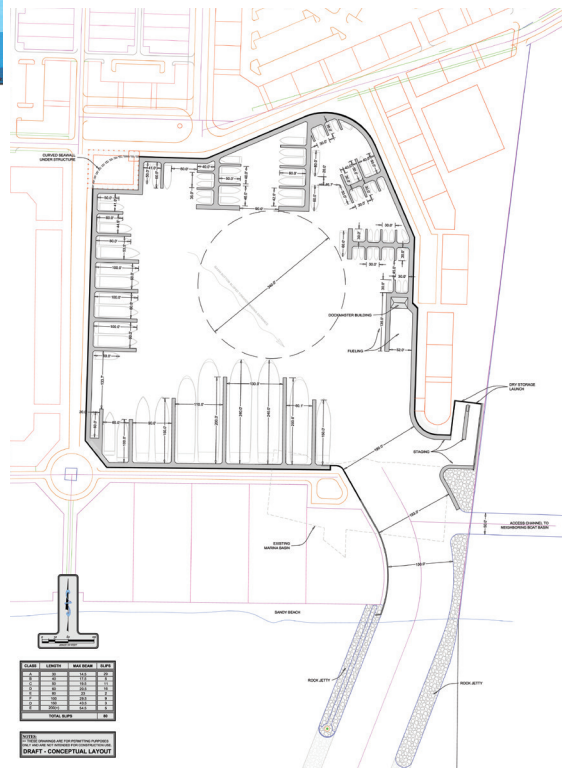
by

Turrell, Hall & Associates, Inc.
 marine & environmental consulting

Marina Design

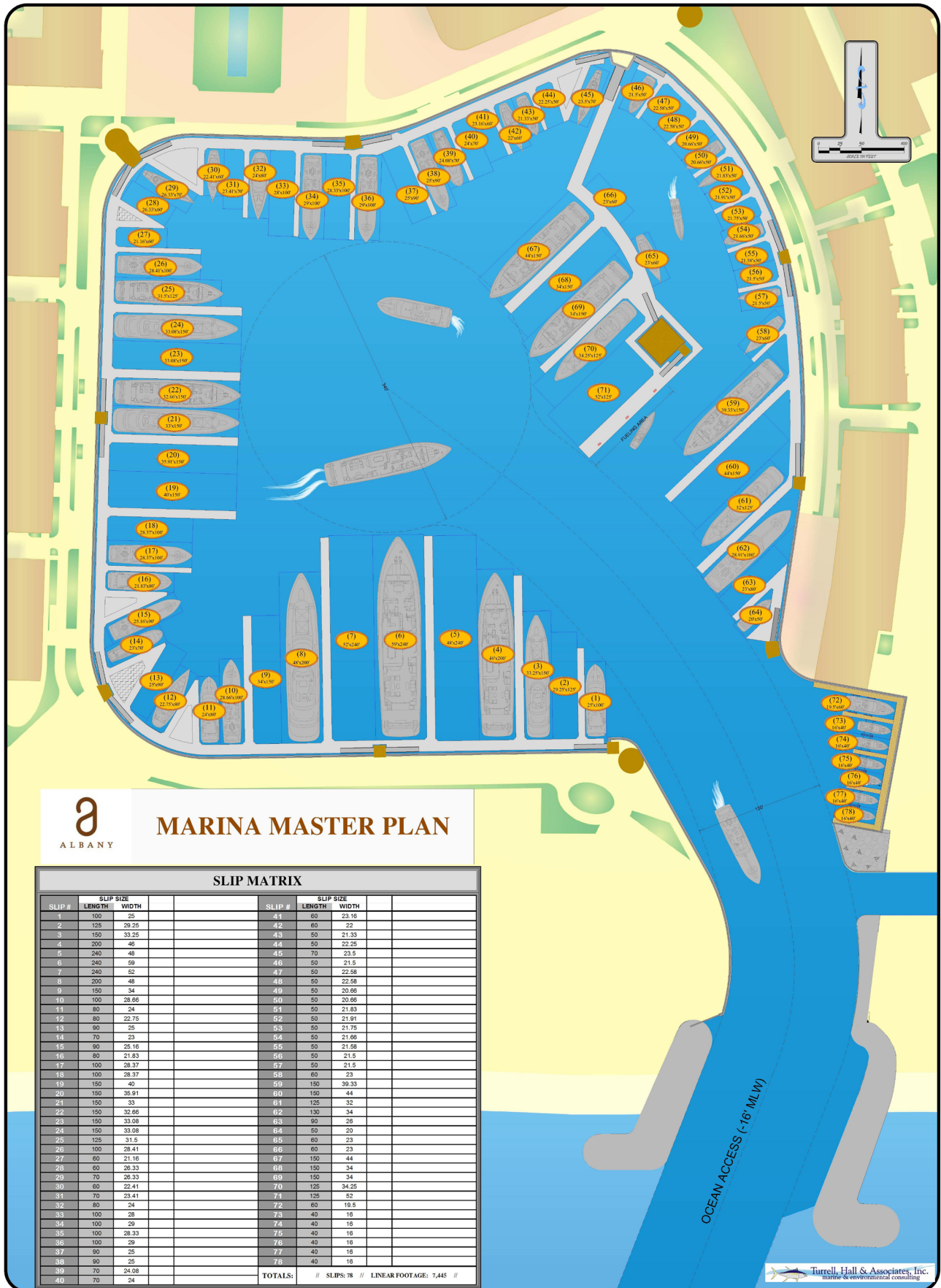
Albany's marina design was the culmination of several years work beginning at the design charette in Nassau. Work continued intensively between the offices of Turrell, Hall in Naples and Tavistock Development in Orlando.

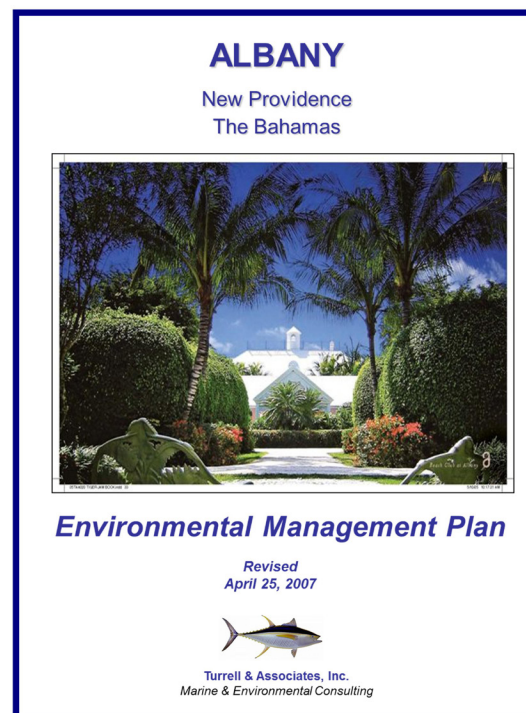
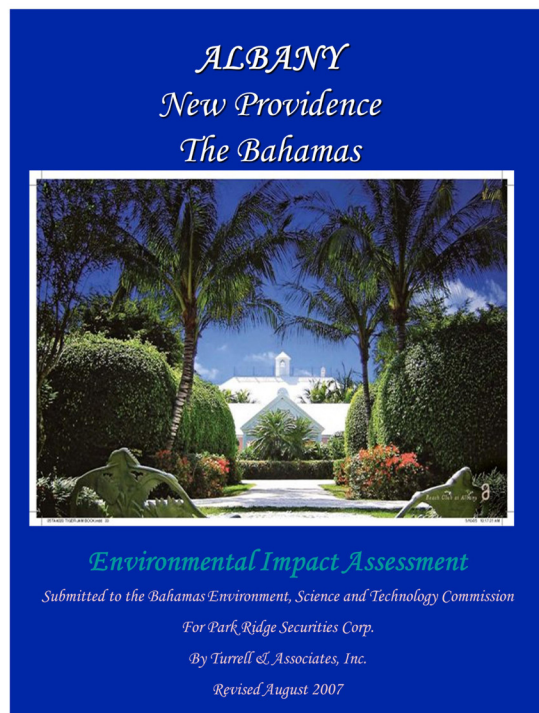
Marinas and yachts from around the world were visited and surveyed for needs and preferences to insure the finest, state of the art facility possible was produced.



final yacht basin design

As of January 2014





Cover page from the EIA and EMP



Harbourmaster's dock and office with marina in background

After extensive planning, the development at Albany went through a rigorous approval process including the preparation of both an EIA (Environmental Impact Assessment) and EMP (Environmental Management Plan). Turrell, Hall & Associates of Naples, Florida provided these services which

included detailed land and sea ecosystems analysis.

The new Albany Harbourmaster received training at existing marinas in Naples for proper fuel spill response procedures and other operational issues. Guidelines were produced to help insure the facility is run to the highest of standards.



historic preserves & relics



Preserved historic remains of fisherman's cottage



A property near Albany House was once a remote fishing cottage owned by the Moss family on a tract called “the Promised Land”. The site would have served as a base for fishing on Moss’s “plantation”. Tabby construction was common during the period and is done by burning shells in a very hot, oxygen starved, fire to produce a fine powder (lime) which is then mixed with sand and rock to form an ancient type of concrete. The tabby walls of the old fisherman’s cottage still stand on the Albany tract and were preserved adjacent to the marina.





Shipwreck remains on the Albany Beach



One of the three 1926 hurricanes wrecked a large lumber ship in the mouth of Adelaide creek, which closed the creek off. The engine is still visible offshore from the site and the remains of the wreck can still be seen on the beach, but both are now in the final stages of decay. This story is from the late Julita Balfour, a very old resident of Adelaide Village who died at age 105, per Pericles Maillis who knew her as a boy in the 1950s.



aerial progress



Clearing for yacht basin has
started below the golf course

August 2007





Site clearing, steel
sheetpile installation
begins, defining perimeter
of future yacht basin

July 2008



Yacht basin under
construction while in use
as settling basins for the
hydraulic dredging

Oct. 2008



Basin construction and
hydraulic dredge spoil
disposal continues

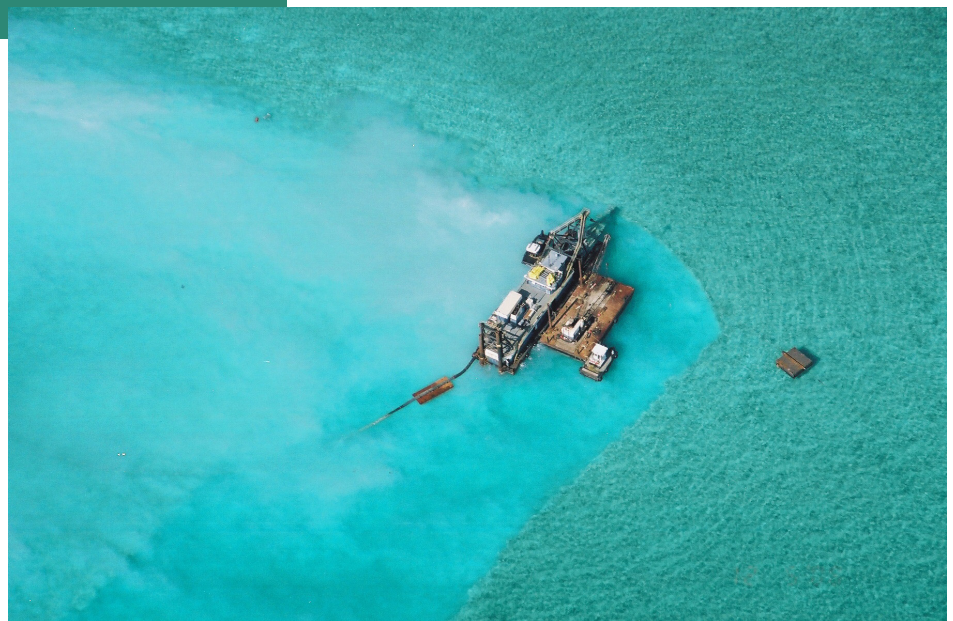
October 2008



Basin construction and
hydraulic dredge spoil
disposal continues

October 2008

Cutter head hydraulic
dredge cutting rock for
entrance channel





Hydraulic dredge
working towards shore

December 2008

Complex of dredge
spoil settlement
basins and land based
excavation basins

December 2008



Hydraulic dredge
nearing shore and
golf course taking
shape



Work underway around Albany House

January 2009



Eastern jetty installation

Dredge nearing shore





Entrance channel meets shore

March 2009



Dredge starts working seaward to complete channel



Basin work continues

March 2009



Hydraulic channel
dredging
is complete,
construction barge
tied up at shore in
channel

All excavation
complete, basin is
open to sea

Dec. 2009





Floating dock installation underway

February 2010

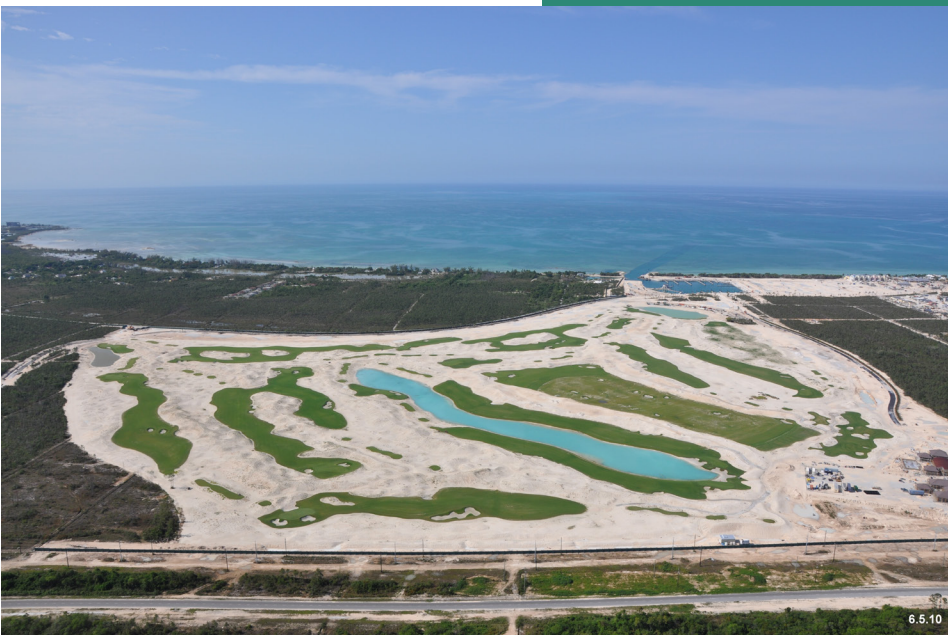
2.5.10

Floating dock installation complete (Phase I)

April 2010



4.29.10



Golf course starting to turn green!

June 2010

6.5.10



Construction on
marina cottages,
clubhouse, waterpark
and other structures
continues

July 2010



First of phase
marina complete

Sept. 2010

Boats in marina

Dec. 2010



construction photos



Aerial of site prior to construction



Early clearing of the marina site





White land crab seeking cover
under construction material



Site for Albany Marina cleared around
an existing basin excavated by the
previous owner





Channel cut in rock to ease placement of steel sheetpile



Vibratory hammer for sheet pile installation





Large Hitachi excavator capable of removing rock in the basin



Hitachi crawling out of the hole during basin excavation





Steel sheetpile starting
to define the basin in its
S.E. corner



Sheetpile defining the basin prior to excavation in the S.E. corner

Hydraulically dredged rock
and sand being pumped from
offshore into settling basin in
the future marina basin





Hydraulic dredge
working offshore
on marina entrance
channel

December 2008

12/11/2008



Harbourmaster's island
foundation defined by steel
sheetpile prior to excavation of
rock surrounding it

12/11/2008



12/11/2008



12/11/2008

Large excavators working together on yacht basin perimeter





Forming for concrete which will cover the steel sheetpile to create Albany's seawall

Forming ready for concrete pour to create Albany's seawall cap



Seawall cap concrete hardening in form

Engineers and construction crews working out the details for yacht basin construction





Three excavators working hard to stay on schedule



Equipment working on shore to build the jetties, with dredge offshore creating the entrance channel



Building the jetties for Albany's entrance to the sea



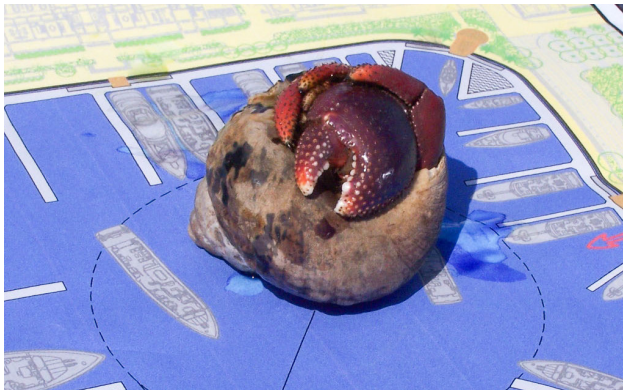
Harmless Bahamas
boa constrictor
found on site
(released in the wild)



Work ongoing in
the channel jetty
area

Feb. 2009





Hermit crab at home on Albany's marina master plan

Cutter head teeth of hydraulic dredge that cut many tons of rock to form the entrance channel



Hydraulic dredge working offshore

Albany yacht basin site taking shape





Golf course takes shape from
material dredged in the yacht
basin & entrance channel

March 2009

Yacht basin excavation

August 2008



Basin depth being checked

Rip rap boulders arriving from
Freeport destined for use on
the jetties





Jetty under construction

March 2009



Rock unloading for jetty use

Jetty construction





Rare crystallized limestone boulder from a vein of rock 60' underground in Freeport



Excavating rock from around the harbourmaster's island

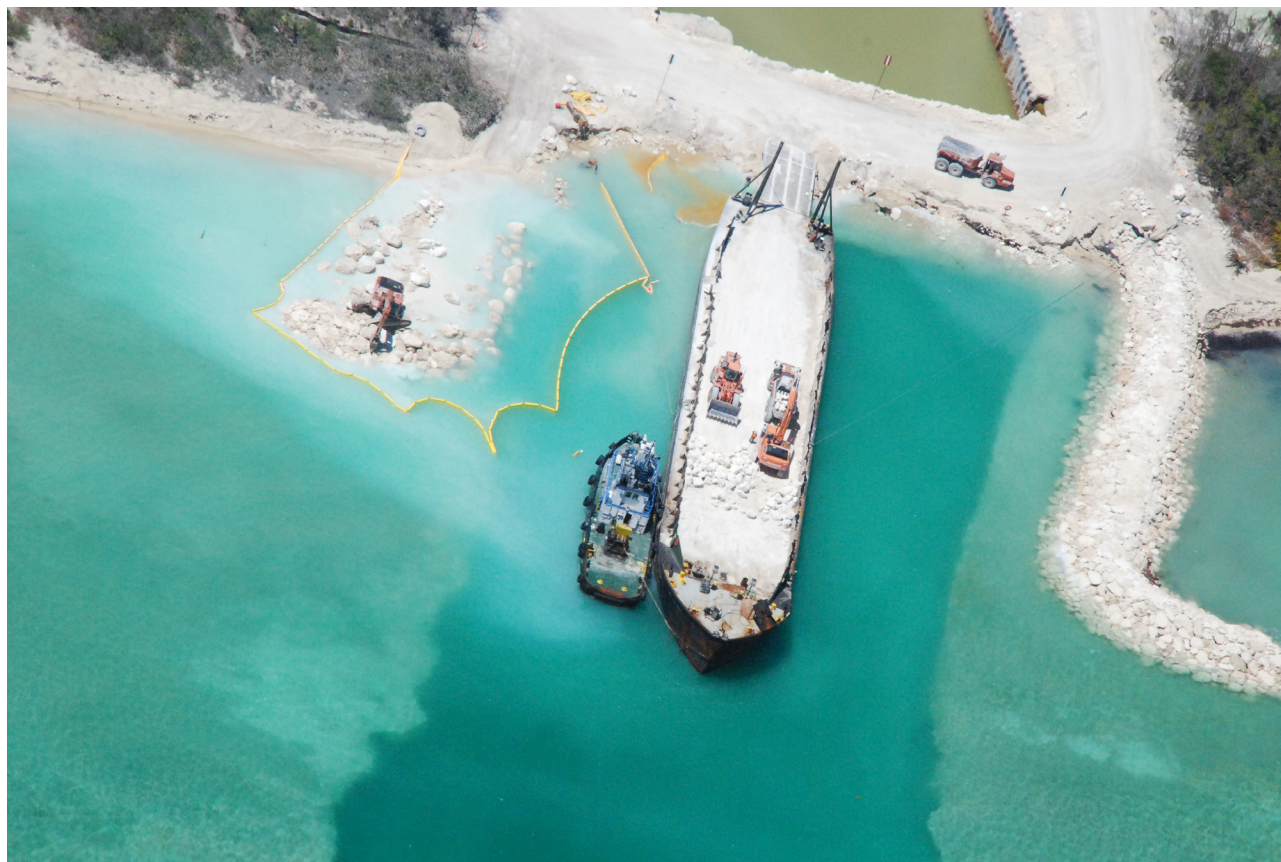


Albany taking shape along the south coast of New Providence Island





Yacht basin developing, entrance channel dredged up to the shore line interface



Barge with tugboat unloading
rock for jetty construction

May 2009





Concrete seawall
encapsulation complete on
curve near entrance channel

Jetty work on shore, barge
and crane work offshore

June 2009



Concrete platform being built for gangway access to floating docks





Foundation for harbourmaster's building in place prior to excavation of the rock that surrounded it



Small supply ship approaching jetties for offloading

Yacht basin excavation nearing completion





Landing for the
gangway platform to the
harbourmaster's dock
ready for concrete

Albany basin plug (rock
causeway) ready for
removal to connect the
sea with Albany's basin



Plug removed for basin
connection to the sea





Golf course grass
starting to grow

Oct. 2009



Yacht basin open to sea



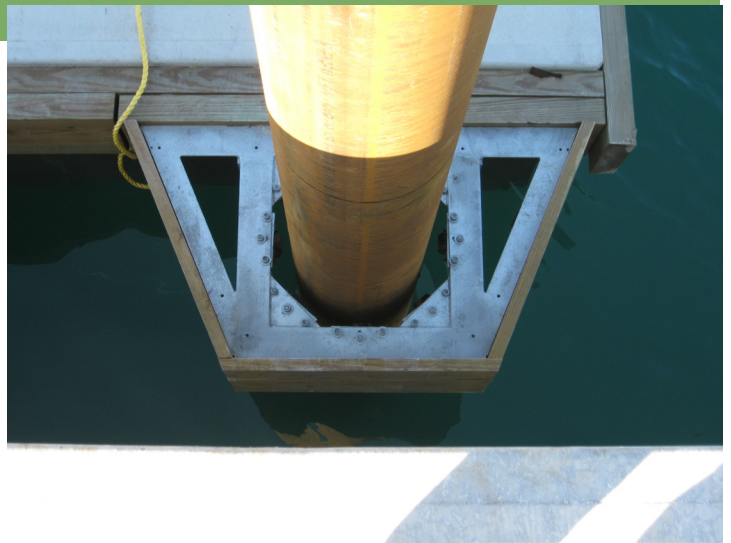
First floor of the
harbourmaster's
building going up

Rock has now been
removed from around
the building pad,
creating an island in
the yacht basin





Utilities being installed around basin perimeter



Steel piling being driven to stabilize the concrete floating docks

Forms in place to pour concrete for first floor of harbourmaster's office

Feb. 2010





Concrete floating docks
ready for installation



New aluminum gangway for
upland access to concrete
docks



Second floor of
harbourmaster's office
being formed

Feb. 2010

Floating docks near completion





Harbourmaster's office before final causeway removal to make way for the floating concrete docks that will connect it to shore



Albany shaping up

Feb. 17, 2010

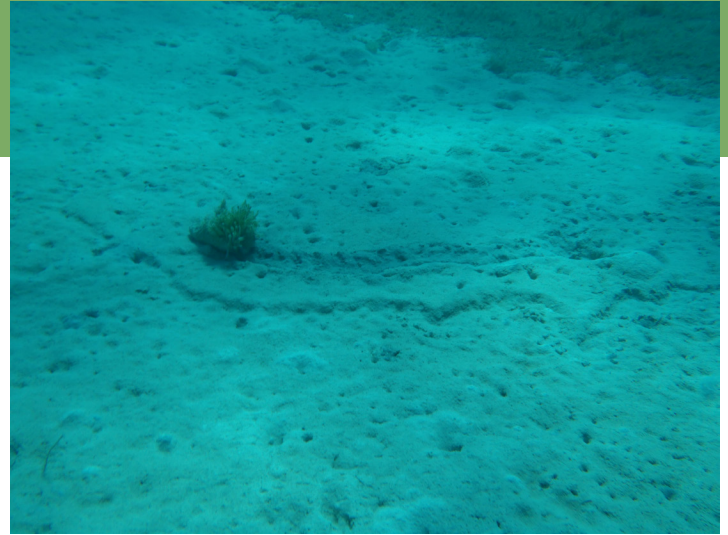
Harbourmaster's topping off with entrance channel in background

March 2010





Bait fish schooling in
the new yacht basin
next to the seawall

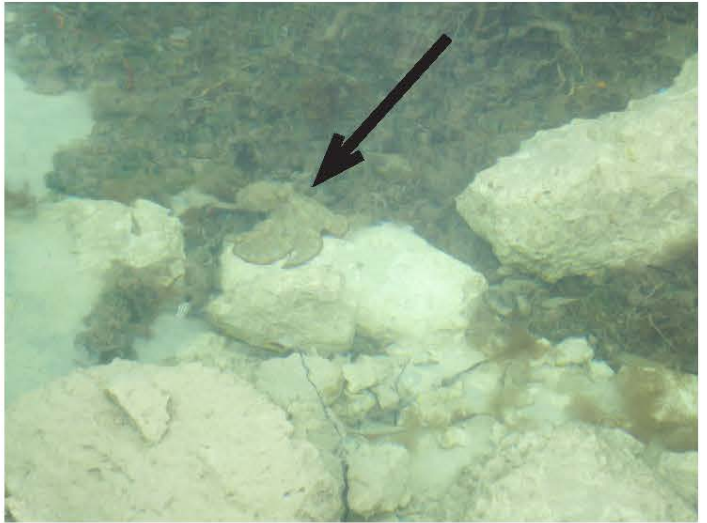
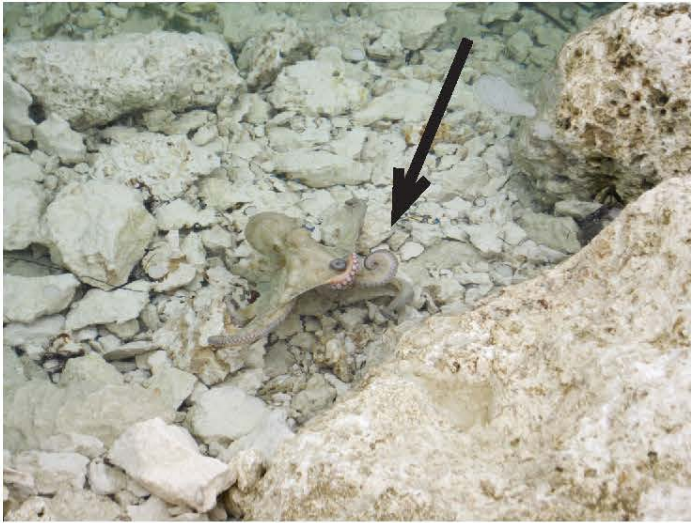


Dozens of conch grazing on the bottom of Albany's entrance channel (left photo)

Conch crawling in entrance channel (right photo)

Floating dock being
assembled inside the
protected harbour of the
Albany Yacht basin





Octopus on jetty rock (brown form in center of photo)



It takes a lot of electricity to power large yachts, utility conduit being installed underground

Floating docks nearing completion with steel piling to guide them as they float up and down (the pilings are covered with durable HDPE plastic to prevent corrosion).





Underground utility
junction vault being
installed



Harbourmaster's office
near completion

April 2010



Marina nears
opening day

July 2010

Progress around
Albany House

July 2010



Golf course shaping up

July 2010



Harbourmaster's office ready for business!

August 2010

Marina fuel farm
supplies diesel
and gas to
vessels at the
fuel dock



Docks for large
yachts on south
side of basin ready
for vessel mooring

August 2010



Basin perimeter almost
complete, ready for
landscaping

August 2010



Main perimeter around
the yacht basin



Dual gangways access the
floating docks



Basin perimeter,
upland promenade

August 2010





Final checks on utility
feeds and circuits

New access to
harbourmaster's
from floating access
docks and aluminum
gangway

August 2010



View from
harbourmaster's office
looking out entrance
channel





Albany Yacht Basin, Albany House and Residences

September 2010



December 2013

Albany Golf Course
with Yacht Basin
in background



Albany's 16 foot deep
entrance channel
leads the way into the
new yacht basin



Yacht Basin looking
south with new
marina-front midrise
residences to right



visiting yachts



April Fool



Aviva





Cake Walk



Fountainhead



Fountainhead





Kogo



Lady S





Mirabella V

Mirabella V (mast is 300' tall)



Northern Star





Pacific



Pacific



Passion



Pestifer



Quattroelle



Sea Horse





Sensation



Seven Seas
(nearly 300' in length)





Skat



Tuscan Sun





Vajoliroja



Wally

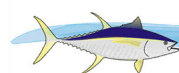






This presentation on the history of construction required to create Albany's Marina was compiled by the staff of Turrell, Hall & Associates in Naples, Florida.

Todd T. Turrell, P.E., Editor



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