



COUNCIL REPORT

Report Date: June 16, 2026
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Meeting Date: July 15, 2026

[Submit comments to Council](#)

TO: Standing Committee on City Finance and Services

FROM: General Manager of Real Estate, Environment and Facilities Management and Chief Procurement Officer

SUBJECT: Contract Award for Demolition Services for the Vancouver Aquatic Centre

Recommendations

- A. THAT Council authorize staff to negotiate and execute a stipulated sum construction contract for demolition services of the existing Vancouver Aquatic Centre with Heatherbrae Builders Co. Ltd., for an estimated value of \$3,469,927.88, covering all work through completion of post-demolition services (the "Agreement"), funded from the approved project capital budget.
- B. THAT Council delegate authority to execute the Agreement to the Director of Legal Services, Chief Procurement Officer, and General Manager of Real Estate and Facilities Management;

FURTHER THAT no legal rights or obligations will be created by Council's approval of Recommendations A and B unless and until the City executes and delivers the Agreement.

Purpose and Executive Summary

Following an RFEOI, the City issued RFP PS20240709-REFM-RFP (February 27, 2024) to select a construction manager to deliver the Vancouver Aquatic Centre project under a Construction Management at Risk model. Based on evaluation results, Heatherbrae Builders Co. Ltd. was selected as the successful proponent.

Heatherbrae is working with the City's consultant to provide pre-construction, demolition, and construction services. To date, the firm has prepared Class A cost estimates and conducted competitive tenders for demolition trade work.

In May 2026, Heatherbrae submitted a fixed-price proposal for demolition services, which is the

subject of this report.

Council Authority/Previous Decisions

The City's Procurement Policy (ADMIN-008) requires Council approve contracts with a total value greater \$3,000,000 following review and recommendations by the City's Bid Committee. The Bid Committee has considered the bids and recommends Heatherbrae Builders Co. as the successful proponent.

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

Built in 1974, the Vancouver Aquatic Centre is the only indoor aquatic facility in downtown Vancouver. The VanSplash (2019) strategy identified it as nearing the end of its service life and a priority for renewal under the 2023–2026 Capital Plan.

The facility will close permanently on June 28, 2026. Studies have determined that renovation is not a viable long-term option, and the building will be removed and replaced on the existing site.

The current phase involves demolition of the facility, including hazardous material abatement, removal of the structure and foundations, and clearing of interior and removal of landscape elements, as required.

Discussion

Procurement Process

In January 2024, the City issued an RFEI and received eight submissions. Three proponents were shortlisted and invited to the RFP stage. Proposals were evaluated by a cross-functional team using technical and financial criteria, with Heatherbrae Builders achieving the highest overall score.

Construction Management at Risk

Under the Construction Management at Risk model, the Construction Manager is engaged early to provide advisory services, such as cost estimating, constructability reviews, and trade procurement, and later assumes the role of general contractor under a fixed-price contract. This approach improves cost certainty, risk management, and schedule control.

Next Steps

Heatherbrae subsequently tendered demolition trade packages and submitted a fixed-price proposal based on those results and its previously bid fees. The evaluation team confirmed that the proposal meets the City's requirements and represents best value.

Staff recommend proceeding with a stipulated sum contract for demolition. This is the first phase of the project; future construction phases will be brought forward for Council approval separately, as and when required by the City's Procurement Policy ADMIN-008.

Financial Implications

Finance has reviewed and confirmed that funding is available from approved project capital budget.

Legal Implications

The City's Procurement Policy (ADMIN-008) requires the Director of Legal Services to execute all contracts that have been awarded by the Bid Committee and Council.

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