

January 8, 1997

**SUBJECT: HASTINGS PARK - DEMOLITION PHASE II - TENDER 97-14**

**RECOMMENDATION:**

- A. THAT the Board award Bid Package A to Johnston & McKinnon Demolitions (1981) Ltd. for the demolition of the B.C. Pavilion Building for \$416,000 plus GST.**
- B. THAT the Board award Bid Package B to Litchfield & Co. Ltd. for the demolition of the Foodmart Building for \$36,000 plus GST.**
- C. THAT the Board award Bid Package C to Litchfield & Co. Ltd. for the demolition of the Showmart Building for \$68,600 plus GST.**
- D. THAT no rights shall arise hereby, and none shall arise until the execution of the contemplated contract. The Board may rescind this resolution at any time up to the execution of the contemplated contract.**

**BOARD POLICY**

The Board awards contracts in excess of \$50,000.

**BACKGROUND**

The Park Board and City Council are implementing the Hastings Park transition park development plan.

Phase One (1997-1998) requires the demolition of five buildings with only minor site restoration prior to the PNE's 1998 fair. Phase Two (1998-1999) is to commence immediately after the fair ends in October, 1998 and involves the construction of waterbodies and landscaping.

On July 10, 1997 City Council approved Phase 1 of the Hastings Park Restoration Plan and authorized the Park Board to expend up to \$3.0 million for design, building demolition, landscape construction and related project management expenditures.

**DISCUSSION**

In keeping with the above Phase One transition plan schedule, the Swine and Poultry buildings were demolished during October 1997 and this report seeks approval for the contract award of three other buildings: the BC Pavillion, Foodmart and Showmart.

The Bid was divided into three separate packages A, B and C. With regards to bid package C, the contract is recommended to be awarded to the second lowest bidder, since the lowest bidder did not submit a consent of surety. In the earlier award of the Display Barn demolition contract the lowest bidder was rejected on account of not submitting a bid bond.

With regards to Bid package B, it is below the level normally approved by the Board, but since it involves a listed 'B' heritage building( Foodmart), the matter is referred to the Board.

The City's Heritage Commission is opposed to the removal of the building at this time. They believe it should only be removed if the Park Board can demonstrate that the proposed new use for the building site is of greater lasting value to the City of Vancouver than the existing heritage building. Approval of its removal by the City's two elected bodies, Council and Park Board, and the concurrence of the PNE and the Provincial Government with that decision, confirm that this demonstration has already taken place. The Board and Council only agreed with the recommendations of the Hastings Park Working Committee after a lengthy public consultation process in which the arguments for and against the retention of various buildings was fairly discussed and considered. When Council approved the Hastings Park Restoration Plan in March 97, a representative of the Heritage Commission expressed the Commission's concerns about the extent of building removal contained in the plan.

By January 19th demolition permits are scheduled to have been applied for all three buildings. The application for the Foodmart building is already being processed.

## **CONCLUSION**

In compliance with the Board's transition park plan and time schedule for the Restoration of Hastings Park, the following contractors are recommended for award of contract.

- Bid A: Johnston and Mckinnon
- Bid B: Litchfield
- Bid C: Litchfield

Board of Parks and Recreation  
City of Vancouver  
DW:ad