



Report Date: July 9, 2026

VanRIMS No.: 08-3000-30

[Submit comments to the Board](#)

TO: Park Board Chair and Commissioners
FROM: Director, Strategic Operations and Board Relations
SUBJECT: Vancouver Aquatic Centre Demolition – Contract Award

RECOMMENDATIONS

- A. THAT the Board 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 the Board delegate authority to execute the Agreement to the Director of Legal Services, Chief Procurement Officer, and Park Board General Manager, General Manager of Real Estate and Facilities Management.
- C. FURTHER THAT no legal rights or obligations will be created by Board’s approval of Recommendations A and B unless and until the City executes and delivers the Agreement.
- D. THAT notwithstanding Recommendations A and B, staff continue to monitor the ongoing legal proceedings related to the Vancouver Aquatic Centre Renewal Project and, where appropriate, defer issuance of a Notice to Proceed or commencement of demolition activities until there is sufficient clarity regarding the outcome of the hearing and any associated legal matters.

PURPOSE AND SUMMARY

Following an RFEI, 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.

This report seeks Board approval only for the award and execution of the demolition services contract; it does not seek to reconsider the previously approved Construction Management

contract as a whole or the Vancouver Aquatic Centre renewal program, project scope, or funding strategy.

BOARD AUTHORITY / PREVIOUS DECISIONS

As per the [Vancouver Charter](#), the Park Board has exclusive jurisdiction and control over all areas designated as permanent and temporary parks in the City of Vancouver, including any structures, programs and activities, fees, and improvements that occur within those parks.

As per the [Park Board Procurement Policy](#) approved in October 2025, all contracts with values of \$2,000,000 and greater require Council approval, with Vancouver Park Board, Park Board General Manager, City Manager and Director, Legal Services concurrence.

[Vancouver Aquatic Centre Renewal – Recommended Program](#) and Decision (2025) outlined the proposed VAC renewal program, resulting in Board direction to include a revised VAC program, including a 25-meter training pool compliant with the BC and Federal Accessibility Act, Rick Hansen Gold Standards, large hot pool, dive towers, and other aquatic and recreation amenities, and for the leisure pool expansion to remain as part of Phase 2 of the renewal program.

On March 31, 2025, the Board approved the [Vancouver Aquatic Centre Renewal – Report Back](#).

These prior decisions established the project direction and program context; the current report is limited to seeking authority for the demolition contract award required to advance the approved renewal project.

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 was closed 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 according to the Board approved program.

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 providing the lowest bid and achieving the highest overall score.

The intent of the RFP was to obtain a qualified, experienced construction management firm to deliver the project using the Construction Management at Risk method of project delivery. The services contemplated in the RFP included preconstruction design services, demolition services, and construction management of the new Aquatic Centre.

Heatherbrae performed a competitive tender for demolition subcontractors, evaluated all quotations received, and presented its recommendation based on quality and lowest price.

The procurement process was conducted in accordance with applicable City procurement requirements, including a competitive shortlisting and evaluation process.

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.

FINANCIAL CONSIDERATIONS

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

No additional funding approval is requested through this report.

OTHER CONSIDERATIONS

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.

CONCLUSION AND 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 Park Board approval separately, as and when required by the City's Procurement Policy ADMIN-008.

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