



IN CAMERA REPORT TO COUNCIL

DATE: April 3, 2017

AUTHOR: Ben Greenough, Superintendent of Public Works

SUBJECT: Demolition of Building at 202 2nd Street

RECOMMENDATIONS:

1. That Council awards the contract to demolish the building at 202 2nd Street to Pineault welding and fabricating for the price of \$16,900.

OR

2. That Council awards the contract to dismantle/salvage the building at 202 2nd Street to Dave's Backhoe Services for \$21,250.

BACKGROUND:

In 2016, the Queen Charlotte Volunteer Fire Prevention Society (QCVFPS) purchased a property at 202 2nd Street to be the site of the new Fire Hall and the sale was finalized on December 21, 2016. The Village is partnering with the QCVFPS on this project and will be responsible for the administration, finances and project management. The QCVFPS will provide the steering committee to ensure the new building meets their requirements.

At the October 17, 2017, regular Council meeting, Council approved a contract with Liberty Contract Management to complete a preliminary design, and that work is underway.

The next phase of the project is to demolish the existing building and prepare the site for construction. The QCVFPS successfully applied to the Gwaii Trust Society for funding to demolish the building and prepare the site for construction.

In preparation for the grant application, the Village issued a request for quotations for the demolition of the existing building. Bidders were to offer two prices, one for a standard demolish and one to dismantle the building to salvage some of the materials. The salvaged material is to be stored on the vacant lot across the street for the VQC to sell/donate the materials. Bids were to be valid for a six month period to allow the Village to issue the contract once funding was secured.

We received following three bids on this project:

Company	Demolish	Dismantle/Salvage
Shorewood Forest	\$17,200	\$28,200
Pineault Welding & Fabricating	\$16,900	\$25,400
Dave's Backhoe Services	\$18,450	\$21,250

The costs of demolishing the building vs. dismantling and salvaging is the result of the amount of work that is required to ensure the salvaged material is still useable. Staff have completed a review of the site and many of the materials left in the building are quite old and do not have a lot of value.

If Council select the straight demolition, the contractor would then have the option of salvaging materials as they see fit. If the dismantle/salvage is selected the Village would need to be more involved with the allocation of the salvaged materials which will take staff time to sell/donate.

BUDGETARY IMPACT (if applicable):

All bid prices are within the total budget of \$28,200 for the demolition of the building.

Budgeted Amount: \$28,200.00

Unbudgeted Amount: n/a

SIGNATURES:

Ben Greenough, Superintendent of Public Works