

DATE: October 13, 2021

TO: MAYOR AND COUNCIL

NAME AND TITLE: Blake McIntosh, Director of Civic Operations, and
Kris Dalio, Director of Finance

SUBJECT: Four Seasons Leisure Pool and Fire Hall No. 1 Demolition and Remediation

ATTACHMENT(S): Lheidli T'enneh First Nation Correspondence re: Future of the Centennial Mural

RECOMMENDATIONS:

That Council:

1. RATIFIES the addition of the Days Inn Land Acquisition and Days Inn/Four Seasons Leisure Pool Demolition to the 2021-2025 Financial Plan for an amount of \$7,000,000 to be funded by the Endowment Reserve Fund, and AMENDS that budget for an additional \$2,577,485 to be funded by the Endowment Reserve Fund;
2. APPROVES the addition of the Fire Hall No. 1 Pool Demolition project to the 2021-2025 Financial Plan for a total budget of \$1,345,000 to be funded by the Endowment Reserve Fund;
3. AUTHORIZES Administration to demolish the Centennial Mosaic located in Prince George Community Foundation Park; and
4. AUTHORIZES Administration to relocate the Terry Fox statue from the Prince George Community Foundation Park to the new Downtown Pool location.

PURPOSE:

This report is to provide Council with the proposed timelines, costs, and considerations for the demolition of the Four Seasons Leisure Pool (FSLP) and Fire Hall No. 1, in addition to asking for a budget amendment for the Days Inn Acquisition, Days Inn Demolition and Four Seasons Pool demolition and remediation.

BACKGROUND:

In 2017, Prince George residents voted in favour through a referendum for the borrowing of funds to replace both the FSLP and Fire Hall No. 1 facilities. The FSLP was constructed in 1970 and has compromised architectural, mechanical, structural, and electrical systems that do not meet current building code standards or requirements for universal accessibility. Fire Hall No. 1 was constructed in 1956 and has similar building issues to the FSLP and is unable to meet the needs for a modern fire service delivery.

A new fire hall was constructed in Carrie Jane Gray Park at 2012 Massey Drive and has been occupied by fire operations since early 2021. As directed by Council, the City acquired land at 7th

Avenue and Dominion Street downtown and pursued the demolition of the Days Inn hotel to facilitate construction of the new pool. The new pool construction started in 2021 with a projected opening in Fall 2022.

On February 22, 2021, Council directed Administration to plan for the demolition of both the FSLP and Fire Hall No. 1. The FSLP has been permanently shut down since March 2020 due to the Covid-19 pandemic. The Fire Hall No. 1 ground floor is currently in use as the new pool construction site office, while the Emergency Operations Centre remains in operation on the second floor with a scheduled relocation to the new fire hall in Spring 2022.

DISCUSSION:

FSLP & Fire Hall No. 1 Demolition Plans

Administration has developed a demolition plan for the FSLP and Fire Hall No. 1 through hazardous material surveys, review of building drawings and previous land uses, and understanding requirements for de-construction, disposal, utility disconnections, and remediation. Additional ground penetrating radar was also conducted on Fire Hall No. 1 due to a suspected underground fuel tank.

The FSLP demolition project would encompass the building foundation, adjacent landscape beds, and grass berm which would be removed and remediated with irrigated lawn and trees as an extension of Prince George Community Foundation Park. The existing FSLP parking lot would remain, but is anticipated to require asphalt remediation due to the damage from the demolition activity.

The proposed demolition of Fire Hall No 1 would encompass the building foundation, asphalt surfaces, and the adjacent sidewalks and curbs along 7th Avenue and Dominion Street. The existing fire hall parking lot light and adjoining staircase to the City Hall parking lot would remain, while the demolition area would be remediated with gravel surfacing and new sidewalks and curbs. The existing fire hall parking lot light would be modified with a new davit head to light the Rolling Mix Concrete Arena parking lot. The existing building gas meter would be relocated to the south berm as it services the Rolling Mix Concrete Arena and City Hall Annex building. The fire hall also provides power and controls for the 7th Avenue and Dominion Street intersection traffic signal, which would require replacement with a new power source and underground services.

The estimated costs for demolition and remediation total \$3,125,000 for the FSLP and \$1,345,000 for the Fire Hall No. 1 project. The above noted budgets carry a contingency that is reflective of demolition projects, which carry a higher risk as the potential for the unforeseen is high, particularly in the downtown area. For example, foundations go deeper than what is shown on available drawings and the local demolition industry is represented only by two contractors. A recent cost driver of note is that the tipping fees for demolition materials, such as concrete, at the Regional District have increased from \$90/tonne in 2020 to \$180/tonne as of January 1st, 2022.

The demolition projects are recommended to occur as soon as possible to eliminate ongoing operational and maintenance support costs associated with closed buildings, such as broken windows and maintaining security and public safety. The demolition would be sequenced in 2022 to limit disturbance and disruptions to the adjacent land uses, transportation networks, and concurrent projects in the downtown. Pending secured funding, the FSLP demolition project would begin in early 2022 with the procurement of demolition services with completion in the summer of 2022, followed by remediation in early Fall 2022. The demolition of Fire Hall No. 1 would start no earlier than late Fall 2022, to allow for continued the use of the building as the new pool construction site office.

Days-Inn

In 2019 the Days-Inn was demolished to make way for the construction of the New Downtown Pool. The demolition project totaled \$1,924,943 with costs that reflect significant findings of unforeseen materials within the building and underground that required additional hazmat and concrete removal.

Preliminary estimation for the Days-Inn demolition budget was \$1M based on building drawings and testing/sampling information completed and provided. Significant and unforeseen hazmat and material removal that we incurred additional costs for included:

- Additional Concrete material removal required substantially above quantities shown on drawings (\$285,900)
- Guniting removal, a concrete grout with asbestos (\$537,350.00). This removal required appropriate health & safety measures be put into place to alignment with regulatory requirements, also contributing to time delays.
- Additional vermiculite removal found sporadically throughout building (\$172,330).

Public Art

The pending demolition and remediation of the FSLP site has prompted Administration to engage with members of the Terry Fox committee to explore the current location of the Terry Fox statue at Prince George Community Foundation Park and discuss options for relocation due to the FSLP demolition work. This Terry Fox statue is situated in this location as it is the start/finish line of a race that Terry Fox competed in and later that day announced his intentions to run across Canada to raise money for cancer in what is known as the “Marathon of Hope”. However, Administration recommends the relocation of the Terry Fox statue now given the uncertainty of the plans for the current property it stands on; and the difficulty and additional costs we will incur to relocate the Terry Fox statue to the new pool in the future.

The Prince George Community Foundation Park is also home to the City’s oldest piece of public art known as the Centennial Mosaic. The Lheidli T’enneh First Nation has provided a letter to Mayor and Council as attached, which identifies their support for the Centennial Mosaic’s historical representation and a desire to see the Centennial Mosaic artwork retained. A potential relocation of this artwork from its current location would not be feasible due to its structural form and age. If the mosaic would need to be deaccessioned, the structure would fall within a guideline of the 1997 Council approved Public Art Policy, which provides the City with the right to decommission and/or remove public art with Council’s authorization for reasons such as structural integrity, expected life span, significant vandalism, or changes to surroundings. A potential deaccession if pursued, is recommended to include a consultation with the original artist as required.

Administration recommends including the demolition of the Centennial Mosaic with the Four Seasons Pool Demolition. The machinery required to complete the demolition will be on site and it is likely that the Centennial Mosaic will be in the way of any future development. Staff will take high-resolution photos of the Centennial Mosaic prior to demolishing for historical significance and community archives.

Long-Term Land Use

The future land use for the FSLP and Fire Hall No. 1 sites are suggested to be explored through a downtown civic core planning exercise that would provide a collective vision and coordinated approach for the redevelopment of infrastructure within the civic core district. The core area represents the heart of downtown with various civic entertainment, recreation, cultural,

administrative buildings, and exterior spaces. The need for a civic core plan is driven by the recent reinvestment and remaining needs in and around the core district area, although the current workplan does not include the pursuit of a civic core planning project at this time.

STRATEGIC PRIORITIES:

The FSLP and Fire Hall No. 1 demolition projects support the City Administration's 2021 Workplan Priorities and Council's focus areas for healthy and active lifestyles, safety and security in the Downtown, accessibility, and prioritized infrastructure re-investment and renewal.

FINANCIAL CONSIDERATIONS:

A total of \$6,452,485 was incurred for the acquisition of the Days Inn property and demolition to facilitate construction of the new Downtown Pool (\$4.5M for the purchase of the Days Inn; the remainder went towards the demolition of the Days Inn). In 2017, \$7,000,000 was estimated for this project and was to be funded by the Endowment Reserve. However, the scope of work was to include the demolition of the FSLP as well. The remaining \$547,515 of unspent funds is insufficient to demo the FSLP. With a budget of \$3,125,000, the required budget amendment to this project is \$2,577,485. A budget of \$1,345,000 is also required for the Fire Hall No.1 Demolition project. Funding for these projects is recommended through the Endowment Reserve. A new power source for the adjacent intersection would be facilitated through a stand-alone project called the 7th Avenue and Dominion Street Signalization that will be submitted for consideration in the 2022 Capital Expenditure Plan.

This report also completes the process of establishing the original \$7,000,000 budget by Council resolution. The \$7,000,000 estimate was highlighted in the Digital Town Hall for the referendum that was attended by media (later reflected in articles), as well as mentioned in the Council report for the grant application.

Funding for the public art relocation or reproduction has not been included in the FSLP or Fire Hall Demolition projects.

SUMMARY AND CONCLUSION:

The replacement of the FSLP and Fire Hall No. 1 is underway with the construction of the new fire hall on Massey Drive and a new pool that is currently under construction in the downtown. Administration has identified estimated costs, proposed timelines, and considerations for the demolition of the existing buildings and remediation with a budget of \$3,125,000 for the FSLP and \$1,345,000 for Fire Hall No. 1 and execution in 2022. These project budgets and the previously estimated \$7,000,000 budget are recommended for inclusion within the 2021-2025 Financial Plan. The demolition of the FSLP has also triggered the need to review public art in the adjacent Prince George Community Foundation Park.

RESPECTFULLY SUBMITTED:

Blake McIntosh, Director of Civic Operations

Kris Dalio, Director of Finance

PREPARED BY: Leland Hanson, Manager Project Delivery

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2021/10/18