



SLOCAN PARK GRASS FIELD RENEWAL

Contract Award

Park Board Committee Meeting
June 24, 2019



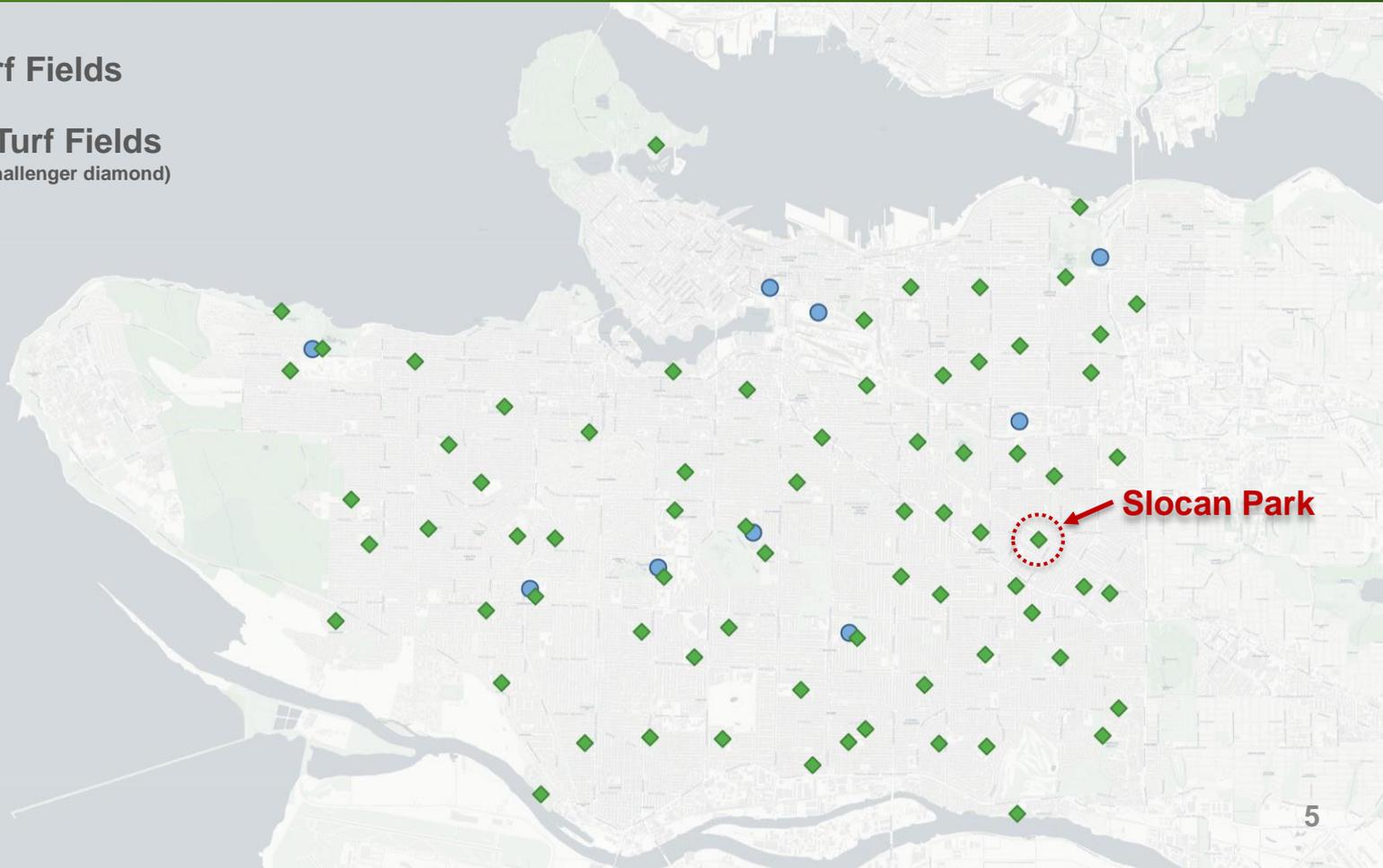
- To provide background information, context, design and engagement information for this project; and
- To seek Park Board approval to award the contract for construction of Slocan Park Grass Field Renewal (ITT PS20190210) to Wilco Civil Inc.

- Background
- Project Details
- Procurement Overview
- Recommendations

Background

Current Grass and Artificial Turf Inventory

- ◆ 132 Grass Turf Fields
- 12 Artificial Turf Fields
(not including challenger diamond)



The Park Board maintains:

Field Type	Count	Field Area [ha]	Hours Booked*	Person Hours†
Natural grass fields	132	1,034.3	27,000	405,000
Synthetic turf fields	12	93.9	29,000	435,000
Gravel fields with lights	7	36.6	-	-
Total	151	1,164.9	56,000	840,000

* Based on 2018 bookings

† Assuming 15 players per field per hour (average from range of 12 players for football to 22 players for soccer)

- Fields are available for public or organizational bookings
- Each of the approved Park Board 2015-2018 and 2019-2022 Capital Plans provide funds for one major field renewal project

- **Grade A**
Highest quality turf grass with a focus on bookable games, with irrigation, drainage, and a high level of grooming.
- **Grade B**
Turf grass with some irrigation and drainage, used predominantly for practice, community events, and lower level of play.
- **Grade C**
Lowest quality turf grass, without drainage or irrigation systems and maintained less frequently.

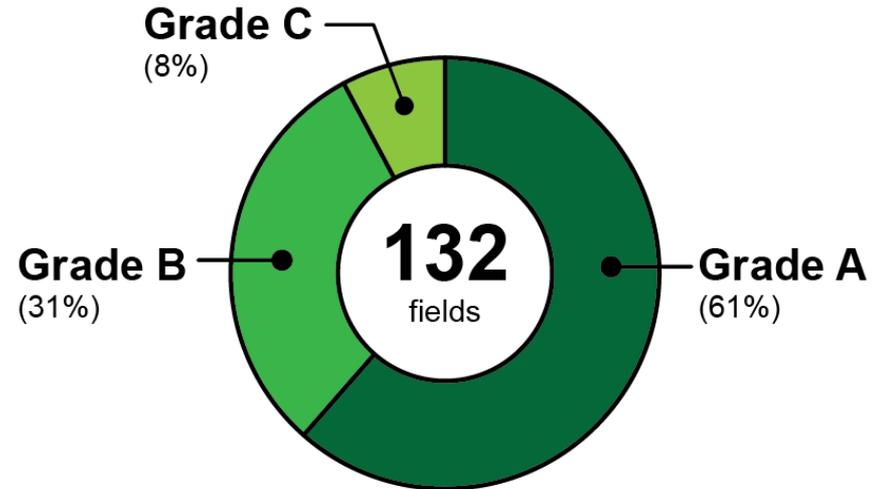
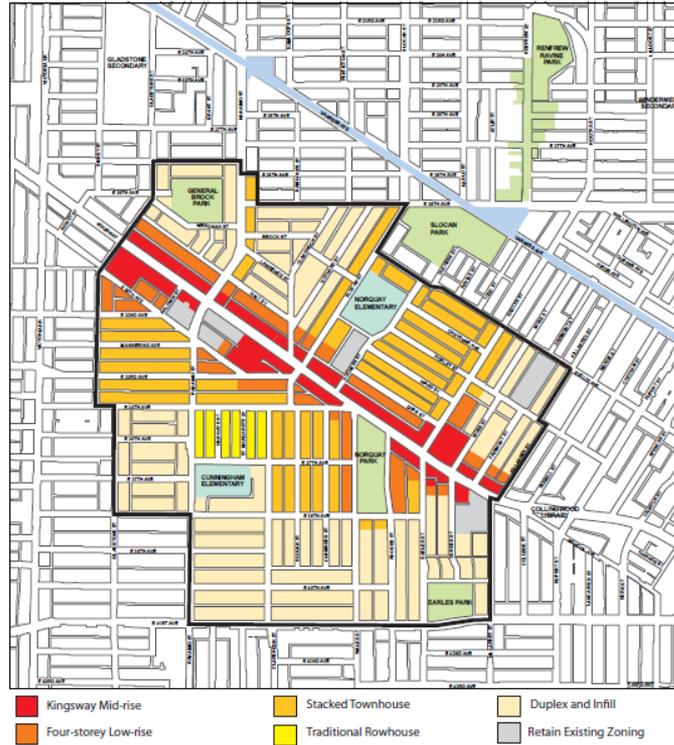
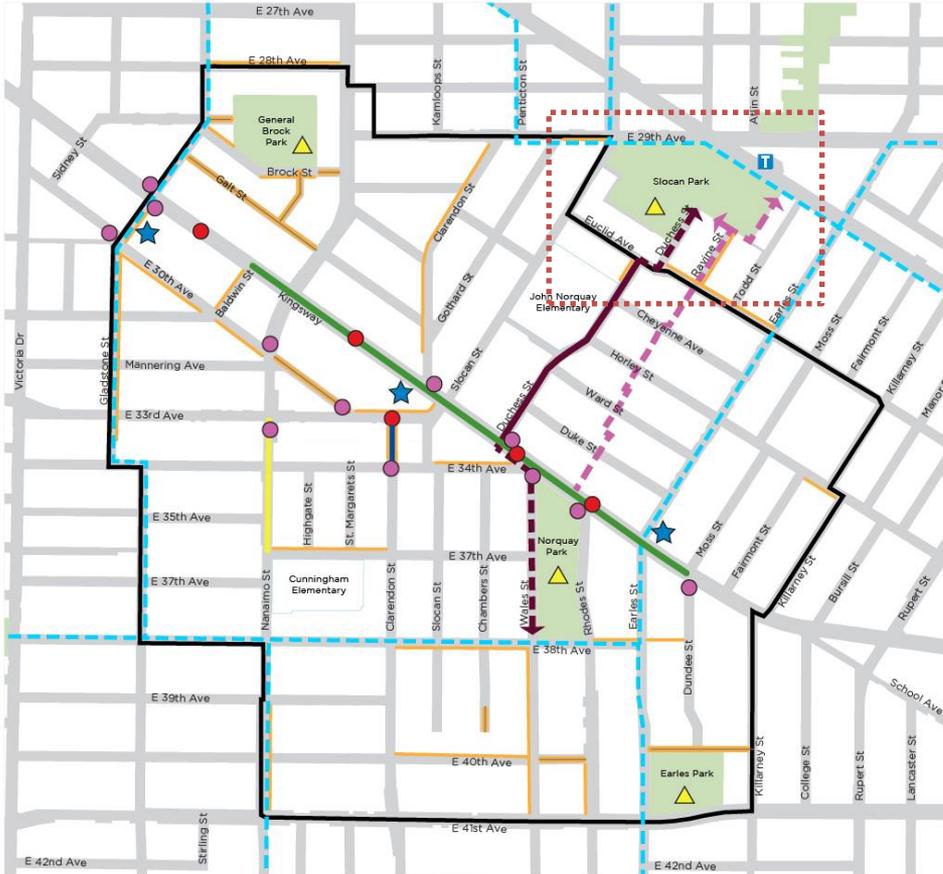


Figure 2: New Residential Zone Designations



- Adopted by Council in 2010
- New residential developments nearby on Slocan and Kingsway under construction

Norquay Village Public Realm Plan



LEGEND

- Bikeway
- New sidewalk/ramps (one side of the street)
- New sidewalk/ramps (both sides of the street)
- Landscaped medians and lighting
- Clarendon Street extension
- Ravine Way pedestrian link
- Streetscape improvements
- Duchess Street pedestrian/bikeway improvements
- Corner bulge / traffic calming
- New traffic / pedestrian / cyclist signal
- Park improvements
- Plazas



VanPlay Master Plan

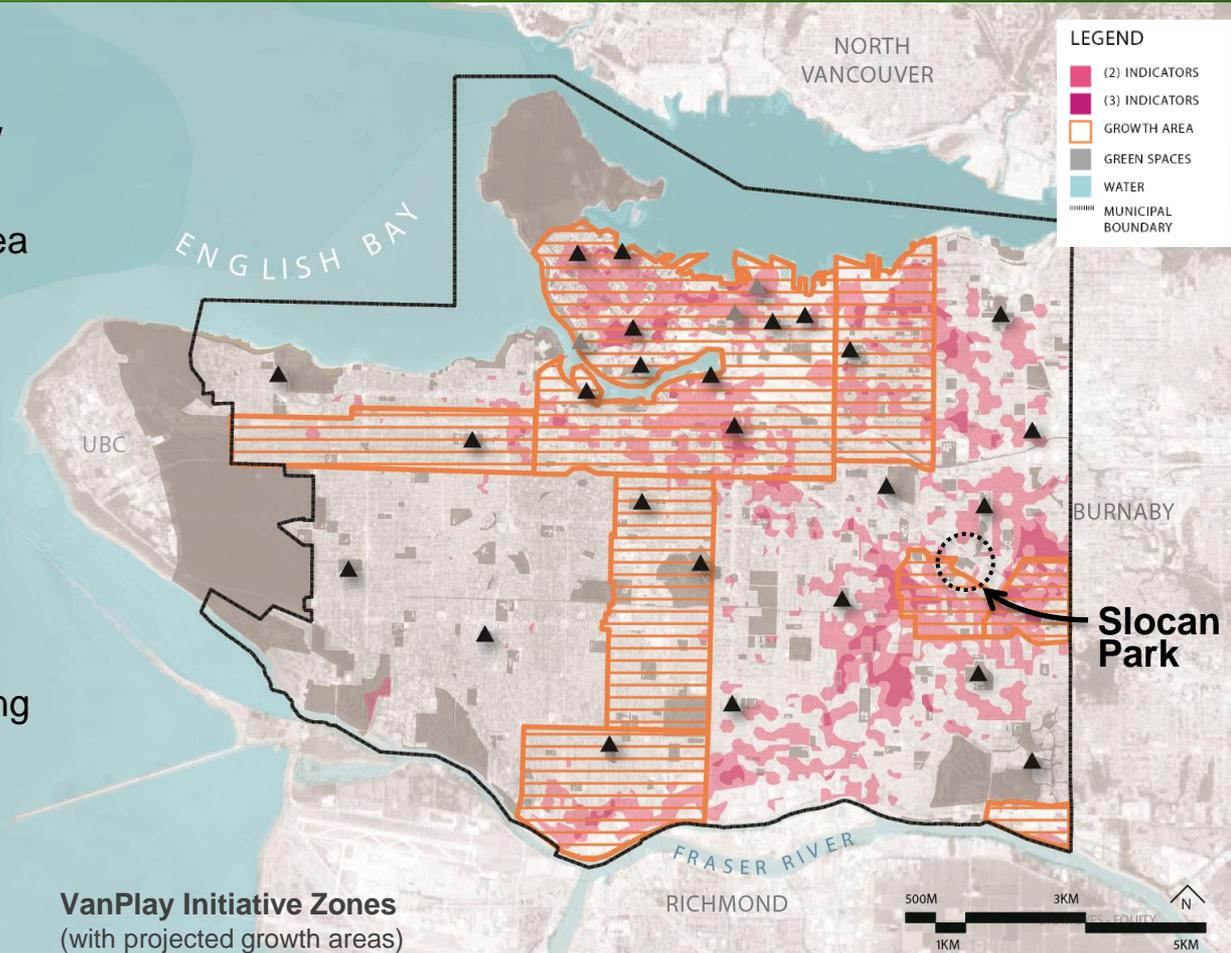
- Renews existing facility to meet new demands
- Adjacent to Initiative Zones in an area with projected future growth

Vancouver Sport for Life Strategy

- Provides quality facilities for users of all abilities
- Supports active living for life

Healthy City Strategy

- Provides opportunities for active living and community engagement



- Centrally located and easy to access by transit, bike or foot
- Offers a variety of amenities, including a cherry grove, a fieldhouse, a playground, tennis courts, an event pavilion, and new community garden
- Provides an active and flexible public space used for picnics, sunbathing, and a variety of sport and community events



Existing Conditions & Issues

1. Drainage

- Undersized drainage for fields 1 & 2
- No drainage for field 3; unusable during wet winter months

2. Surfaces & Grades

- Uneven areas impact playability and user safety
- Field 3 is too steep and uneven for sport usage and universal access

3. Irrigation

- Only field 1 is irrigated (existing system is inefficient in conserving water compared to new)

4. Community Node

- Engagement for playground area renewal 2021 (target): potential for additional amenities



Project Details



Slocan Park Grass Field Renewal



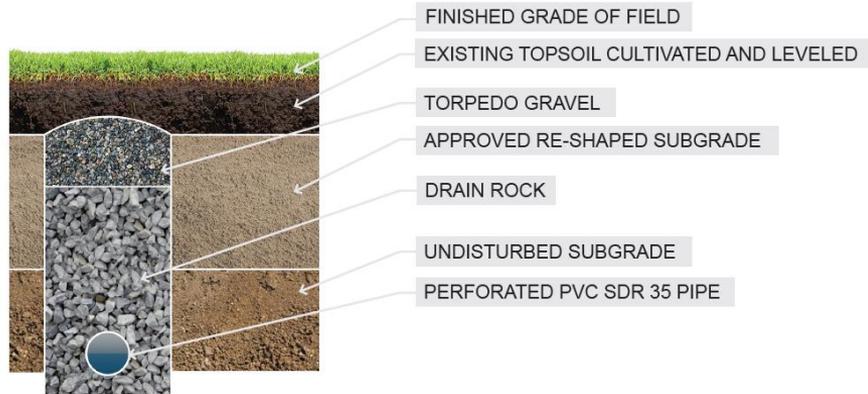
Proposed Field Layouts



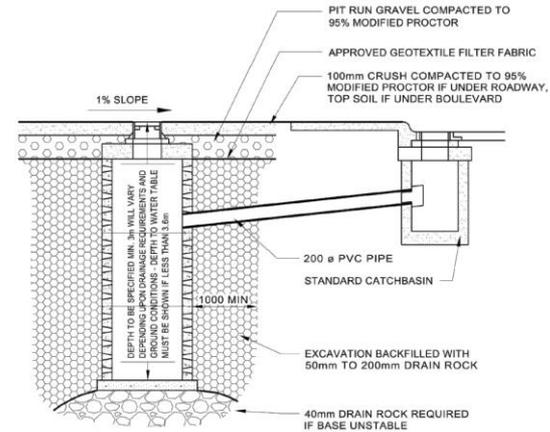
- Excavate and re-grade fields (in particular field 3)
- Install new drainage system
- Install new irrigation system
- Reinstate natural grass
- Install ball control fencing for safety (behind the goal lines only)
- Construct a new pathway to connect to Duchess Street



- All three fields will remain soil-based natural grass
- New perforated drainage lines will be added to all 3 fields to ensure fields remain dry during wet winter months



- A drainage drywell will allow water to slowly soak into the ground, recharging the groundwater.
- This has environmental benefits and reduces pressure on existing storm water systems



TYPICAL INSTALLATION

Upgrades will result in:

- playing hours increase from approximately 550 to 800 hours/year
- Healthier, more resilient grass fields, allowing higher level of play, more opportunity for local lawn use and community events
- reduced water consumption and better storm water management
- increased access & smoothly graded surfaces

- More sports can be accommodated:

Sport / Layout	Field		
	①	②	③
U8 Mini Soccer 36 x 25 m			2
U9 Mini Soccer 48 x 30 m	2		1
U12 Mini Soccer 64 x 50 m		2	
Full Size Soccer 90 x 58 m	1	1	
Ultimate Frisbee 110 x 37 m	1	2	1

- During construction, the fields will be closed
- Pathway to Duchess St. and access to fieldhouse / pavilion remain open during construction
- Construction will take place within noise bylaw restrictions
- Fields need to remain closed until grass is established (target May 2020)



Public Engagement Activities

- Slocan Park prioritized for renewal (along with Montgomery Park) collaboratively with the Vancouver Field Sport Federation
- Local community informed through information signs in the park, notices mailed to residences, social media and a project website
- Open House in park on June 8, 2019
- Approximately 50 people attended and discussed project with staff and consultants
- Attendees could submit written/email comments



Concerns we heard

Design and placement of fencing and their potential impact on access and community events

Parking impacts resulting from increased field use

Existing conflicts on 29th Avenue bikeway

What we are doing

Removed fencing through middle of park and modified fence type/extent

Staff reaching out to Engineering Department and seek opportunities to improve local parking

Staff will work with Engineering Department to review current cycling conditions and opportunities to address safety and accessibility



Procurement Overview

Procurement Process Details



- Project was issued for tender for a base scope of work that included fields 2 & 3
- Separate pricing for upgrade of field 1 was also obtained (to proceed if within project budget)
- Base scope with alternate scope of work are included in the proposed award
- All vendors who attended pre-tender meeting were notified
- 4 bids received
- **Wilco Civil Inc.** had the lowest compliant bid

Company	Base Price	Additional Scope Price	Total Price
Cedar Crest Lands BC Ltd.	\$920,600.00	\$456,300.00	\$1,376,900.00
Canadian Landscape and Civil Services Ltd.	\$797,921.39	\$373,801.00	\$1,171,722.52
TGK Irrigation Ltd.	\$696,674.00	\$367,528.00	\$1,064,202.00
Wilco Civil Inc.	\$703,847.00	\$337,780.00	\$1,041,627.00

- Company established in 1994
- Project management experience on major park and grass field projects
- Have completed a number of field projects for Park Board in the past including Hillcrest and Hastings Community Parks
- Extensive experience in renovation of grass fields specially with installing drainage and irrigation system
- Experience and capabilities to execute this work reviewed and vetted by Consultants

Recommendations



- A. THAT the Vancouver Park Board authorize staff to enter into a contract with **Wilco Civil Inc.**, for upgrading the grass fields located at the Slocan Park, for a term of approximately six (6) months, with an estimated contract value of **\$1,041,627.00**, plus applicable taxes over the initial term, to be funded through 2019 Capital Budget.

- B. FURTHER THAT the Director of Legal Services, Chief Purchasing Official and Park Board General Manager be authorized to execute on behalf of the Board the contract contemplated by Recommendation A;

- C. THAT no legal rights or obligations will be created by Board adoption of Recommendations A and B above unless and until such contract is executed by the authorized signatories of the City as set out in these Recommendations.

