



MONTGOMERY PARK GRASS FIELD RENEWAL

Construction Contract

Park Board Committee Meeting
Monday, September 14, 2020



To seek Board decision on negotiating and entering into a contract with TGK Irrigation Ltd. for construction of **Montgomery Park Grass Field Renewal**



- Background
- Procurement Overview
- Recommendations

Background

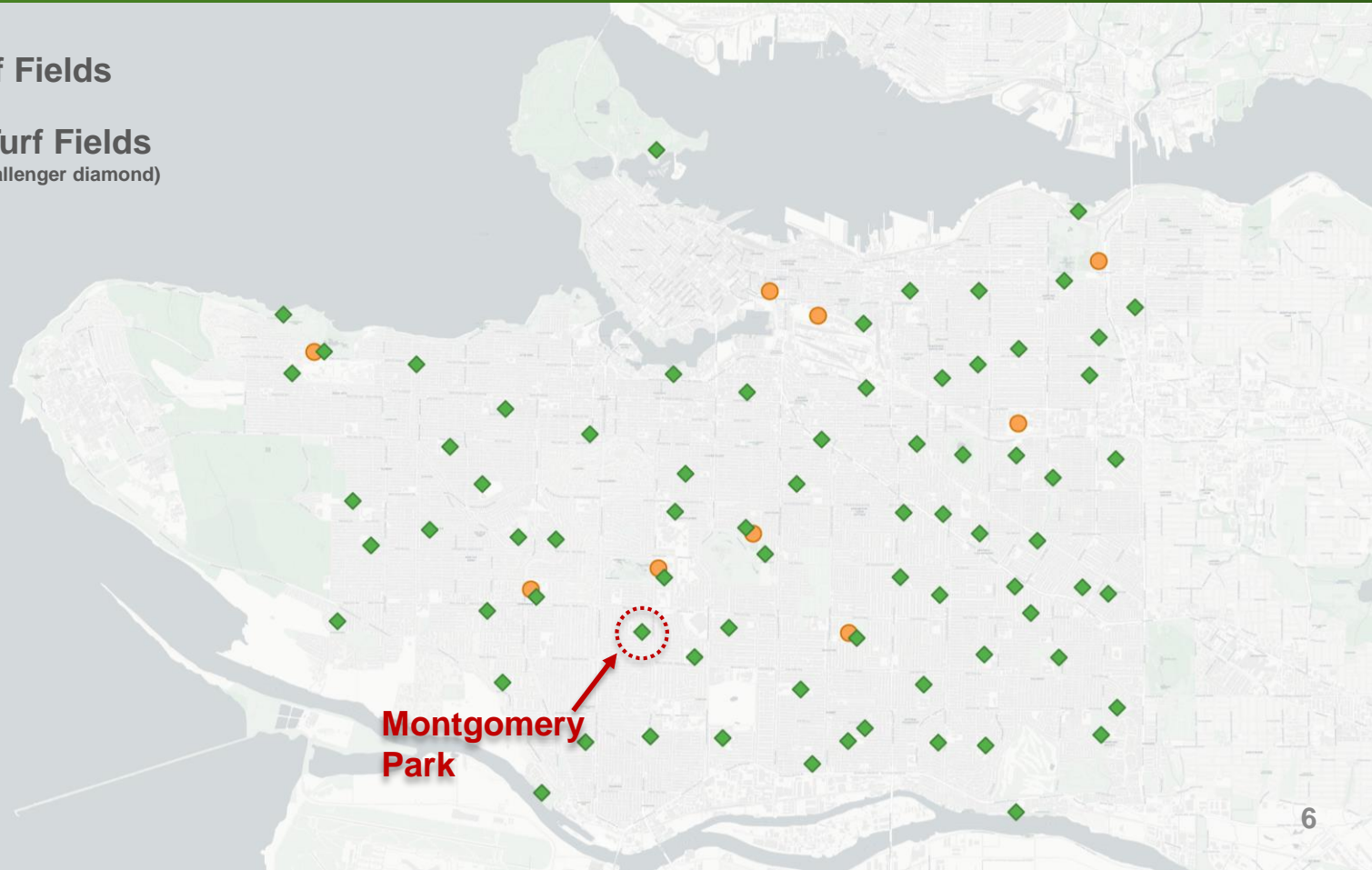




Renew and upgrade the fields and baseball diamonds at Montgomery Park to improve the overall quality of the park and play fields and increase their resiliency to accommodate more intense and year-round usage

Current Grass and Artificial Turf Inventory

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



Montgomery
Park

The Park Board maintains:

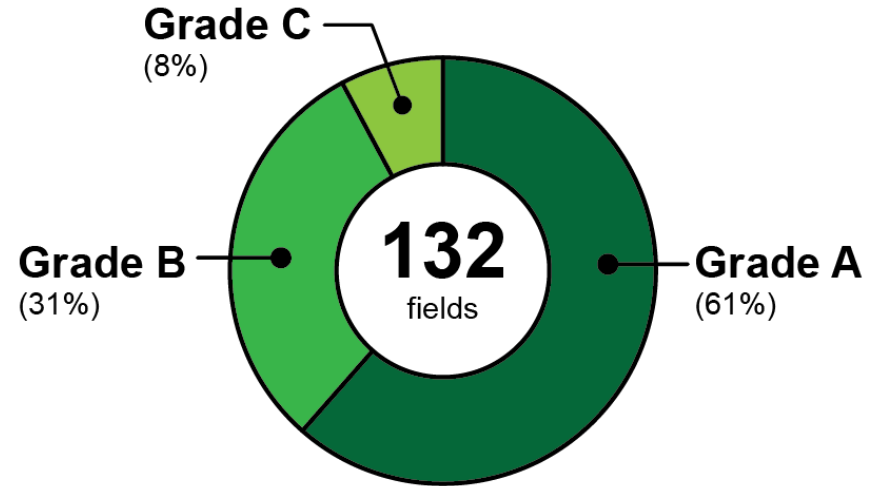
Field Type	Count	Field Area [ha]	Hours Booked*	Person Hours†
Natural grass fields	132	1,034.3	27,000	405,000
Synthetic turf fields	12	93.9	29,000	435,000
Gravel fields with lights	7	36.6	-	-
Total	151	1,164.9	56,000	840,000

* Based on 2018 bookings

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

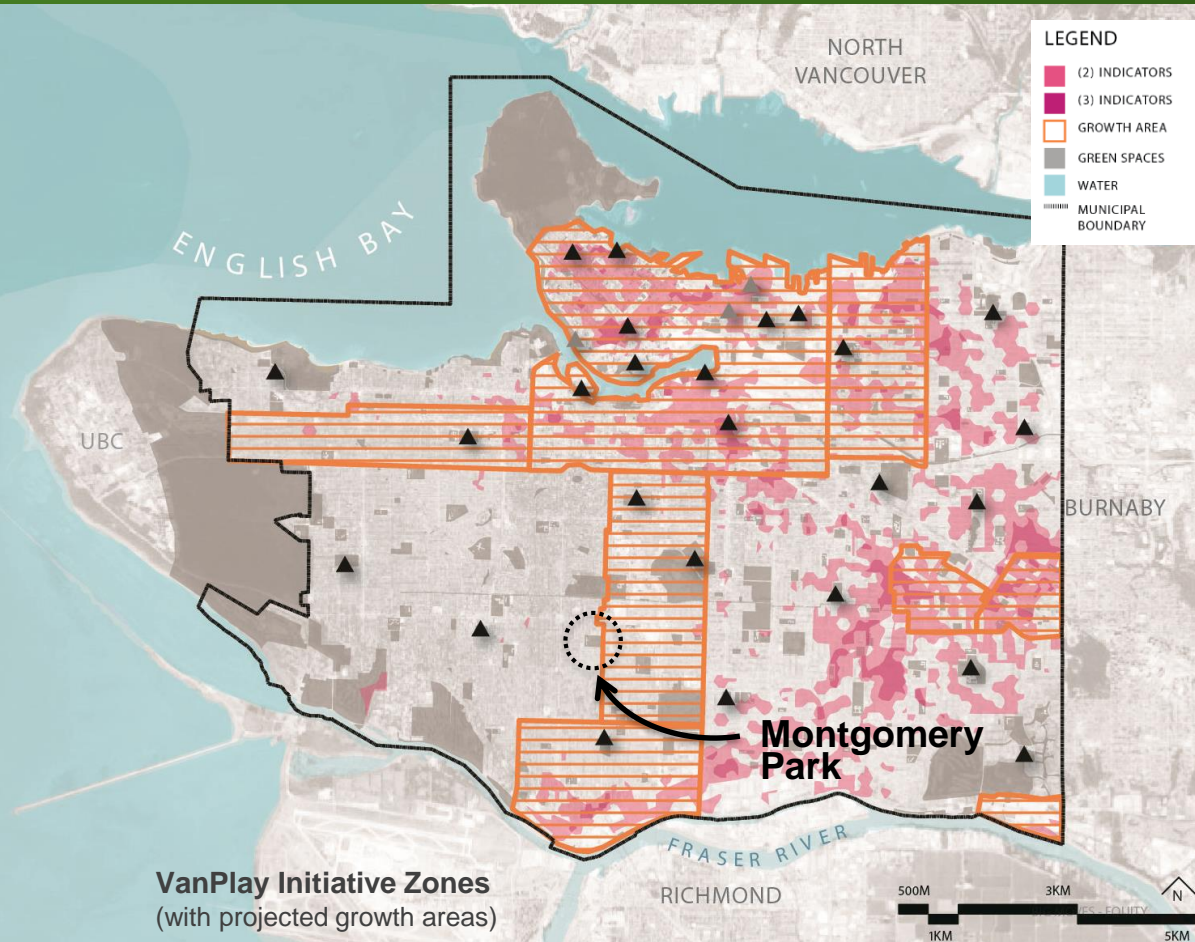
- Fields are available for public or organizational bookings
- Each of the approved Park Board 2015-2018 and 2019-2022 Capital Plans provide funds for one major field renewal project

- **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.



VanPlay: Initiative Zones & Growth Areas Analysis

- Montgomery Park is located adjacent to a future growth area (Cambie Corridor Plan)
- Neighbourhood is currently a mix of single family and mid-rise apartments and townhouses but is expected to densify along Oak Street over the next decade
- Facilities at Montgomery Park will play an important role in accommodating this future growth



Field Sports

- **Increase Grade A turf fields**
Replace irrigation and drainage system to cover the entire field area
- **Increase hours of play**
Increase resiliency through better drainage and regrade and modify layout to maximize space
- **Co-locate fields for tournaments**
Expanded area accommodates two full size soccer fields

Ball Diamonds

- **Improve quality of existing diamonds**
Replace backstops, benches and diamond surfacing
- **Increase hours of play**
Add one new diamond and layout diamonds to allow multiple games at the same time

Vancouver Sport 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

Rain City Strategy

- Allows for capture and treatment of a minimum of the first 48mm of rainfall per day at the source



- Centrally located in the Oakridge neighbourhood, the park is easy to access by transit, bike or foot
- It offers a variety of amenities including a field house and washrooms, as well as shared facilities like a playground, small field and softball diamond with adjacent Sir William Osler Elementary School
- Provides an open public recreational space used for picnics, sunbathing, and a variety of sport and community events
- The fields are also permitted to a variety of sport clubs for leagues, events and tournaments



▲ William Osler Elementary School students use park as an extension of their school playground



▲ Fields are used by leagues for events and tournaments



▲ Fields are a popular spot with picnickers and residents sunbathing

Existing Field Layout & Condition



Proposed New Field Layout



Future Park Development Zone

(opportunities for outdoor exercise equipment, looping paths and naturalized areas)

45th Ave.

Relocated Baseball Diamond

Sir William Osler Elementary School

Expanded Field Area
(can accommodate 2 soccer fields)

New Baseball Diamond

43rd Ave.

Extended Asphalt Path

Relocated Baseball Diamond

Existing Field House

Oak St.



Upgrades will result in:

- increase in playing hours from approximately 500 to 800 hours/year
- healthier, more resilient grass fields, allowing higher level of play, more opportunity for community events and passive recreation
- ability to host events with co-located fields and diamonds
- reduced water consumption with high efficiency irrigation system
- better storm water management and on site infiltration and treatment
- more sports can be accommodated:

Sports/Layout	Current	New	Total
Full Size Soccer 100 m X 64 m	1	1	2
U12 Mini Soccer 64m X 50m	3	1	4
Slo-pitch 79.5m (260')	3	1	4
Ultimate Frisbee 110m X 37m	1	0	1

- Fields will be re-graded and new irrigation and drainage systems installed
- Fields will be closed during construction, but the sidewalks and field house washrooms will remain open
- Leagues and permit holders have been notified and will be accommodated at other facilities
- Field needs to remain closed until grass is established (targeted May 2021)





Procurement Overview



- An Invitation to Tender (ITT PS20200359) for renewal of the fields was posted publically on July 17, 2020 and closed on August 20, 2020.
- Four qualified bids were received:

Company	Total Price
TGK Irrigation Ltd.	\$ 1,818,603
Cedar Crest Lands (BC) Ltd.	\$ 1,970,700
Wilco Civil Inc.	\$ 2,079,949
Canadian Landscape and Civil Services Ltd.	\$ 2,204,785

- TGK Irrigation Ltd. had the lowest compliant bid

Bid Evaluation Process

- Bids evaluated based on pricing as well as a number of other criteria, including tenderer's reputation, prior experience and ability to meet Park Board's requirements
- Tenderer's experience and capabilities to execute this work were also reviewed and vetted by Consultants

Preferred Tenderer Profile

- Established in 2000 as a specialist in construction of irrigation systems
- In recent years, have expanded their operations to include full service general contracting
- Have completed a number of field projects for Park Board
- Have prior experience in renovation of grass fields in Metro Vancouver

- Project will be funded through the approved Capital Budget
- As a result of the ITT, the Park Board is able to achieve cost certainty for the proposed contract term.
- Unit rates were also obtained through the ITT which allow greater cost control in case of changes to the project scope during construction
- Contract award has already received bid committee approval

A photograph of a park landscape. In the foreground, there are several large, mature trees with thick, textured trunks. The ground is covered in dry, brown pine needles and grass. In the middle ground, there is a large, open field of dry grass. In the background, there are some houses and a clear blue sky. The overall scene is bright and sunny, suggesting a clear day.

Recommendations

- A. THAT the Vancouver Board of Parks and Recreation (“Park Board”) authorize staff to negotiate to the satisfaction of the Park Board’s General Manager, the City of Vancouver’s (the “City”) Director of Legal Services, and the City’s Chief Purchasing Official and enter into a contract with TKG Irrigation Ltd., for upgrading the grass fields located at Montgomery Park, for a term of approximately eight (8) months, with an estimated contract value of \$1,818,603.00, plus applicable taxes over the initial term, to be funded through the 2020 Capital Budget;
- B. THAT the City’s Chief Purchasing Official and Park Board’s General Manager be authorized to execute on behalf of the Park Board the contract contemplated by Recommendation A; and
- C. THAT no legal rights or obligations will be created by the Park Board’s 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.



