



October 19, 2023

TO: Park Board Chair and Commissioners
FROM: General Manager – Vancouver Board of Parks and Recreation
SUBJECT: Kerrisdale Park – Point Grey Secondary School Track and Field Upgrades - Contract Award

RECOMMENDATION

- 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 Ocean Marker Sport Surfaces (2014) Ltd., for construction services to install rubberized track surfacing for the Kerrisdale – Point Grey Track and Field Upgrades, for a term of one (1) year or until services are complete, with an estimated contract value of \$764,100.00, plus applicable taxes over the initial one (1) year term, to be funded through the 2019-2022 capital plan.
- 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;
- 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.

REPORT SUMMARY

A Request for Proposal PS20230512-VBPR - RFP was issued on August 23, 2023 for construction services to install rubberized track surfacing for the Kerrisdale – Point Grey Track and Field Upgrades.

The RFP was advertised on the City of Vancouver website and the work was called in accordance with the terms and conditions of the City and Park Board Procurement Policies. The RFP evaluation committee, and, subsequently, the Bid Committee, have considered the responses received, and on that basis recommend that the Park Board negotiate and if such negotiations are successful, enter into a contract as described above with Ocean Marker Sport Surfaces (2014) Ltd.

BOARD AUTHORITY / RELATED POLICY

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.

On April 25, 2023 Council approved a [licence agreement between the Park Board and the Vancouver School Board](#) that authorized the Park Board to complete track and field upgrades at

the Kerrisdale Park and Point Grey Secondary School. Council subsequently designated the area located on Vancouver School Board land as under the custody, care and management of the Park Board, which made it possible for the Park Board to use development cost levies to build the track and field upgrades.

As per the [Park Board Procurement Policy](#) approved in July 2022, all contracts with values from \$750,000 and less than \$2,000,000 require Vancouver Park Board approval, with Bid Committee and Chief Purchasing official concurrence.

BACKGROUND

On September 30, 2019, the Park Board approved the [Vancouver Park Board Track and Field Strategy](#), which guides short-term and long-term investment, management and programming at Vancouver's track and field facilities. At the same time the Park Board also approved the prioritization of upgrades to the track and field facility located on the Kerrisdale Park and Point Grey Secondary School lands. Upgrades generally include: replacement and resurfacing of the six-lane 400m track with new rubberized surfacing along with other civil and electrical upgrades to improve site accessibility, circulation and integration.



Figure 1: Concept Plan for Kerrisdale Park – Point Grey Secondary School Track and Field Upgrades. Surfacing areas indicated in dark blue, light blue and orange colouring.

The new surfacing will be a high-quality, polyurethane ‘sandwich style’ product certified by World Athletics; the governing body for the sport of athletics, including track and field and has an

expected service life of over 10 years.

The civil and electrical construction services have been procured following a separate, but concurrent process through the [Parks Procurement Efficiency Program - Construction \(PPEP-C\)](#) approved by Council on June 21, 2023 and the Park Board on July 10, 2023. It is typical for sport infrastructure projects like this to separate out highly technical aspects of the work, like surfacing into a separate procurement process to allow more detailed evaluation of contractors and their proposed products and methodology. Construction initiation is anticipated for late 2023 and construction completion is targeted for fall 2024 as there is fair and warm weather dependency for some aspects of the work. During construction, the existing track and synthetic turf infield will be closed to allow for efficient construction works and to ensure public safety. Existing field users will be provided with alternative sites for permitted play.

The purpose of the RFP was to identify suppliers with demonstrated experience and capability installing rubberized track surfacing over the term of the contract with competitive pricing and who can meet the Park Board's service requirements.

DISCUSSION

Strategic Analysis

The RFP was issued in the accordance with Park Board's Procurement Policy. Two firms responded:

- Ocean Marker Sport Surfaces (2014) Ltd.
- Marathon Surfaces Inc.

The responses were evaluated through the work of an evaluation team comprised of representatives from Park Board under the stewardship of Supply Chain Management to ascertain if the responses offered good overall value to the Park Board; both quantitative and qualitative factors were evaluated.

Some of the Criteria considered in the overall evaluation process included:

- the lowest proposal price for the full scope of work;
- the proponent's ability to meet the Park Board's requirements;
- the proponent's skill, knowledge, experience and reputation; and
- the proponent's work plan and methodology.

Based on the overall evaluation, the team concluded that the proposal submitted by Ocean Marker Sport Surfaces (2014) Ltd., best met the Park Board's requirements and provided best overall value.

Financial Implications

The estimated value for the construction services to install rubberized track surfacing for the Kerrisdale – Point Grey Track and Field Upgrades is \$764,100.00, plus applicable taxes. Finance has reviewed and confirmed that funding is available from the 2019-2022 capital budget.

Legal

Park Board Procurement Policy requires that all contracts, renewals, extensions, and any other forms of commitments and contracts will be on terms and conditions approved by the City Solicitor.

All contracts awarded by the Park Board and valued over \$750,000 but less than \$2,000,000 will be signed by the Bid Committee and Chief Purchasing Official

CONCLUSION

Staff recommend that the Vancouver Park Board negotiate and enter into a contract for a term of one (1) year or until service are complete, with Ocean Marker Sport Surfaces (2014) Ltd., for construction services to install rubberized track surfacing for the Kerrisdale – Point Grey Track and Field Upgrades.

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