



Report Date: September 18, 2024

VanRIMS No.: 08-3000-30

[Submit comments to the Board](#)

TO: Park Board Chair and Commissioners
FROM: Director, Park Planning and Development
SUBJECT: Sod Procurement for Sport Field Facilities - Contract Award

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 Northwest Turf Solutions, Inc., for the supply of sod turf, for a term of approximately 22 months, with the option to extend the contract at the Park Board’s discretion, with an estimated contract value of \$792,750.00 plus applicable taxes over the initial 22 month term, to be funded through the FWC26 Capital Budget for training sites.
- 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 above.
- 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.

PURPOSE AND SUMMARY

A Request for Expressions of Interest (RFOEI) was issued on July 26, 2024, for the growing of natural grass sod turf to be installed at professional / semi-professional sports facilities at the FIFA World Cup 26™ Vancouver Venue Specific Training Sites (VSTS) at Memorial South Park and Killarney Park in July 2024. The procurement closed on September 3, 2024.

The scope of work for this contract includes and is not limited to:

- Supporting the design development process by working alongside the City’s VSTS training sites design consultants to inform and advise on specific requirements as outlined within the FIFA Quality Program for Natural Playing Surfaces; and
- Sod supply meeting the requirements outlined in the procurement documents, including achieving all required tests.

This work must take into consideration that the training site construction is obliged to be complete by December 2025 and therefore contract initiation is the fall growing season in 2024.

- The RFEOI notices were issued through E-Sourcing and the work was called in accordance with the terms and conditions of the City and Park Board Procurement Policies. The RFEOI 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 Northwest Turf Solutions, Inc.

BOARD AUTHORITY / PREVIOUS DECISIONS

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.

As per the [Park Board Procurement Policy](#) approved in July 2022, Board approval is required for all contract awards valued at \$750,001 or greater.

As per the [City of Vancouver's Procurement Policy](#) approved in November 2023, Bid Committee approval is required for contract awards exceeding \$750,001.

CONTEXT AND BACKGROUND

The Vancouver Park Board requires the contractor to initiate sod growing as soon as possible to finalize the VSTS site designs and meet the construction initiation and completion target.

The purpose of the RFEOI was to identify suppliers with a demonstrated capability and experience to grow high quality sport turf in the quantity needed for this event for the term of the contract with competitive pricing and meeting the specifications required.

DISCUSSION

The RFEOI was issued in the accordance with Park Board's Procurement Policy. Responses received were as follows:

| | | |
|--------------------------------|--------|--------------|
| Northwest Turf Solutions, Inc. | Price: | \$792,750.00 |
| Bos Sod Farm Inc. | | \$762,375.00 |

The responses were evaluated through the work of an evaluation team comprised of representatives from Planning & Park Development, supported by professional consultants 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:

- Demonstrated experience in growing large quantities of specialized grass sport turf
- Price

- Compliance with the terms of the RFEOI as follows:
- Fast tracked construction
- Sport venue re-seeding or turfing experience
- Repair and make good options for maintenance
- Professional / Semi-Professional grassed or turf playing surface experience
 - Growing to USGA specifications on sand base and experience with USGA equipment and growing standards
 - Demonstrated experience growing high quality fairway grade or putting green sod on a sand base compatible with a USGA specified root zone.
 - Sod guaranteed weed free at time of delivery
 - Demonstrated experience growing high quality sod on plastic
 - Working with big roll natural grass turf installation contractors
 - Providing soil test data on growing medium to be used to grow sod

Based on the overall evaluation, the team concluded that as Bos Sod Farm Inc. could not meet the required professional turf specifications and the negotiated price offer submitted by Northwest Turf Solutions, Inc, best met the Park Board's requirements and provided best overall value and minimized risk for the expedited project delivery. Northwest Turf Solutions is also providing the turf for BC Place stadium and there is an expectation that the surfaces will be equivalent.

FINANCIAL CONSIDERATIONS

City and Park Board Finance has reviewed and confirmed that funding is available from the FWC26 Capital Budget for training sites.

LEGAL CONSIDERATIONS

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 \$750,001 will be signed by the Bid Committee and Chief Purchasing Official.

CONCLUSION AND NEXT STEPS

Staff recommend that the Vancouver Park Board negotiate and enter a 22-month contract, with the option to extend the contract at the Park Board's discretion, with Northwest Turf Solutions, Inc. for the supply of custom grown sport turf for the FIFA World Cup 26™ Vancouver Training sites.

APPENDIX A
REFERENCE IMAGES

Killarney Park Training Site Concept Illustration



Memorial South Park Training Site Conceptual Illustration

