



January 18, 2024

TO: Park Board Chair and Commissioners
FROM: General Manager – Vancouver Board of Parks and Recreation
SUBJECT: FIFA 2026 World Cup Training Sites – Design Services 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 VDZ+A Consulting Inc, for design services related to delivery of two Training Sites as required by the FIFA World Cup 2026 Training Sites Authority Hosting Agreements for a term of three (3) years or until services are complete, with an estimated contract value of \$2,388,598.45, plus applicable taxes over the initial three (3) year term, to be funded by FIFA 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;
- 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 (PS20230604-VPBR-RFP) was issued in November 2023 for Design Consulting Services for Field Sport Facilities. The services outlined in the Request for Proposal (RFP) include concept design/project siting, detailed design, permit facilitation, and construction administration related to the design and delivery of fields and facilities to support hosting FIFA World Cup 2026 in Vancouver.

The RFP was issued to three design consulting teams who were prequalified for this procurement following their successful response to a Request for Expressions of Interest (RFEOI) for the project which was previously advertised on the City of Vancouver website. 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 VDZ+A Consulting Inc.

IN CAMERA RATIONALE

This report is recommended for consideration by the Park Board on the In Camera agenda as it relates to Section 165.2 (1) of the *Vancouver Charter*, which includes the following criteria for meetings that may or must be closed to the public:

- (k) negotiations and related discussions respecting the proposed provision of an activity, work or facility that are at their preliminary stages and that, in the view of the Board, could reasonably be expected to harm the interests of the City and Park Board if they were held in public.

Public release of the information at this early stage in the project could compromise Park Board and the City of Vancouver.

Delivery of the two training sites is outlined in the Host City Training Site Agreements which were approved In Camera by the Park Board on October 30, 2023. The details of the Training Site Agreements including the locations of the two training sites have not been made public at this time.

BOARD AUTHORITY, POLICY, PREVIOUS DECISIONS/UPDATES

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, all contracts with values of \$2,000,000 and greater require Council approval, with Vancouver Park Board, Park Board General Manager, City Manager and Director, Legal Services concurrence.

BACKGROUND

In the summer of 2026, the City of Vancouver (City) will host the FIFA World Cup games. To support these games, the Vancouver Board of Parks and Recreation (VBPR) and the City are legally committed to delivering two Training Sites and Stadium Site ancillary facilities, to specifications that are provided by FIFA. The City of Vancouver and the VBPR have signed Training Site Agreements to deliver training site fields and facilities at Memorial South Park and Killarney Park. The Training Sites will be used by FIFA and participating World Cup teams to train and prepare for matches. The scope of work for field and facilities at the Training Sites is expected to include the design of the high-performance natural turf/synthetic turf hybrid training pitches with high-mast sports lighting and several supporting facilities including team and coach washrooms/changerooms, an operations compound, and other supporting amenities and facilities as specified by FIFA.

The VBPR and the City require a qualified and experienced design team to coordinate the planning, design development, permitting, and construction efforts related to delivery of the summer 2026 FIFA World Cup Venue Specific Team Facilities (Training Sites) and Stadium Surrounding Area Site facilities. Design services are required to start in 2024 and extend beyond the completion of FIFA-related facilities in Q2 of 2026 to include decommissioning and site remediation.

The purpose of the RFEOI and subsequent RFP was to identify suppliers with a demonstrated capability to provide design and coordination services over the term of the contract with competitive pricing and meeting the Park Board's and City's service requirements.

DISCUSSION

Strategic Analysis

The RFP was issued in the accordance with Park Board's Procurement Policy. Responses were received from HCMA Architecture + Design, Stantec Consulting, and VDZ+A Consulting. The responses were evaluated through the work of an evaluation team comprised of representatives from Park Planning and Development and Real Estate and Facilities Management, Facilities Planning and Development, 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. Park Board and City staff are being supported in managing the delivery of Training Sites and Stadium Surrounding Area Site facilities design and delivery by an external Project Management team at Colliers International Group Inc. providing services related to project tracking, documentation, administrative reporting, and facilitation. Colliers also reviewed the bid submissions and concurred with the recommended proponent.

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

- qualifications;
- references;
- proponent's ability to meet the City's requirements; and
- proponent's skill, knowledge, experience, and reputation.

Based on the overall evaluation, the team concluded that the proposal submitted by VDZ+A Consulting, best met the Park Board's requirements and provided best overall value.

FINANCIAL / OTHER CONSIDERATIONS

Finance has reviewed and confirmed that funding is available from the FIFA capital budget.

The Park Board can achieve some cost certainty for the proposed contract term. However, as FIFA requirements may change there is potential for some extra costs that will be funded by the project contingency through the FIFA capital budget which is separate from Park Board capital budgets.

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 will be signed by the Bid Committee and Chief Purchasing Official.

All contracts valued at \$2,000,000 or greater will be signed by the signed by Vancouver Park Board General Manager, the City Manager, and the Director of Legal Services.

CONCLUSION

Engaging a design consultant team represents a critical path milestone to advancing the delivery of the two training sites. Staff recommend approval of this report to engage into a service contract with VDZ+A Consulting related to design/project siting, detailed design, permit facilitation, and construction administration with a contract value of \$2,388,598.45 to support the design and delivery of fields and facilities required for hosting FIFA World Cup 2026 in Vancouver.

General Manager's Office
Vancouver Board of Parks and Recreation
Vancouver, BC

Prepared by:
Alex Man-Bourdon, Project Manager II Park Development

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