



Report Date: January 24, 2025

VanRIMS No.: 08-3000-30

[Submit comments to the Board](#)

TO: Park Board Chair and Commissioners
FROM: General Manager, Board of Parks and Recreation
SUBJECT: Killarney Park Track and Field Upgrades - Civil Works 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 Wilco Civil Inc., for civil construction services for the Killarney Park Track and Field Upgrades, for a term of eighteen (18) months or until services are completed, with an estimated contract value of \$8,285,436.00, plus applicable taxes over the initial eighteen month term, to be funded through the 2023-2026 capital plan.
- B. THAT the City’s Director of Legal Services, 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

An Invitation to Tender PS20241013-VBPR-ITT was issued on October 25, 2024, for civil construction services for the Killarney Park Track and Field Upgrades.

The ITT 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 ITT 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 Wilco Civil Inc.

BOARD AUTHORITY

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.

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.

CONTEXT AND 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. Priority scope elements for the Killarney Park site are listed in the strategy's facility improvement plan.

On November 27, 2023, The Park Board approved the [Killarney Park Track & Field Upgrades - Concept Plan](#) including a natural grass infield, following the project's site analysis, engagement and concept design phases that further developed and detailed the scope elements included in the strategy.

The objective of this project is to construct Vancouver's first purpose-built track and field venue to include a regulation 8-lane running track. The new facility will improve training and recreational opportunities for track and field and running clubs, school groups and facility users, better serve the city's population growth and increased participation in track and field sports, help provide equitable access to these facilities and promote participation in physical activity.

The Project construction scope generally includes:

- A standardized 8-lane rubberized running track
- Jumping and throwing amenities (i.e. long jump, triple jump, high jump, shot put)
- An irrigated natural grass infield that accommodates throw sports (i.e. discus, hammer toss and javelin)
- High-mast LED sport field lighting
- An outdoor fitness area
- Covered spectator seating
- On-site storage for pole vault, high jump and hurdles
- A rain garden with focus on habitat creation and storm water management; and
- New pedestrian pathways with bench seating, tree plantings, grass berms and fencing that improve overall site accessibility, circulation and integration

The project construction scope is broken into two (2) separate contracts; the civil scope as outlined above, followed by a separate rubberized track surfacing scope. It is typical for track and field 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. Coordination of the works is therefore critical to ensure quality, budget and schedule targets are met.

Construction initiation is anticipated for spring 2025 and construction completion is targeted for spring 2026 as there is fair and warm weather dependency for some aspects of the work. During construction, the existing track and natural grass 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 ITT was to identify suppliers with demonstrated experience and capability to construct large scale sport infrastructure over the term of the contract with competitive pricing and meeting the Park Board's service requirements.

DISCUSSION

The ITT was issued in the accordance with Park Board's Procurement Policy. Responses were received from the following:

Proponent	Price
Wilco Civil Inc.	\$ 8,285,436.00
Cedar Crest Lands BC Ltd.	\$ 9,882,000.00
GPM Civil Contracting Inc.	\$ 10,284,000.00
Canadian Landscape and Civil Inc.	\$ 12,777,565.00

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.

Wilco Civil Inc. is qualified to perform the work required for the project as set out in the tender package based on the satisfactory completion of other large scale sport infrastructure projects as well as satisfactory references.

Based on the overall evaluation, the team concluded that the tender submitted by Wilco Civil Inc., best met the Park Board's requirements, and provided best overall value.

FINANCIAL CONSIDERATIONS

The estimated value for the civil construction services for the Killarney Park Track and Field Upgrades is \$8,285,436.00 plus applicable taxes. Finance has reviewed and confirmed that funding is available from the 2023-2026 multi-year capital budget.

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

CONCLUSION AND NEXT STEPS

Staff recommend that the Vancouver Park Board negotiate and enter an eighteen-month contract or until services are complete, with Wilco Civil Inc., for civil construction services for the Killarney Park Track and Field Upgrades.

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