



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 - Synthetic Track Surfacing 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 Ocean Marker Sport Surfaces (2014) Ltd., for construction services to install rubberized track surfacing for the Killarney Park Track and Field Upgrades, for a term of one (1) year or until services are complete, with an estimated contract value of \$1,281,380.00, plus applicable taxes over the initial one (1) year term, to be funded through the 2023-2026 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 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 Proposal PS20241023-VBPR-RFP was issued on October 30, 2024, for construction services to install rubberized track surfacing for the Killarney Park 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

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

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. Upgrades generally include: a standardized 8-lane rubberized running track, jumping and throwing amenities, an irrigated natural grass infield, high-mast LED sport field lighting, an outdoor fitness area, covered spectator seating, on-site storage, a rain garden with focus on habitat creation and storm water management and other improvements to site accessibility, circulation and integration.

The new rubberized surfacing will be high-quality, polyurethane 'sandwich style' and 'full pour' products 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 construction services for the project have been procured following a separate, but concurrent process. 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 RFP was to identify suppliers with a demonstrated experience and capability installing rubberized track surfacing over the term of the contract with competitive pricing and meeting the Park Board's service requirements.

DISCUSSION

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

- Ocean Marker Sport Surfaces (2014) Ltd.
- Beynon Sport Surfaces

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 CONSIDERATIONS

The estimated value for the construction services to install rubberized track surfacing for the Killarney Park Track and Field Upgrades is \$1,281,380.00 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 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 into a contract for a term of one (1) year or until services are complete, with Ocean Marker Sport Surfaces (2014) Ltd., for construction services to install rubberized track surfacing for the Killarney Park Track and Field Upgrades.

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