



Report Date: April 2, 2025

VanRIMS No.: 08-3000-30

[Submit comments to the Board](#)

TO: Park Board Chair and Commissioners

FROM: Director, Park Planning and Development

SUBJECT: FIFA World Cup 26 Vancouver - Killarney Park Venue Specific Training Site - Site Works Contract Amendment 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 to add additional scope to Construction Management Agreement PS20240847-VBPR-RFP - FIFA World Cup 26 Vancouver VSTS with Canadian Turner Construction Company, Ltd. (the "Agreement"). The Change Orders carry an estimated, cumulative value of \$11,000,000.00 plus applicable taxes, to be funded through the FIFA World Cup 26 Vancouver Venue Specific Training Sites (VSTS) Capital Budget and are not expected to extend the overall term of the contract; and
- 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. 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

To amend the City's existing Agreement with Canadian Turner Construction Company, Ltd, which was previously approved by the Park Board on December 9, 2024, to add to the scope the balance of trades site works package which includes the bulk remainder site work required to deliver the Killarney Park Venue Specific Training Site for FIFA World Cup 26 Vancouver. Because the scope of the Agreement initially included only the early works required for the project, Change Orders are required to add additional work packages to the Agreement as described in this report.

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, 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.

On December 9, 2024, the Park Board authorized [Park Board staff](#) to negotiate and execute the Agreement with an estimated total value of \$16,250,000 plus GST with Canadian Turner Construction Company, Ltd. for the early construction works for the FIFA World Cup 26 Vancouver Venue Specific Training Sites (VSTS) at Killarney Park.

On March 13, 2025, the City's Bid Committee approved an amendment to the Agreement to add the balance of trades site works package to the scope of work, which includes the bulk remainder site work required to deliver the Killarney Venue Specific Training Site for FIFA World Cup 26 Vancouver, pursuant to the City's Procurement Policy ADMIN-008, provided that such contract amendment shall not be entered into until it is also approved by Council and a satisfactory final form of the contract amendment has been negotiated between the parties.

CONTEXT AND BACKGROUND

The Vancouver Park Board requires that construction, infrastructure, and facilities of designated FIFA World Cup 26 Vancouver Venue Specific Training Sites (VSTS) comply with specific standards and guidelines put forth by FIFA which must be delivered by December 31, 2025, in compliance with legal agreements.

Canadian Turner Construction Company Ltd was engaged as a Construction Manager per RFP PS20240847-VBPR-RFP in July 2024 to provide pre-construction management services for the project, which included providing construction related consultation services for City staff and conducting a competitive tendering process for subcontractor trades services for the construction phases of the project. The first phase of early construction works at Killarney Park was awarded to this firm in December 2024. Early construction works commenced in the park in January 2024 and these works are well underway.

Park Board staff and the City, jointly with the Construction Manager, has made a decision to break the required construction work into multiple packages to achieve an expedited schedule.

DISCUSSION

This construction package, as planned, is for the balance of trades site works package which includes the bulk remainder sitework required to deliver the Killarney Venue Specific Training Site for FIFA World Cup 26 Vancouver. Specific work includes:

- field of play build up (irrigation, subsurface, surface);
- Infrastructure to support the team's facility building and field of play (FOP);
- BC Hydro power upgrades;
- Field lighting and utilities installation;
- Civil Works, landscaping outside of FOP;
- Roadways, parking, walkways, maintenance yard);
- Additional works that may be required to augment security measures that are still being finalized; and
- Remaining construction coordination works to complete the project.

In March 2025, the Construction Manager presented a cost estimate to complete the balance of the trades site works package required to deliver the project. As the tender evaluation process is underway for this package and not yet finalized, the purpose of this report is to seek approval for a budget envelope to cover the tendered cost of the work, so that the package may be awarded, and work may commence on schedule.

The total price for the balance of the trades site works package is estimated at \$11,000,000.00 plus applicable taxes (contingency included). This cost estimate is a placeholder amount recommended to ensure that adequate funding is in place to execute this contract amendment considering industry pricing volatility. The scope of work for this package will be added to the Agreement at the final approved tender cost by contract amendment.

Canadian Turner Construction Company, Ltd. was previously contracted for this works through PS20240847-VBPR-RFP which was issued in the accordance with Park Board's Procurement Policy. The Construction Manager is meeting the project requirements and has demonstrated the skills, knowledge, experience to effectively deliver this major sport field project. Based on demonstrated construction delivery progress to date, the project team concludes that Canadian Turner Construction Company, Ltd. can continue to meet the Park Board's requirements, provide overall best value and should be retained to complete the balance of the project.

The balance of trades site works package will take approximately 8 months to complete.

FINANCIAL CONSIDERATIONS

Financial Planning & Analysis (FP&A) has reviewed the cost of the service and concurs that funding is available from the capital project budget (FWC26 Incremental Budget Reserve) for the balance of trades site works package which includes the bulk remainder site work required to deliver the Killarney Venue Specific Training Site of the FIFA World Cup 26 Vancouver.

The total cost estimate and contingency for this contract amendment in the context of the delivery of the Venue Specific Training Site, is as follows:

Construction Management (confirmed cost)	\$66,000
Early Works Contract (confirmed cost)	\$8,400,000
Change Order #1: ATCO Trailer Purchase (confirmed cost)	\$2,300,000
Balance of the Trades Site Works Contract Amendment (the subject of this Award, and is a placeholder budget including contingency):	\$11,000,000 (plus applicable taxes)

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 \$3,000,000 or greater will be signed by the Vancouver Park Board General Manager, the City Manager, and the Director of Legal Services.

Pursuant to the City's Procurement Policy (ADMIN-008), the solicitation documents used for engaging the contractor, including the form of agreement, were prepared based on a template provided by Legal Services. Legal Services will review and approve the final version of the amendment, prior to its execution by the Director of Legal Services.

CONCLUSION AND NEXT STEPS

Staff recommend that the Vancouver Park Board support amending the Agreement with Canadian Turner Construction Company Ltd, which was previously approved by the Park Board on December 9, 2024, for General Contractor services to add to scope the balance of trades site works package which includes the bulk remainder site work required to deliver the Killarney Park Venue Specific Training Site for FIFA World Cup 26 Vancouver.