



COUNCIL REPORT

Report Date: January 17, 2025
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Meeting Date: February 5, 2025
[Submit comments to Council](#)

TO: Standing Committee on City Finances and Services
FROM: General Manager of Park Board and Chief Procurement Officer
SUBJECT: Contract Award for Construction Services for Killarney Park Track and Field Civil Works

Recommendations

- A. THAT Council authorize City staff to negotiate an agreement for Construction Services - Killarney Park Track and Field – Civil Works with Wilco Civil Inc. for an estimated total contract value of \$8,285,436.00 over the eighteen (18) month term (the “Agreement”), which will be funded from the approved capital expenditure budget.
- B. THAT Council delegate its authority to execute the Agreement to the City's Director of Legal Services, Chief Procurement Officer, and General Manager of Park Board.
- C. THAT no legal rights or obligations will be created by Council's approval of Recommendations A and B unless and until the City executes and delivers the Agreement.

Purpose and Executive Summary

The City issued an Invitation to Tender PS20241013-VBPR-ITT on October 25, 2024 for the Killarney Park Track and Field Upgrade. The City posted the tender and invited contractors to participate in the event on the City of Vancouver website in accordance with the City's Procurement Policy. City staff on the ITT evaluation committee and the Bid Committee have considered the responses received and recommend that the City negotiate an agreement with Wilco Civil Inc., the lowest bidder.

Council Authority/Previous Decisions

The City's Procurement Policy (ADMIN-008) requires Council approve contracts with a total value greater than \$3,000,000 following review and recommendations by the City's

Bid Committee. The Bid Committee has considered the bids and recommends Wilco Civil Inc. as the successful proponent.

There is no applicable Council authority or previous decisions related to this report.

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

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 comprehensive purpose-built track and field venue to include a regulation 8-lane running track at Killarney Park. The scope of the project will include construction of:

1. A standardized 8-lane rubberized running track
2. Jumping and throwing amenities (i.e. long jump, triple jump, high jump, shot put)
3. An irrigated natural grass infield that accommodates throw sports (i.e. discus, hammer toss and javelin)
4. High-mast sport field lighting
5. An outdoor fitness area
6. Covered spectator seating
7. On-site storage
8. Other improvements to site accessibility, circulation and integration

This work is being constructed adjacent to the FIFA World Cup 26 Vancouver™ Venue Specific Training Site in the north portion of Killarney Park, for which construction started on January 2, 2025. The construction access, hoarding and staging areas for this project have been carefully segregated to prevent conflicts between the two active sites and there are project synergies of shared electrical system and advancing long term plans for this community park.

The purpose of the ITT was to identify a supplier with the capability to meet the City's requirements while offering a competitive price and satisfactory service.

Discussion

The ITT was issued in accordance with the City's Procurement Policy (ADMIN-008). The City received responses 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, using both quantitative and qualitative factors, by an evaluation team comprised of representatives from Park Board, under the stewardship of Supply Chain Management, to assess each response's overall value.

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 similar to this scope of work.

The evaluation team concluded that the tender submitted by Wilco Civil Inc. met the City's requirements and provided the best overall value to the City.

The Consultant and Project Manager will closely monitor the progress of the work to ensure it is performed according to specifications and the quality required and ensure that all timelines are met. The project team is enhancing the scope of contract administration on the part of the consultant and also reviewing the addition of external project management support for third-party quality assurance control.

Financial Implications

Financial Planning and Analysis for the Board of Parks and Recreation has reviewed the cost of the goods and/or service and concurs that funding is available from the Vancouver Board of Parks and Recreation 2023-2026 multi-year capital budget.

Legal Implications

The City's Procurement Policy requires that all contracts that have been awarded by Bid Committee and Council will be signed by the Director of Legal Services.

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