



COUNCIL REPORT

Report Date: March 31, 2025
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Meeting Date: April 16, 2025
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TO: Standing Committee on City Finance and Services
FROM: General Manager of Parks and Recreation and Chief Procurement Officer
SUBJECT: Change Order to PS20240847-VBPR-RFP - Construction Manager - FIFA World Cup 26 Vancouver Venue Specific Training Site (VSTS)

Recommendations

- A. THAT Council authorize staff to negotiate Change Orders 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") to advance construction of the FIFA training site at Killarney Park. The Change Orders carry an estimated, cumulative value of \$11,000,000.00 plus applicable taxes, to be funded from the project's approved capital budget and are not expected to extend the overall term of the contract.
- B. THAT the Director of Legal Services, Chief Procurement Officer and General Manager of Parks and Recreation be authorized to execute on behalf of the City the Change Orders contemplated by Recommendation A.

No legal rights or obligations will be created by Council's adoption of Recommendations A and B above unless and until the associated contractual documents are executed by the authorized signatories of the City as set out in these Recommendations.

Purpose and Executive Summary

The City issued RFP PS20240847-VBPR-RFP - Construction Manager - FIFA World Cup 26 Vancouver VSTS in June 2024 and awarded the Agreement to Canadian Turner Construction Company, Ltd. as a result. The RFP was advertised on the City of Vancouver website and BC Bid and the work was called in accordance with the terms and conditions of the City's Procurement Policy ADMIN-008.

The City, jointly with the Construction Manager, decided to break the required construction work for the project into multiple packages to achieve an expedited construction schedule. Under this approach, the initial Agreement (awarded in December 2024) was executed for the completion of early works only, with further packages to be added at a later date. The scope of the early

works package awarded under the initial Agreement included site preparation, site infrastructure upgrades, bulk excavation and long lead procurement items.

To complete the balance of scope for the project, Change Orders are now required to add additional work packages to the Agreement as described in this report. The scope of work contemplated for the Change Orders includes balance of trades scope, as follows:

Field of Play build-up (irrigation, subsurface, surface, sod installation)

- a. Infrastructure to support the Teams Facility Building;
- b. Infrastructure to support the Field of Play;
- c. BC Hydro power upgrades;
- d. Field lighting installation;
- e. Utilities installation;
- f. Civil works;
- g. Softscape (landscaping outside of Field of Play);
- h. Hardscape (roadways, parking, walkways, maintenance yard); and
- i. Additional works that may be required to augment security measures that are still being finalized, and Remaining construction coordination works to complete the project.

Council Authority/Previous Decisions

The City's Procurement Policy ADMIN-008 requires that contracts with value over \$3 million must be approved by Council following review and recommendations by the Bid Committee. The Bid Committee has considered and recommends approval of the Change Orders contemplated in this report to PS20240847-VBPR-RFP - Construction Manager - FIFA World Cup 26 Vancouver VSTS with Canadian Turner Construction Company.

City Manager's Comments

The City Manager recommends approval of the foregoing.

Context and Background

The City, jointly with the Construction Manager, decided to break the required construction work for this project into multiple packages to achieve an expedited construction schedule. Under this approach, the initial Agreement was executed for the completion of early works only, with further packages to be added at a later date.

The Balance of Trades site works Change Order is the next package of construction work contemplated to continue the progression of works onsite. The Balance of Trades package recommended for award under this report includes the bulk remainder site works required to deliver the Killarney VSTS for FIFA World Cup 26 Vancouver.

In March 2025, the Construction Manager presented a cost estimate to complete the Balance of Trades site works package. The tendering process is currently underway for this package, and the purpose of this report is to seek approval for a budget envelope (based on the Construction Manager's cost estimate) to cover the tendered cost of the work, so that the package may be awarded and work may commence in accordance with the expedited project schedule. The scope of work will be added to the Agreement with the Construction Manager based on the final approved tender cost by contract amendment.

Discussion

Supply Chain Management and Parks and Recreation staff have reviewed the requirements for the delivery of the Balance of Trades site works package, which includes remaining sitework required to deliver the Killarney VSTS for FIFA World Cup 26 Vancouver. The estimated total value of this work is \$11,000,000.00 plus applicable taxes. Staff recommend Canadian Turner Construction Co. Ltd. provide additional construction services for the Balance of Trades site works package, which includes the following scope items:

- Field of Play build up (irrigation, subsurface, surface), infrastructure to support the Teams Facility Building, infrastructure to support the Field of Play, BC Hydro Power Upgrades, Field Lighting Installation, Utilities Installation, Civil Works, Soft Scape (landscaping outside of FOP), Hard Scape (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.

Financial Implications

Financial Planning & Analysis (FP&A) has reviewed the cost of the service and concurs that funding is available from the capital project budget for the FIFA World Cup 2026 Vancouver Venue Specific Training Site (VSTS).

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

Construction Management (confirmed cost)	\$66,000
Agreement for Early Works (confirmed cost)	\$8,400,000
Change Order #1: ATCO Trailer Purchase (confirmed cost)	\$2,300,000
Total Confirmed Costs	\$10,766,000
Balance of the Trades Site Works Contract Amendment (the subject of this report, as a placeholder budget including contingency)	\$11,000,000 (plus applicable taxes)
Total Anticipated Agreement Value	\$21,766,000

Legal Implications

The City's Procurement Policy (ADMIN-008) requires the Director of Legal Services to execute all contracts that have been awarded by the Bid Committee and Council.

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