



## **REQUEST FOR EXPRESSIONS OF INTEREST AND STATEMENTS OF QUALIFICATIONS**

**Title:** OPERATING AGREEMENT FOR TOM BINNIE FIELD HOUSE

**Reference No.:** 1220-050-2015-010

### **FOR PROFESSIONAL SERVICES**

(General Services)

**REQUEST FOR EXPRESSIONS OF INTEREST AND STATEMENTS OF QUALIFICATIONS**

**PRE-QUALIFICATION OF OPERATING AGREEMENT FOR TOM BINNIE FIELD HOUSE**

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# REQUEST FOR EXPRESSIONS OF INTEREST AND STATEMENTS OF QUALIFICATIONS

## 1. INTRODUCTION

### 1.1 Purpose

The purpose of this request for expressions of interest and statements of qualifications (the “**RFEOI/SOQ**”) is to:

- (a) invite submissions (the “**Submission**”) from respondents (the “**Respondent**”) that describe the desire, relevant expertise, capability and resources (financial and technical) of the Respondent to undertake the project requirements as generally set out in Schedule A – Scope of Services; and
- (b) to select a Respondent or Respondents who may be invited to participate in the next stage of the competitive selection process, Request for Proposals, when called.

The selection process is composed of 2 stages.

Stage 1: It is the intent of the City to utilize this RFEOI/SOQ to generate indications of interest in the project and shortlist, from those who have expressed an interest and rank high on the Stage 1 Evaluation Criteria, at least three top-ranked Respondents to continue to Stage 2, the Request for Proposals process. Stage 2: Respondents who were top ranked in Stage 1 will be invited to submit a proposal responding to Stage 2 Request for Proposals.

All interested parties should respond to this RFEOI/SOQ as the City does not guarantee that a RFP will be issued following this RFEOI/SOQ and may elect to directly negotiate with one or more Respondents, or the City may at any time and at its sole discretion decide to cancel this process for any reason in its entirety.

### 1.2 Definitions

In this RFEOI/SOQ the following definitions shall apply:

“**BC Bid Website**” means [www.bcbid.gov.bc.ca](http://www.bcbid.gov.bc.ca);

“**City**” means the City of Surrey;

“**City Representative**” has the meaning set out in section 2.4;

“**City Website**” means [www.surrey.ca](http://www.surrey.ca);

“**Evaluation Team**” means the team appointed by the City;

“**Information Meeting**” has the meaning set out in section 2.2;

“**Preferred Respondent(s)**” means the Respondent(s) selected by the Evaluation Team;

**"Respondent"** means an entity that submits a Submission;

**"Submission"** means a submission submitted in response to this RFEOI/SOQ;

**"RFEOI/SOQ"** means this Request for Expressions of Interest and Statements of Qualifications; and,

**"Services"** has the meaning set out in Schedule A.

## **2. INSTRUCTIONS TO RESPONDENTS**

### **2.1 Address for Submission Delivery**

A Submission should be labelled with the Respondent's name, RFEOI/SOQ title and number. A Submission should be submitted in the form as described in RFEOI/SOQ Section 3.2 – Form of Submission.

The Respondent may submit a Submission either by email or in a hard copy, as follows:

(a) Email

If the Respondent chooses to submit by email, the Respondent should submit the Submission electronically in a single pdf file to the City by email at: purchasing@surrey.ca. PDF emailed Submissions are preferred and the City will confirm receipt of emails. Note that the maximum file size the City can receive is 10Mb. If sending large email attachments, Respondents should phone to confirm receipt. A Respondent bears all risk that the City's equipment functions properly so that the City receives the Submission.

(b) Hard Copy

If the Respondent chooses NOT to submit by email, the Respondent should submit one original unbound Submission and one (1) copy (two (2) in total) which should be delivered to the City at the office of:

Name: Richard D. Oppelt, Purchasing Manager  
at the following location:

Address: Surrey City Hall  
Finance & Technology Department – Purchasing Section  
Reception Counter, 5<sup>th</sup> Floor West  
13450 – 104 Avenue, Surrey, B.C., Canada V3T 1V8

### **2.2 Information Meeting**

An information meeting will be hosted by the City Representative to discuss the City's requirements under this RFEOI/SOQ (the "Information Meeting"). While attendance is at the discretion of Respondents, Respondents who do not attend will be deemed to have attended the Information Meeting and to have received all of the information given at the Information Meeting. At the time of issuance of this RFEOI/SOQ a meeting has been scheduled as follows:

When: **Thursday, April 16<sup>th</sup>, 2015**

Where: **Tom Binnie Park  
13458 – 107A Avenue,  
Surrey, B.C. V3X 2V1**

Time: **1:00 PM**

### **2.3 Date**

The City would prefer to receive Submissions on or before April 29, 2015. The City's office hours are 8:30 am to 4:00 pm, except holidays.

### **2.4 Inquiries**

All inquiries related to this RFEOI/SOQ should be directed, by email, to the person named below (the "**City Representative**"). Information obtained from any person or source other than the City Representative may not be relied upon.

Name: Richard D. Oppelt, Purchasing Manager  
Email: [purchasing@surrey.ca](mailto:purchasing@surrey.ca)  
Reference #: 1220-050-2015-010

### **2.5 Addenda**

If the City determines that an amendment is required to this RFEOI/SOQ, the City Representative will issue a written addendum by posting it on the BC Bid Website at [www.bcbid.gov.bc.ca](http://www.bcbid.gov.bc.ca) (the "BC Bid Website") and the City Website at [www.surrey.ca](http://www.surrey.ca) (the "City Website") that will form part of this RFEOI/SOQ. It is the responsibility of Respondents to check the BC Bid Website and the City Website for addenda. The only way this RFEOI/SOQ may be added to, or amended in any way, is by a formal written addendum. No other communication, whether written or oral, from any person will affect or modify the terms of this RFEOI/SOQ or may be relied upon by any Respondent. By delivery of a Submission, Respondent is deemed to have received, accepted and understood the entire RFEOI/SOQ including, any and all addenda.

### **2.6 Status Inquiries**

All inquiries related to the status of this RFEOI/SOQ, including whether or not a Respondent has been selected, should be directed to the City Website and not to the City Representative.

## **3. RFEOI/SOQ SUBMISSION FORM AND CONTENTS**

### **3.1 Package (Hard Copy)**

If the Respondent chooses NOT to submit by email, the Respondent should submit a Submission in a particular submittal format, to reduce paper, encourage our recycled product expectations, and reduce package bulk. Bulk from binders and large packages are unwanted. Vinyl plastic products are unwanted. The City also has an

environmentally-preferable purchasing commitment, and seeks a package format to support the green expectations and initiatives of the City.

Please do not use any plastic or vinyl binders or folders. The City prefers simple, stapled paper copies. If a binder or folder is essential due to the size of your Submission, they should be fully 100% recycled stock.

The City seeks and prefers submittals on 100% Post Consumer Fibre (PCF) paper, consistent with the City's policy and the City environmental practices.

Please double-side your Submission.

Submissions should be in a sealed envelope/package, marked on the outside with the Respondent's name, title of the Submission and reference number.

### **3.2 Form of Submission**

Respondents should provide the following:

#### **(a) Respondent's Experience, Reputation and Resources**

- (i) Location of primary business, branch locations, background, stability, structure of the Respondent and number of years in business;
- (ii) Respondent's demonstrated relevant experience and qualifications to provide services of similar complexity to the scope of Services;
- (iii) Respondent's demonstrated ability to provide the Services;
- (iv) Respondent's equipment resources, capability and capacity, as relevant;
- (v) Provide a customer reference list of a size and scope similar to the City that have significantly utilized your services, specifically with project characteristics similar in one or more ways to the City's proposed project. The City prefers a minimum of three references (include entity's name, contact person and title, address and telephone number);
- (vi) Describe any difficulties or challenges you might anticipate in providing services to the City and how you would plan to manage these;
- (vii) Respondents should provide information on the background and experience of all key personnel proposed to undertake the Services; and
- (viii) Respondents should provide information on the background and experience of all sub-consultants proposed to undertake a portion of the Services.

#### **(b) Respondent's Technical Response (Services)**

- (i) a narrative that illustrates an understanding of the City's requirements and Services;

- (ii) a description of the general approach and methodology that the Respondent would take in performing the Services including specifications and requirements;
- (iii) a narrative that illustrates how the Respondent will complete the scope of Services, manage the Services, and accomplish required objectives within the City's schedule;
- (iv) a list of the significant reports that you would anticipate providing the City's management team, including their relationship to project milestones and the method of delivery (electronic, paper, e-mail, other); and
- (v) provide any additional information that you would like to have considered by the City's Evaluation Team.

The Evaluation Team will not be limited to the criteria referred to above, and the Evaluation Team may consider other criteria that the team identifies as relevant during the evaluation process. The Evaluation Team may apply the evaluation criteria on a comparative basis, evaluating the Submissions by comparing one Respondent's Submission to another Respondent's Submission. All criteria considered will be applied evenly and fairly to all Submissions.

### **3.3 Signature**

The Submission should be signed by a person authorized to sign on behalf of the Respondent and include the following:

- (a) If the Respondent is a corporation then the full name of the corporation should be included, together with the names of authorized signatories. The Submission should be executed by all of the authorized signatories or by one or more of them provided that a copy of the corporate resolution authorizing those persons to execute the Submission on behalf of the corporation is submitted;
- (b) If the Respondent is a partnership or joint venture then the name of the partnership or joint venture and the name of each partner or joint venturer should be included, and each partner or joint venturer should sign personally (or, if one or more person(s) have signing authority for the partnership or joint venture, the partnership or joint venture should provide evidence to the satisfaction of the City that the person(s) signing have signing authority for the partnership or joint venture). If a partner or joint venturer is a corporation then such corporation should sign as indicated in subsection (a) above; or
- (c) If the Respondent is an individual, including a sole proprietorship, the name of the individual should be included.

## **4. EVALUATION AND SELECTION**

### **4.1 Evaluation Team**

The evaluation of Submissions will be undertaken on behalf of the City by an Evaluation Team. The Evaluation Team may consult with others including City staff members, third

party consultants and references, as the Evaluation Team may in its discretion decide is required. The Evaluation Team will give a written recommendation for the selection of a Preferred Respondent or Preferred Respondents to the City.

#### **4.2 Evaluation Criteria**

The City will compare and evaluate all Submissions to determine the Respondent's strength and ability to provide the Services to the City, generally using the following criteria:

**(a) Experience, Reputation and Resources**

The Evaluation Team will consider the Respondent's responses to items (i) to (viii) in Section 3.2 – Form of Submission.

**(b) Technical**

The Evaluation Team will consider the Respondent's responses to items (i) to (v) in in Section 3.2 – Form of Submission.

The Evaluation Team will not be limited to the criteria referred to above, and the Evaluation Team may consider other criteria that the team identifies as relevant during the evaluation process. The Evaluation Team may apply the evaluation criteria on a comparative basis, evaluating the Submissions by comparing one Respondent's Submission to another Respondent's Submission. All criteria considered will be applied evenly and fairly to all Submissions.

#### **4.3 Litigation**

In addition to any other provision of this RFEOI/SOQ, the City may, in its absolute discretion, reject a Submission if the Respondent, or any officer or director of the Respondent submitting the Submission, is or has been engaged directly or indirectly in a legal action against the City, its elected or appointed officers, representatives or employees in relation to any matter, or if the City has initiated legal action against any officers or directors of the Respondent.

In determining whether or not to reject a Submission under this section, the City will consider whether the litigation is likely to affect the Respondent's ability to work with the City, its consultants and representatives and whether the City's experience with the Respondent indicates that there is a risk the City will incur increased staff and legal costs in the administration of an agreement if it is awarded to the Respondent.

#### **4.4 Additional Information**

The Evaluation Team may, at its discretion, request clarifications or additional information from a Respondent with respect to any RFEOI/SOQ, and the Evaluation Team may make such requests to only selected Respondents. The Evaluation Team may consider such clarifications or additional information in evaluating a Submission.

#### **4.5 Interviews**

The Evaluation Team may, at its discretion, invite some of all of the Respondents to appear before the Evaluation Team to provide clarifications of their Submissions. In



such event, the Evaluation Team will be entitled to consider the answers received in evaluating Submissions.

## **5. GENERAL CONDITIONS**

### **5.1 No City Obligation**

This RFEOI/SOQ is not a tender and does not commit the City in any way to select a Preferred Respondent(s), or to proceed to negotiations for an agreement, or to award any agreement, and the City reserves the complete right to at any time reject all Submissions, and to terminate this RFEOI/SOQ process.

### **5.2 Respondent's Expenses**

Respondents are solely responsible for their own expenses in preparing, and submitting a Submission, and for any meetings, negotiations or discussions with the City or its representatives and consultants, relating to or arising from this RFEOI/SOQ. The City and its representatives, agents, consultants and advisors will not be liable to any Respondent for any claims, whether for costs, expenses, losses or damages, or loss of anticipated profits, or for any other matter whatsoever, incurred by the Respondent in preparing and submitting a Submission, or participating in subsequent proposal requests, negotiations for an agreement, or other activity related to or arising out of this RFEOI/SOQ.

### **5.3 No Contract**

By submitting a Submission and participating in the process as outlined in this RFEOI/SOQ, Respondents expressly agree that no contract of any kind is formed under, or arises from, this RFEOI/SOQ, prior to the signing of a formal written Contract. The Respondent may cancel or revoke its Submission at any time, until acceptance by the City.

### **5.4 Conflict of Interest**

A Respondent shall disclose in its Submission any actual or potential conflicts of interest and existing business relationships it may have with the City, its elected or appointed officials or employees. The City may rely on such disclosure.

### **5.5 Solicitation of Council Members and City Staff**

Respondents and their agents will not contact any member of the City Council or City staff with respect to this RFEOI/SOQ, other than the City Representative named in section 2.4, at any time prior to the award of an agreement or the cancellation of this RFEOI/SOQ.

### **5.6 Confidentiality**

All Submissions become the property of the City and will not be returned to the Respondent. All Submissions will be held in confidence by the City unless otherwise required by law. Respondents should be aware the City is a "public body" defined by

and subject to the *Freedom of Information and Protection of Privacy Act* of British Columbia.

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Last modified: August 28, 2014  
RDO

## **SCHEDULE A SCOPE OF SERVICES**

The City of Surrey (the "City") invites request for expressions of interest and statements of qualifications for operating the Tom Binnie Field House from qualified respondents to develop youth soccer in the North Surrey area and, have the capacity to operate a BC Soccer sanctioned club out of the Tom Binnie Park and Field House facility.

### **1. Project Background/Purpose**

Tom Binnie Park has an expansive artificial turf soccer field, a full size ball hockey court that can be converted into a box lacrosse court, a basketball court and a covered skateboard park. Just south of the basketball court is the BC Lions Football Club training facility.

Key features of the park include:

- 1 artificial turf soccer field with field house
- 1 ball hockey/box lacrosse court
- 1 basketball court
- shared space with Chuck Bailey Recreation Centre for washrooms, meeting space, etc.

Sharing space with the Chuck Bailey Recreation Centre, this newer urban park is just three blocks from Central City Shopping Centre, Simon Fraser University and the Surrey Central & Gateway Skytrain stations. Surrey's City Centre neighbourhood is a vibrant community famous for hosting world class festivals and events.

### **2. The Project Objectives/Desired Outcomes**

The City of Surrey is inviting submissions from local soccer organizations that have an interest in developing youth soccer in the City Centre/Whalley area and have the capacity to operate a BC Soccer sanctioned club out of the Tom Binnie Park and Field House facility. The successful group will enter into an operating agreement with the City of Surrey for the Tom Binnie Field House in Tom Binnie Park located at 13458 107A Avenue, Surrey BC.

The building is a one storey building comprising of concrete block and wood construction. There are two change rooms, washrooms, and a multi-purpose/storage area for a total of approximately 1450 square feet. The occupant will be responsible for a significant portion of the utilities and maintenance costs associated with operation of the field house and would be solely responsible for any modifications/improvements to the building that they would need for their operation.

The City's objective is to make best use of the building based on a return to the community, in the form of services and/or financial benefits. Submissions will be evaluated based on City's overall perception of the benefit described within your submission.

**3. Project Timeline**

Exact date of occupancy of the facility is subject to discussion. Approximate date of occupancy is May 15<sup>th</sup>, 2015.