



REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

FIFA World Cup 2026 Toronto: Procurement Plan Update

Date: April 28, 2025
To: FIFA World Cup 2026 Subcommittee
From: Executive Director, FIFA World Cup Hosting 2026, Chief Procurement Officer
Wards: All

REASON FOR CONFIDENTIAL INFORMATION

The attachment to this report consists of details to be applied to negotiations to be carried on by or on behalf of the City of Toronto.

SUMMARY

This report provides an update to the procurement plan associated with the planning and execution of the FIFA World Cup 2026 (FWC26) in Toronto. Updates include the award of contracts to date and requests to negotiate and award on items captured in a confidential attachment.

This report puts forward recommendations to the procurement plan related to both capital and operational services previously approved by City Council on November 13, 2024 ([EX18.17](#)).

Procurements undertaken in accordance with the procurement plan in Confidential Attachment 1 will be made public on an individual basis in accordance with the processes for approval at the earliest opportunity that ensures and maintains the competitiveness of the procurement process, which may be at the time of award or following the closing of the procurement transactions.

RECOMMENDATIONS

The Executive Director, FIFA World Cup Hosting 2026 and the Chief Procurement Officer recommend that:

1. City Council direct the Executive Director, FIFA World Cup Hosting 2026 and the Chief Procurement Officer to proceed in accordance with the updated procurement plan to procure the goods and services required for the delivery of the FIFA World Cup 2026 Toronto set out in Confidential Attachment 1.
2. City Council authorize the Executive Director, FIFA World Cup Hosting 2026, and the Chief Procurement Officer to negotiate and enter into contracts with vendors whose initial quotations exceed targets outlined in the procurement plan as set out in Confidential Attachment 1.
3. City Council direct that Confidential Attachment 1 remain confidential at this time as it pertains to criteria to be applied to negotiations carried on or to be carried on by or on behalf of the City of Toronto and be made public at the discretion of the Chief Procurement Officer following the award or closing of the contemplated procurement transactions.

FINANCIAL IMPACT

The total estimated cost of hosting the FIFA World Cup 2026 (FWC26) in Toronto, including operating and capital costs, remains unchanged at \$380.0 million gross, as captured in Table 1 below.

Table 1: Current Estimated FWC26 Hosting Costs, Total (\$000s):

Reporting Date	CURRENT: April 2025
General Operations	27,305
Tournament Operations	161,121
Commercial Rights expenses	6,977
Legacy Funding	7,500
Contingencies (Operating & Inflationary)	21,023
TOTAL OPERATING	223,926
Capital Improvements	143,575
Contingencies (Capital & Inflationary)	9,922

Reporting Date	CURRENT: April 2025
TOTAL CAPITAL	153,497
TOTAL CASH BUDGET	377,423
Value of In-Kind Operating Services	2,561
TOTAL EVENT COSTS	379,985

With the completion of pre-construction work at Toronto Stadium, rough order of magnitude pricing is surpassing initial estimates. The increase in capital costs for the stadium will be offset by:

- Reallocation of savings from the training site capital project.
- Investment of new funding from MLSE.
- Continued work with FIFA and all vendors to reduce scope and identify and implement cost saving measures wherever possible.

Recommended amendments to allocations within the overall \$380 million FWC26 Budget between programs and projects are included in Confidential Attachment 1. These amendments reflect the capital and operating project requirements noted above and will support upcoming procurement initiatives, with no impact to the total project budget of \$380 million. Any budget adjustments required to reflect these amendments will be brought to City Council through future variance reports.

All combined, the identified funding sources total \$361.8 million, resulting in a remaining funding requirement of \$18.2 million, as detailed below in Table 2.

Table 2: Estimated FWC26 Funding Sources (\$000s), as of Apr 25, 2025

Funding Source	Amount (\$000s)
Total Estimated Expenditures (Gross)	380,000
Federal Grant	(104,340)
Provincial Grant	(97,000)
Total Intergovernmental Funding	(201,340)
Capital Financing Reserve (XQ0011)	(24,223)
Major Special Events Reserve Fund (XR1218)	(6,996)
Debt Servicing Stabilization Reserve (XR1734)	(15,082)
Municipal Accommodation Tax (MAT)	(73,300)
2024 Parking Dividend	(3,700)

Total Previously Identified City Funding	(123,301)
Commercial Rights Sales and Rental Fees	(34,594)
Value Of In-Kind Operating Services	(2,651)
Total Other Funding	(37,156)
Total Identified Funding	(361,797)
Remaining Funding Requirement	18,203

To address the estimated remaining funding requirement, the FWC26 Toronto Secretariat will rely on revenues derived from:

- Donations secured by the FIFA World Cup 2026 Champions Table for the Soccer for All Legacy Program.
- Profit sharing from FWC26 Toronto merchandise sales.
- Percentage of FWC26 music royalties provided to Host Cities.
- New commercial sales opportunities specific to hospitality sales at the Stadium.
- Opportunities specific to FIFA Fan Festival (e.g. premium ticketed events, vendor rental fees, etc.).

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial implications as contained in the Financial Impact Section.

DECISION HISTORY

On November 4, 2024, City Council adopted EX18.17, "FIFA World Cup 2026 Toronto: Revenue Opportunities to Support Hosting Obligations, Procurement Plan Revisions, and Social Procurement and Community Workforce Development Updates", which reflected changes to the procurement plan and goals for social procurement.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.EX18.17>

On July 24, 2024, City Council adopted EX16.32, "FIFA World Cup 2026: Toronto Host City Procurement Plan", which provided approval to proceed in accordance with the procurement plan to procure the goods and services required for the delivery of FIFA World Cup 2026 set out in Confidential Attachment 1.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.EX16.32>

At its meeting on July 5, 2024, the FIFA World Cup 2026 Subcommittee considered Item FWC1.3 which directed the Executive Director, FIFA World Cup Hosting 2026 to conduct a line-by-line review of the City of Toronto's FIFA World Cup 2026 budget, in consultation with the FIFA Subcommittee Chair, City Divisions and Agencies engaged in delivering the games, and other relevant stakeholders, to identify opportunities to

reduce the impact of the games on the City's property tax base and report back to the Subcommittee on the results of this review by October 2024.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.FWC1.1>

On July 19, 2023, City Council adopted EX6.25, "Non-competitive Contract with Gensler Architecture & Design Canada Inc. for Architectural Services for the FIFA World Cup 2026 Toronto Capital Project at BMO Field", which included a request to report back to City Council on key aspects and plans of FWC26.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.EX6.25>

COMMENTS

This report requests the approval of City Council through the FIFA World Cup 2026 Subcommittee, assessing plans for spending on various elements of the event as compared against the projected expenditures of the \$380 million FWC26 budget.

This report also includes a confidential attachment containing the updated procurement plan for procurements directly associated with the planning, execution, and general obligations for hosting the FIFA World Cup 2026 in Toronto. Below in Table 3 is an historical listing of the procurements awarded either with prescribed variance limit, or as previously approved by City Committees.

Table 3: Awarded Procurements - Capital & Operating

Procurement Title	Estimated Value	Awarded Value (CITY)	Awarded value (MLSE)	Successful Proponent
EVENT MNGT - Transportation & Mobility Officer	800,000	811,535	-	Arcadis
FFE (Furniture, Fixtures, Equipment) - Stadium - Lounges	1,000,000	166,023	324,075.00	POI Business Interiors
Geotechnical Survey	40,000	40,310	-	Englobe
Host City Medical Planning for Athletes and Attendees	4,000,000	2,825,000	-	Sunnybrook Health Sciences
Project Manager (Stadium Construction Manager)	3,889,000	3,990,740	-	CAA ICON
Temporary Turnstile Rentals	600,000	597,692	-	Skidata
Toronto Stadium - Construction Manager (CCDC 5B)	1,000,000	993,000	-	PCL Constructors Canada Inc
Toronto Stadium - Design Architect	4,200,000	4,168,561	-	Gensler Architects
Toronto Stadium - Environmental Testing Services	100,000	7,780	-	Pinchin
Toronto Stadium - Site Surveying	50,000	50,096	-	Genesis

Procurement Title	Estimated Value	Awarded Value (CITY)	Awarded value (MLSE)	Successful Proponent
Toronto Stadium - Temporary Seating	30,500,000	30,651,523	8,547,954.00	AES Canada Corp.
Toronto Stadium - Turf Replacement - Sod	-	1,227,000	-	Green Horizons
Toronto Stadium - Venue Lease and Staffing Costs (Exhibition Place)	19,575,420	19,575,420	-	Exhibition Place
Training Site - Construction - Fieldhouses	16,000,000	13,000,000	-	BDA
Training Site - Construction - Soccer Pitches	5,000,000	5,000,000	-	Mopal Construction
Toronto Stadium - Venue Rental Lease Agreement (Exhibition Place)	19,575,420	10,348,640	-	Exhibition Place
	86,754,420	76,049,857	8,872,029	

Table 3, in summary:

- Maple Leaf Sports & Entertainment (MLSE) has committed to reinvesting their revenue share from FWC26 commercial sales back into the stadium, further enhancing the fan experience for the FIFA World Cup 2026. Given the City's role as constructor for the stadium capital project, which includes the oversight of all spending and related procurements, all MLSE enhancements identified in Table 3 will be at the sole cost of MLSE, paid directly to the City of Toronto for disbursement to the vendor under contract, resulting in no additional cost to the City.
- All procurements awarded to date indicate the City is in a favourable position of approximately \$10 million below estimated values. These savings will be reallocated to areas with need and act as contingency for future procurements that may come in higher than originally estimated.

Conclusion

All updates to the procurement plan captured and recommended in the report and confidential attachment are intended to move planning forward in a timely manner without overcommitting on items or creating pressures elsewhere. Staff are reviewing the scope of all remaining procurement needs and will adjust the scope of work accordingly to better align with projected cost estimates and the overall FWC26 Toronto approved budget.

CONTACT

Sharon Bollenbach, Executive Director, FIFA World Cup 2026, Toronto Secretariat
Email: Sharon.Bollenbach@toronto.ca; Tel: 416-338-8779

Geneviève Sharkey, Chief Procurement Officer, Purchasing & Materials Management Division, Email: Genevieve.Sharkey@toronto.ca; Tel: 437-755-8089

SIGNATURE

Sharon Bollenbach
Executive Director, FIFA World Cup 2026, Toronto Secretariat

Geneviève Sharkey
Chief Procurement Officer

ATTACHMENTS

Confidential Attachment 1 - FIFA World Cup 2026 (FWC26) Updated Procurement Plan (May 1, 2025)