

## New Park on Pazarena Place Contingency Increase

**Recommendation:**

**That the project budget for “South Haney Park (230 and 116) Development (Pazarena)” be increased by \$200,000, made up of \$148,000 from Park Development Cost Charges and \$52,000 from Capital Works Reserve, and included in the next Financial Plan Bylaw amendment.**

<b>Report Purpose and Summary Statement:</b>	The purpose of this report is to seek Council authorization, per the Purchasing Policy to increase the project budget of the new park on Pazarena Place in order to continue with park construction work in a timely manner.
<b>Previous Council Action:</b>	Council approved the project budget in the 2024-2028 Capital plan.
<b>Financial Impact:</b>	An increase of \$200,000 is requested to address unforeseen below ground conditions.
<b>Funding Source:</b>	The funds requested are split between 74% Park DCC and 26% Capital Works Reserve, aligned with the initial project budget.
<b>Strategic Alignment:</b>	Liveable Community
<b>Climate Impact:</b>	The park construction includes planting 54 new trees.
<b>Communications:</b>	Residents are being updated through the City’s Engage Maple Ridge page on construction progress and completion timelines.
<b>Applicable Legislation/ Bylaw/Policy:</b>	Financial Plan Bylaw Amendment

## New Park on Pazarena Place Contingency Increase

### **BACKGROUND:**

Public engagement for the new park on Pazarena Place started in early 2023. Residents were engaged on the park design and features throughout the design development phase. In Spring 2024 the project was tendered and awarded to the lowest compliant bidder, New Rhodes Construction. Subgrade excavations within the site have uncovered substantial un-suitable geotechnical conditions, the extent of which was not anticipated or accommodated for within the project initial contingency.

### **ANALYSIS:**

#### **Discussion:**

Park amenities and structures need to be constructed on a compacted and firm base. A geotechnical investigation report was completed prior to tendering the park project. The park plans included removal of some un-suitable soils if they were uncovered, however, the total volume of removals and volumes of new material to be imported could not have been reasonably known at the time of tendering this project.

The existing project contingency has been allocated to the removal of fill material and importation of new granular materials with the total amount needed expected to exceed the available contingency amount. The additional quantities of fill material removals and importation of new granular materials have been estimated to be within the additional contingency amount.

#### **Financial Impact:**

The new park on Pazarena Place has an approved project budget of \$1,750,000. An increase to the project budget of \$200,000 is requested to cover the additional removal of unsuitable fill soils and importation of new granular base materials. The final quantities needed for removals and importation are unknown but estimated to be within this amount.

### **CONCLUSION:**

A project budget increase of \$200,000 is requested for the new park on Pazarena Place in order to continue with park construction work in a timely manner.

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**Report Approval Details**

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This report and all of its attachments were approved and signed as outlined below:

Valoree Richmond, Director of Facilities, Parks and Properties

Trevor Thompson, Chief Financial Officer

Scott Hartman, Chief Administrative Officer