Minutes – Executive Policy Committee – April 5, 2006

REPORTS

Minute No. 321 St. Vital Memorial Park - Land Dedication Reserve
File EP-2

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Riel Community Committee and recommends to Council:

1. That further funding to assist with the cost of the St. Vital Memorial Park Redevelopment project, to a maximum of $100,000.00, be allocated from the Riel Land Dedication Reserve Account.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Minutes – Executive Policy Committee – April 5, 2006

DECISION MAKING HISTORY:

Moved by Councillor Magnifico,

That the recommendation of the Riel Community Committee be concurred in and forwarded to Council.

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

On March 28, 2006, the Riel Community Committee concurred in the administrative recommendation and recommended:

1. That further funding to assist with the cost of the St. Vital Memorial Park Redevelopment project, to a maximum of $100,000.00, be allocated from the Riel Land Dedication Reserve Account.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

and submitted the matter to the Executive Policy Committee.

COUNCIL DECISION:

On April 27, 2005, Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

1. That funding to assist with the cost of the St. Vital Memorial Park Redevelopment Project, in the amount of $135,000.00, be allocated from the Riel Land Dedication Reserve.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Re: Additional Funding for the St. Vital Memorial Park Redevelopment

For submission to: **Riel Community Committee**

Original report signed by: **Manager of Planning and Land Use**

Report date: March 14, 2006

Recommendation(s):

That the Riel Community Committee recommend to the Executive Policy Committee that an Expenditure of up to $100,000 from the Riel Community Land Dedication Reserve Fund be approved for the purposes of the St. Vital Memorial Park redevelopment project.

REPORT SUMMARY

Key Issues:

- On April 27, 2005, Council approved that funding to assist with the cost of the St. Vital Memorial Park Redevelopment Project, in the amount of $135,000, be allocated from the Riel Land Dedication Reserve.
- The St. Vital Memorial Park redevelopment and YW-YMCA expansion project requires a further $100,000 in funding, for a total of $235,000, before the project can be recommended for Council approval.
- The Project Advisory Committee (PAC), made up of representatives of the immediate neighbourhood, the soccer community, the Louis Riel School Division, and the YW-YMCA, has reached consensus regarding changes to the concept plan and funding partnership model that will enable the YM-YWCA expansion and the St. Vital Memorial Park redevelopment to proceed.

Implications of the Recommendation(s):

General implications:

	None
	For the organization overall and/or for other departments
X	**For the community and/or organizations external to the City of Winnipeg**
	Involves a multi-year contract

Comment(s):

- The expansion of the YM-YWCA and the redevelopment of the St. Vital Memorial Park will significantly increase recreation opportunities to the citizens of southeast Winnipeg.

Policy implications:

	No
	Yes

Comment(s):

-

Environmental implications:

	No
	Yes

Comment(s):

-

Human resources implications:

	No
	Yes

Comment(s):

-

Financial implications:

X	**Within approved current and/or capital budget**
	Current and/or capital budget adjustment required

Comment(s):

- The Riel Community Land Dedication Reserve Account has funding available for this expenditure.

REASON FOR THE REPORT:

Riel Community Committee approval is required for Council's consideration of the utilization of funds from the Riel Land Dedication Reserve Fund.

HISTORY:

In a letter dated January 31, 2003, the YM-YWCA approached the City in regards to acquiring additional land from St. Vital Memorial Park for the purpose of expanding their facility located on Fermor Avenue in St. Vital.

On July 31, 2003, the City retained a consultant, David E. Lettner and Associates, to facilitate a stakeholder workshop process for the enhancement of the St. Vital Memorial Park and to assess factors associated with the proposed redevelopment and expansion of the existing YM-YWCA facility. Workshops were held in this regard during January and February 2004.

At its meeting of March 22, 2004, the Riel Community Committee recommended to the Standing Policy Committee on Property and Development that the Administration be directed to establish a Stakeholder Steering Committee to address the YM-YWCA's request to expand their facility into St. Vital Memorial Park.

At its meeting of April 27, 2004, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and directed the Administration to establish a Stakeholder Steering Committee to address the YM-YWCA's request to expand their facility into St. Vital Memorial Park.

At its meeting of July 9, 2004, the Standing Policy Committee on Property and Development requested the Stakeholder Steering Committee to bring forward a recommended site plan and funding partnership model.

On November 30, 2004, the Standing Policy Committee on Property and Development requested the Project Advisory Committee to supply additional information regarding the recommendations of the Stakeholder Steering Committee (SSC) in regards to the St. Vital Memorial Park redevelopment.

On January 24, 2005, a Project Advisory Committee (PAC) was established to ensure ongoing liaison and continuity with the neighbourhood stakeholders during the project planning and implementation stage.

On April 27, 2005, Council approved that funding to assist with the cost of the St. Vital Memorial Park Redevelopment Project, in the amount of $135,000, be allocated from the Riel Land Dedication Reserve.

On September 28, 2005, Council endorsed the application from the YMCA-YWCA of Winnipeg for funding of the St. Vital Memorial Park redevelopment and the YMCA-YWCA expansion through the Municipal Rural Infrastructure Fund (MRIF).

DISCUSSION:

Introduction

A consultant, David E. Lettner and Associates, facilitated 5 workshops in early 2004 to gain stakeholder consensus regarding the YM-YWCA expansion into St. Vital Memorial Park. At the end of this process consensus was reached on three possible land use concept plans and that a Stakeholder Steering Committee (SSC) be established to further discuss and refine the land use concept plans.

The culmination of the SSC meetings was the preparation of a Memorandum of Understanding, attached as Appendix A, which outlines a recommended site plan for the St. Vital Memorial Park. In addition, the SSC has identified all land transfer requirements, developed an estimate of total project costs, a proposed cost-sharing funding formula for each project element, and identified a process, the establishment of a Project Advisory Committee (PAC), to enable community stakeholders to remain involved as the project details are further resolved.

First Proposed Site Plan

The proposed St. Vital Memorial Park site plan is included in Appendix A and identifies the development of the following elements.

- A 17,900 sq. ft. expansion for the YM-YWCA.
- A minimum 2.5 acres land transfer from the golf course to the St. Vital Memorial Park.
- A maximum of 200 parking stalls in two parking areas.
- The relocation and construction of two athletic fields.
- The relocation and construction of a six-lane running track.
- An internal pathway system and pedestrian amenities.
- A skateboard facility and amenities.
- Enhancements to the site landscaping.
- Protect land for the possible construction of a new field house.

A cost estimate (2004) was developed for the redevelopment of St. Vital Memorial Park based on the recommended site plan (Appendix A). The cost estimate is attached as Appendix B. The total cost of the St. Vital Memorial Park redevelopment was $1,327,964. The YM-YWCA agreed to be responsible for approximately $757,874 of this amount, which left approximately $570,090, or 43% of the cost of the project, to be funded by the City of Winnipeg. The funding required by the City of Winnipeg ($570,090) had not been identified

Project Advisory Committee (PAC) Process

On November 30, 2004, the Standing Policy Committee on Property and Development requested the Project Advisory Committee to supply additional information in regards to how the St. Vital Memorial Park redevelopment would be funded. On January 24, 2005, a Project Advisory

Committee (PAC) was established to work towards refining the concept plan and funding partnership model in order to address the funding short fall.

Over the course of four months and four meetings the PAC considered two adjustments to the concept plan and funding partnership model in order to resolve the funding shortfall.

Redevelopment of the West Field

The possibility of adjusting the configuration of the 6 lane running track around the west field, such that redevelopment of the west field would no longer be necessary was the first issue investigated. Preliminary findings indicate that this might be problematic for the following reasons:

- The existing ditch between the track and Fermor Ave would have to be replaced with underground services.
- The Transportation Division needs to reserve the land necessary in case an additional traffic lane is required in the future.
- The Transportation Division is concerned the adjustment will adversely affect the sight lines of drivers traveling on Fermor Ave.

Incorporation of the Running Track into the Park Pathway System

The PAC considered the option of incorporating some features of the running track into the pathway system within the Park. The running track is used exclusively for training as no formal competitions are held at the site. It was resolved to review the idea of incorporating important features of the running track into the pathway system in such a way that track and field training but not formal competitions could occur at the site. The important features would include a 4 lane granular surfaced 100 m sprint area and a 2 lane granular surfaced running area of the proper length.

Consensus was reached at the PAC that the concept plan illustrated in Appendix C would be adequate to replace the existing running track at St. Vital Memorial Park, subject to the following modifications:

- No pathways would be included on the land currently used by the golf course.
- Addition of a long jump pit.
- The requirement for the parking of approximately 6 service vehicles west of the clubhouse building.
- Bonivital Soccer offered to maintain the track if they were able to utilize the clubhouse.

An important benefit to incorporating the training features of the running track into the pathway system of the park as illustrated in Appendix C is that the west field would require minimal adjustment in its location, which would remove the necessity of redeveloping the west field. The incorporation of the running track into the pathway system and the deletion of the requirement to redevelop the west field are reflected in a budget savings of $270,866.

Funding Partnership Model

A cost estimate (2005) has been produced for the redevelopment of St. Vital Memorial Park based on the recommended concept plan illustrated in Appendix C. The cost estimate with details of the corresponding park elements to be funded is attached as Appendix D. The total cost of the St. Vital Memorial Park redevelopment is now estimated at $1,064,325. The YM-YWCA has agreed to be responsible for approximately $781,916 of this amount, which leaves approximately $282,408.38, or 26% of the cost of the project, to be funded by the City of Winnipeg.

On April 27, 2005, Council approved that funding to assist with the cost of the St. Vital Memorial Park Redevelopment Project, in the amount of $135,000, be allocated from the Riel Land Dedication Reserve. The Parks and Open Space division of the Public Works Department has identified $50,000 in Capital Funding for this project. There is currently a short fall of $97,408 for this project.

Once this funding shortfall is resolved the St. Vital Memorial Park redevelopment and the YW-YMCA expansion project can be submitted for the required Standing Policy Committee and Council approval.

The Administration recommends that the Riel Community Committee recommend to the Executive Policy Committee that an Expenditure of up to $100,000 from the Riel Community Land Dedication Reserve Fund be approved for the purposes of the St. Vital Memorial Park redevelopment project.

IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:

Public Works Department

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Planning and Land use
Prepared by: Kevin Nixon, Park Strategic Planner
PPD File #:

Document name: V:\Parks, Riverbank & Community Initiatives\Kevin\Final Funding.doc

Appendix A

MEMORANDUM OF UNDESTANDING

ST. VITAL MEMORIAL PARK LAND USE CONCEPT SITE PLAN

Preamble

In January 2004 a series of four community workshops were conducted to address issues involving the potential expansion of the south Winnipeg YMCA and the associated implications for the adjacent St. Vital Memorial Park (SVMP). Twenty stakeholders representing five distinct groups were invited to participate in the process. These interests reflected the immediate neighbourhood, broader community interests, the Louis Riel School Division (LRSD) and the YMCA and were referred to as the Community Stakeholder Committee (CSC). At the conclusion of the workshops, a community vision plan emerged from the design exercise prompting the formation of a Stakeholder Steering Committee (SSC) to refine the concept and explore issues associated with reconfiguring the SVMP site in keeping with the spirit and intent of the community vision. The community vision included improvements and enhancements to SVMP as well as allowing for the YMCA facility to be modernized and expanded.

The Stakeholder Steering Committee

The Stakeholder Steering Committee (SSC) was established under the authority of the Riel Community Committee (March 22, 2004: Item 116) and the Standing Policy Committee on Property and Development (April 27, 2004: Item 186) of the City of Winnipeg. The Department of Property and Development was authorized to proceed and to report back to both committees on the results of the SSC process.

The SSC included one representative from four of the five stakeholder groups. Excluded were broader community interests insofar as their input was integrated at the CSC level. The SSC met on April 21, May 19, June 9, July 7 and August 11, 2004. The culmination of these SSC meetings was the preparation of a site land use concept plan for SVMP, an identification of all land transfer requirements, an

estimate of total project costs and a proposed cost-sharing funding formula for each project element.

Final Site Land Use Concept for SVMP

The Final Site Land Use Concept for SVMP is attached to this Memorandum of Understanding as Appendix A. The site concept plan can be broadly described as follows:

- Identify a minimum 2.5 acre land transfer from the golf course to SVMP
- Identify an18, 000 sq. ft. expansion to the YMCA building footprint
- Identify a maximum of 200 parking stalls in two parking areas
- Identify the relocation and construction of two athletic fields
- Identify the relocation and construction of a six lane running track
- Identify an internal pathway system and pedestrian amenities
- Identify a skateboard facility and amenities
- Identify enhancements to the site landscaping
- Protect land for the possible construction of a new field house

Agreement of the SSC

The members of the SSC and the stakeholder organizations, groups and interests that they represent do hereby concur with the Final Site Land Use Concept Plan for SVMP as attached in Appendix A and identified as Drawing No. C1 – 4 dated 29.06.04.

The support and concurrence of the SSC will facilitate preparation of the necessary administrative reports to be considered by the City of Winnipeg and the Louis Riel School Division. Notwithstanding the requirement for any and all review and approval processes, detailed facility design and specific cost-sharing formulas, the SSC hereby signs off on Drawing No. C1 – 4 and agrees to the spirit and intent of the land use plan for SVMP.

This acceptance of the site land use concept plan does not preclude the neighbouhood from further involvement in a Project Advisory Committee role during the final design and implementation stages of the project should it proceed to the construction phase with all the necessary approvals and funding in place. Nor does it preclude any public participation as part of the formal or statutory review process required for any element of the project. However, in signing off on the site land use plan the SSC is endorsing the proposed concept and providing the necessary level of neighbourhood and community support to initiate the formal project review and approval process.

Signature Page: Final Site Land Use Concept Plan for SVMP

We the undersigned members of the SSC do hereby give consent and approval to Drawing No. C1 – 4 dated 29.06.04.

Doug Stiles
Resident Representative

Ross Edye-Rowntree
Resident Representative

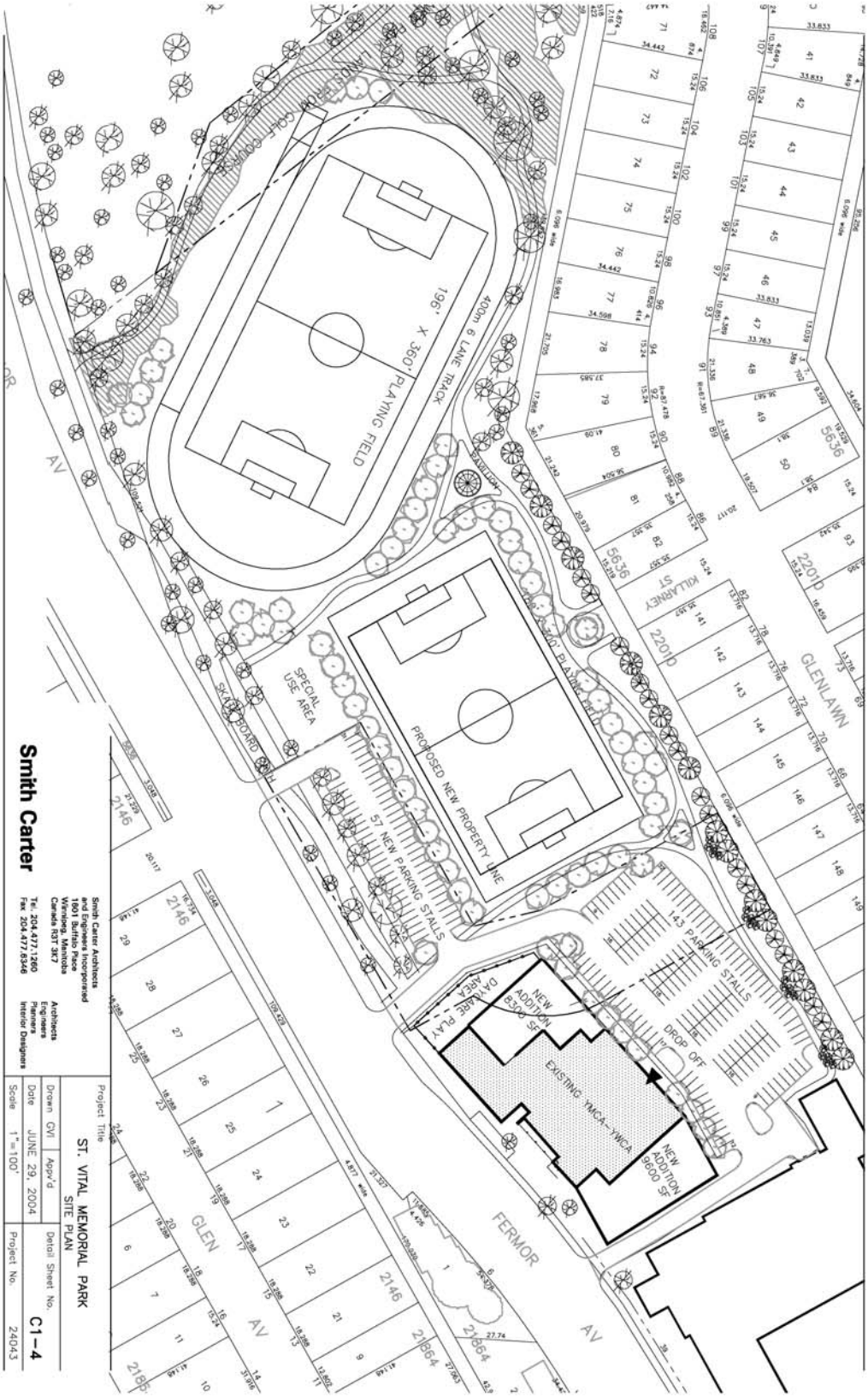
Gail Atkins
Louis Riel School Division

Arpena Babaian
Louis Riel School Division

David Young
YMCA

Signed and Dated August 11, 2004
Appendix A: Drawing No. C1 – 4

55 ferndale avenue, wpg, mb R2H 1T7 tel (204) 233-1671 fax (204)237-471


Smith Carter
Smith Carter Architects and Engineers Incorporated
1601 Buffalo Place
Winnipeg, Manitoba
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Tel. 204.477.1260
Fax 204.477.6346
Architects
Engineers
Planners
Interior Designers
Project Title
ST. VITAL MEMORIAL PARK
SITE PLAN
Drawn GVI
Appv'd
Date JUNE 29, 2004
Scale 1"=100'
Detail Sheet No.
C1-4
Project No. 24043
196' X 360' PLAYING FIELD
400m 6 LANE TRACK
PROPOSED NEW PROPERTY LINE
SPECIAL USE AREA
57 NEW PARKING STALLS
143 PARKING STALLS
DROP OFF
NEW ADDITION 8300 SF
NEW ADDITION 9600 SF
EXISTING YMCA-YWCA
DAYLARE PLAY AREA
GLENLAWN
KILLARNEY ST
FERMOR AV
GLEN AV

Appendix "B"

Smith Carter (As corrected by the City and YM-YWCA)

Phase I: SITE PREPARATION

	Item:	Description	Quantity:	Rate:	Totals:	YMCA Cost	City Cost
1)	DEMOLITIONS (field house):				$20,000		$20,000
2)	REMOVALS (fencing):				$10,000	$5,000	$5,000
3)	UTILITIES AND SERVICES (hydro, water):	CB location/ Installation	7	$3,000	$21,000	$21,000	
		City storm connection	2	$15,000	$30,000	$30,000	
		6* piping	320 m	$125	$40,000	$40,000	
4)	SITE GRADING & DRAINAGE:						
	ROADWAYS/PARKING	Stripping/ Excavation	10000 sq.m	$10	$100,000	$100,000	
	PRIMARY FIELD:	Field Prep/ Stripping	10346 sq.m	$3	$25,865		$25,865
		Fill/Grading /Crown	10346 sq.m	$5	$51,213		$51,213
		Irrigation	1	$50,000	$50,000		$50,000
	SECONDARY FIELD:	Field Prep/Stripping	6655 sq.m	$3	$16,638	$16,638	
		Fill/Grading/ Crown	6655 sq.m	$5	$32,942	$32,942	
		Irrigation	0.5	$50,000	$25,000	$25,000	
	SUBTOTAL:				$422,658.00	$270,580.00	$152,078.00
	15% CONTINGENCY				$63,398.70	$31,699.35	$31,699.35
	TOTAL:				$486,056.70	$302,279.35	$183,777.35

Phase II: SITE DEVELOPMENT

	Item:	Description	Quantity:	Rate:	Totals:	YMCA Cost	City Cost
5)	PARKING/ROADWAY SURFACES:	Asphalt Paving with	8000 sq.m	$32	$256,000	$256,000	
		230mm base & 75mm topping					
6)	PRIMARY FIELD:	Sod & Top Soil	10346 sq.m	$8	$82,768		$82,768
7)	SECONDARY FIELD:	Sod & Top Soil	6655 sq.m	$8	$53,240	$53,240	
8)	6-LANE RUNNING TRACK:	Weeping Tile & sock	450 m	$1	$450		$450
		3/4 Sub-base	3357 sq.m				
		filter fabric	450 m				
		finishing clay	3357 sq.m	$27	$89,800		$89,800
9)	SOCCER GOAL POSTS	for fields	2	$2,000	$4,000		$4,000
	SUBTOTAL:				$486,258	$309,240	$177,018
	15% CONTINGENCY				$72,939	$36,469.50	$36,469.50
	TOTAL:				$559,197	$345,709.50	$213,487.50

Phase III: SITE AMENITIES

	Item:	Description	Quantity:	Rate:	Totals:	YMCA Cost	City Cost
10)	PAVILION:		1	$25,000	$25,000	$25,000	
11)	KILARNEY GATEWAY:		1	$10,000	$10,000		$10,000
12)	PATHWAY SYSTEM:	Asphalt	1170 sq.m	$15	$17,550		$17,550
		Aggregate	131 cu.m	$50	$6,550		$6,550
13)	PATHWAY AMENITIES	Benches	10	$1,500	$15,000		$15,000
		Site Lighting	10	$3,500	$35,000		$35,000
		Bike Racks	4	$1,000	$4,000		$4,000
		Garbage Bins	7	$750	$5,250		$5,250
14)	FENCING:	6"Chair-Link	400 m	$50	$20,000	$10,000	$10,000
		Light proof Parking Lot	350 m	$100	$35,000	$35,000	
		Decorative Bollards	50 m	$217	$10,850	$10,850	
15)	SKATEBOARD FACILITIES:	Misc.	9	$3,000	$27,000		$27,000
16)	SITE LANDSCAPING:						
	YMCA TREES	Deciduous	13	$320	$4,160	$4,160	
	MEMORIAL PARK TREES	Deciduous	55	$320	$17,600		$17,600
	LANE	Deciduous	15	$320	$4,800	$2,400	$2,400
		Coniferous	19	$425	$8,075	$4,037.50	$4,037.50
	SUBTOTAL:				$245,835	$91,447.50	$154,387.50
	15% CONTINGENCY				$36,875	$18,437.50	$18,437.50
	TOTAL:				$282,710	$109,885.00	$172,825.00
			Total Estimate:		$1,327,963.70	$757,873.85	$570,089.85

Appendix C


Killarney ST
Sunset BLVD
Parking
St. Vital YM-YWCA
Proposed Soccer Field
100m x 55 m
Existing
Soccer Field
Proposed
Soccer Field
Special
Use Area
Parking
Existing Path
Gravel Path (2.4m wide)
Asphalt Path (2.4 - 3.0 m wide)
Sprint Track (4 Lane, 4.8 m wide)
Gravel/ Woodchip Path (1.5m Wide)
CONCEPT PLAN
ST. VITAL MEMORIAL PARK- Informal Track Opt 1
APR 21, 2005

Appendix D

	Phase I: SITE PREPARATION									City Costs no longer required
	Item:	Description	Units	Quantity:	Rate:	Totals:	YMCA Cost	City Cost		
1)	DEMOLITIONS (Field house)		ea	1	20,000	$20,000		$20,000		$20,000
2)	REMOVALS (fencing):		L.S.	1	10,000	$10,000	$10,000			
3)	UTILITIES AND SERVICES (hydro, water):	CB location/installation		7	$3,000	$21,000	$21,000			
		City storm connection		2	$15,000	$30,000	$30,000			
		irr. piping	m	365	$125	$46,000	$46,000			
4)	SITE GRADING & DRAINAGE:									
	ROADWAYS/PARKING	Stripping/Excavation	sq. m	10000	$10	$106,000	$106,000			
	PRIMARY FIELD:	Field Prep/Stripping	sq. m	10346	$5	$51,838		$51,838		$51,838
		Fill/Grading/Crown	sq. m	10346	$5	$51,730		$51,730		$51,730
		irrigation		1	$50,000	$50,000		$50,000		$50,000
	SECONDARY FIELD:	Field Prep/Stripping	sq. m	8655	$3	$19,965	$19,965			
		Fill/Grading/Crown	sq. m	8655	$5	$33,275	$33,275			
		irrigation		0.5	$50,000	$25,000	$25,000			
	SUBTOTAL:					$492,008.00	$279,240.00	$152,768.00		$152,768.00
	15% CONTINGENCY					$64,801.20	$41,886.00	$22,915.20		$22,915.20
	TOTAL:					$496,809.20	$321,126.00	$175,683.20		$175,683.20
	Phase II: SITE DEVELOPMENT									
	Item:	Description		Quantity:	Rate:	Totals:	YMCA Cost	City Cost		
5)	PARKING/ROADWAY SURFACES:	Asphalt: Paving with 230mm base & 75mm topping	sq.m	8809	$32	$256,090	$256,090			
6)	PRIMARY FIELD:	Sod & Top Soil	sq.m	10346	$8	$82,768		$82,768		$82,768
7)	SECONDARY FIELD:	Sod & Top Soil	sq.m	8655	$8	$69,240	$69,240			
8)	SITE SPECIFICS:	Grandale	ea.m	1947	$15	$29,205		$29,205		
	PLANE Training Base	Granular	ea.m	1458	$15	$21,870		$21,870		
9)	SODDED GOAL POSTS:	for Fields	ea	2	$2,800					
	SUBTOTAL:					$422,163	$309,240	$112,918		$82,768
	15% CONTINGENCY					$63,324	$46,386.00	$16,937.70		$12,415.20
	TOTAL:					$485,487	$355,626.00	$129,855.70		$95,183.20
	Phase III: SITE AMENITIES									
	Item:	Description		Quantity:	Rate:	Totals:	YMCA Cost	City Cost		
10)	PAVILION:			1	$26,000	$26,000	$26,000			
11)	KILARNEY GATEWAY:			1	$10,000	$10,000		$10,000		
12)	PATHWAY SYSTEM:	Asphalt	sq. m.	1170	$16	$17,550		$17,550		
		Aggregate	cu. M	191	$50	$9,550		$9,550		
		1m Subgrade	sq.m	765	$30	$22,950		$22,950		
		Roadside granular path	sq.m	816	$15	$12,240		$12,240		
		Main granular path (no black)	sq.m	1467	$15	$22,005		$22,005		
		Interlocking Path	m2	364	$13	$3,640		$3,640		
13)	PATHWAY AMENITIES:	Benches	ea	10	$1,500	$15,000		$15,000		
		Site Lighting	ea	10	$3,500	$35,000		$35,000		
		Bike Racks	ea	4	$1,000	$4,000		$4,000		
		Garbage Bins	ea	7	$785	$5,495		$5,495		
14)	FENCING:	4'Chain-Link	m	490	$60	$29,000	$19,000	$10,000		
		Light proof Parking Lot	m	350	$100	$35,000	$35,000			
		Decorative Bollards	m	80	$217	$10,864	$10,864			
15)	SKATEBOARD FACILITIES:	Misc.	ea	9	$3,000	$27,000		$27,000		
16)	SITE LANDSCAPING:									
	YMCA TREES	Deciduous	ea	13	$320	$4,160	$4,160			
	MEMORIAL PARK TREES	Deciduous	ea	55	$320	$17,600		$17,600		
	LANE	Deciduous	ea	15	$320	$4,800	$2,400	$2,400		
		Coniferous	ea	19	$405	$7,695	$5,695	$2,000		
	SUBTOTAL:					$301,870	$144,419.40	$157,450.60		
	15% CONTINGENCY					$45,281	$21,662.91	$23,617.59		
	TOTAL:					$353,291	$165,104.83	$181,918.83		
				Total Estimate:		$1,335,191.40	$781,918.83	$553,274.78	$1,335,191.40	$276,866.40
								($276,866.40)		
								$292,408.38		