

# Spruce Grove City Centre Area Redevelopment Plan

## COLUMBUS PARK REVISIONING CONCEPT PLAN Background Report #3



August 2018

Prepared for the City of Spruce Grove, Alberta

Prepared by Cushing Terrell Architecture Inc.  
in collaboration with Key Planning Strategies





**REVISIONING COLUMBUS PARK**  
SPRUCE GROVE, ALBERTA



One of the primary tasks of the Area Redevelopment Plan is to explore a new use and design for Columbus Park. Columbus Park is located on the southeast corner of Main Street and McLeod Avenue. Designed and constructed in the 1980s, the existing park is dated and not very functional for anything other than casual sitting.

The existing park has overgrown vegetation and features a central circular fountain with radiating planter walls. The park's main entry feature on the corner of Main and McLeod is a dark green metal portal; also highly dated in design and image.

The biggest hurdle to the success of the existing park is that it is unusable for almost anything other than casual sitting. It's time for a change.

# Columbus Plaza - A Key Component to Spruce Grove's City Centre Area Redevelopment Plan



***THE BEST CITIES  
HAVE THE BEST PLAZAS.***

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Columbus Park is located at the southeast corner of Main Street and McLeod Avenue and though it is highly visible, it is under-used and largely unknown. Centred around a decorative fountain with dated green metal benches and entry portal, the park is a network of raised planters and overgrown vegetation. It is rife for a total facelift.

With a variety of seasonal events such as the Winterfest and weekend markets taking place on the street intersection at McLeod and Main, the park should serve as a usable anchor for various events. In the current shape of the park, unfortunately it is unusable. As part of the Spruce Grove City Centre Area Redevelopment Plan, Cushing Terrell was tasked to create two options for the New Columbus Plaza. The options were designed to integrate into the new redevelopment plans of the City Centre but also create a flexible usable park.



# Today's Columbus Park



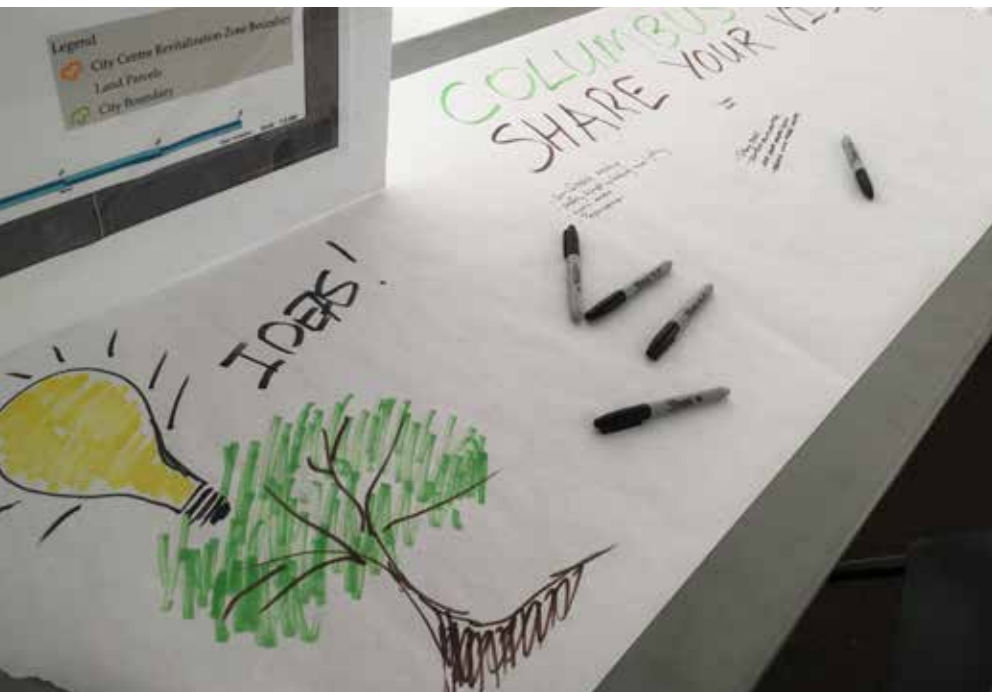
# Winterfest Street Gathering



Columbus Park Design Workshop



Columbus Park Design Workshop



Columbus Park Programming



Street Hockey Next to Columbus Park



Columbus Park Programming



Winter Use of Columbus Park



Spruce Grove Winter Festival



# Plaza Flavour



Corten posts for puck netting



# Program Elements of Plaza Examples



Passive Space



Simple Spaces. Broad Seating



Use of Quality Materials



Simple open spaces allows for flexible venues



Movable outdoor tables offer splash of colour



Small pocket park offers a glimpse of simple open space potential of Columbus Park



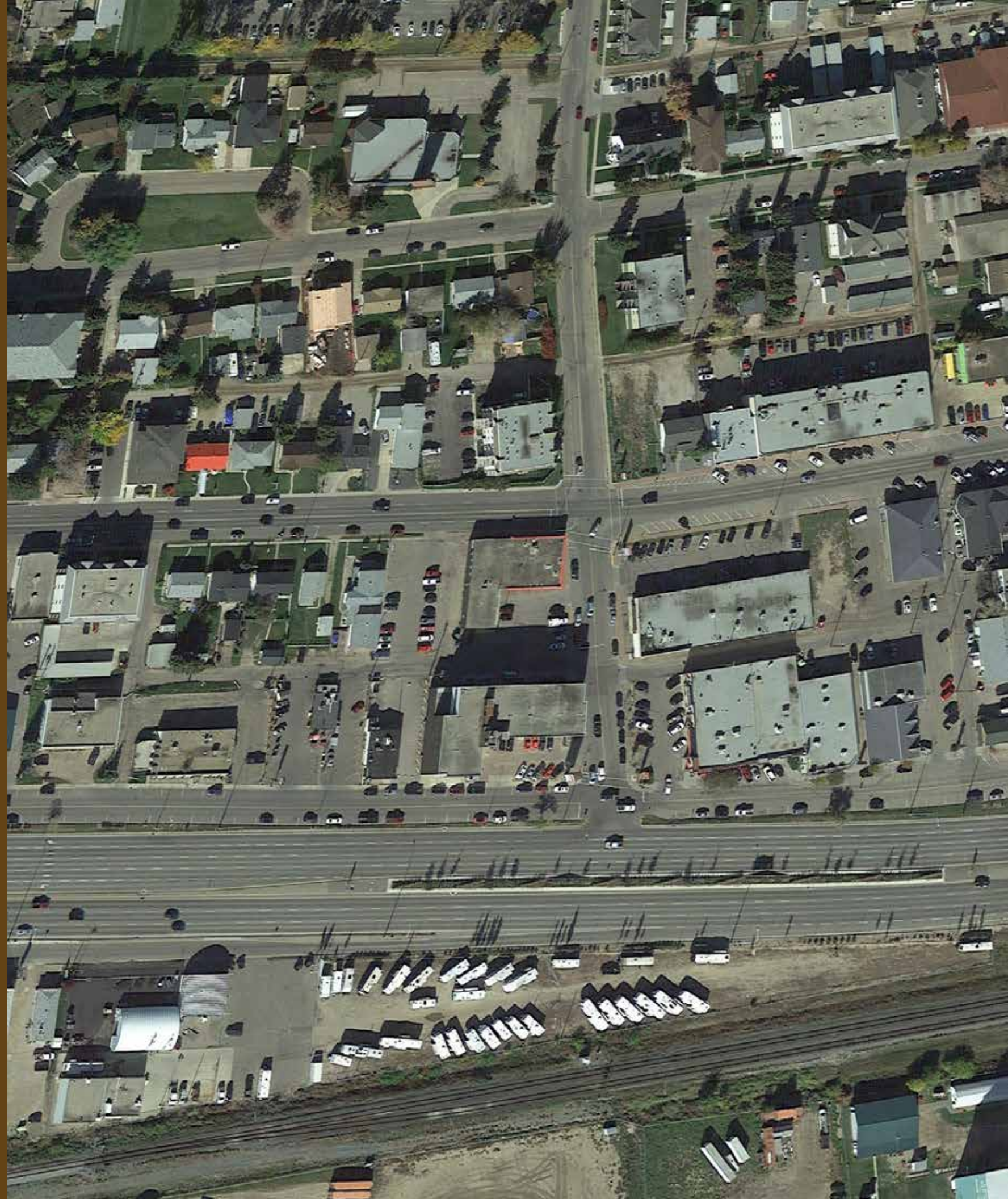
Institutional Level Landscape Detail

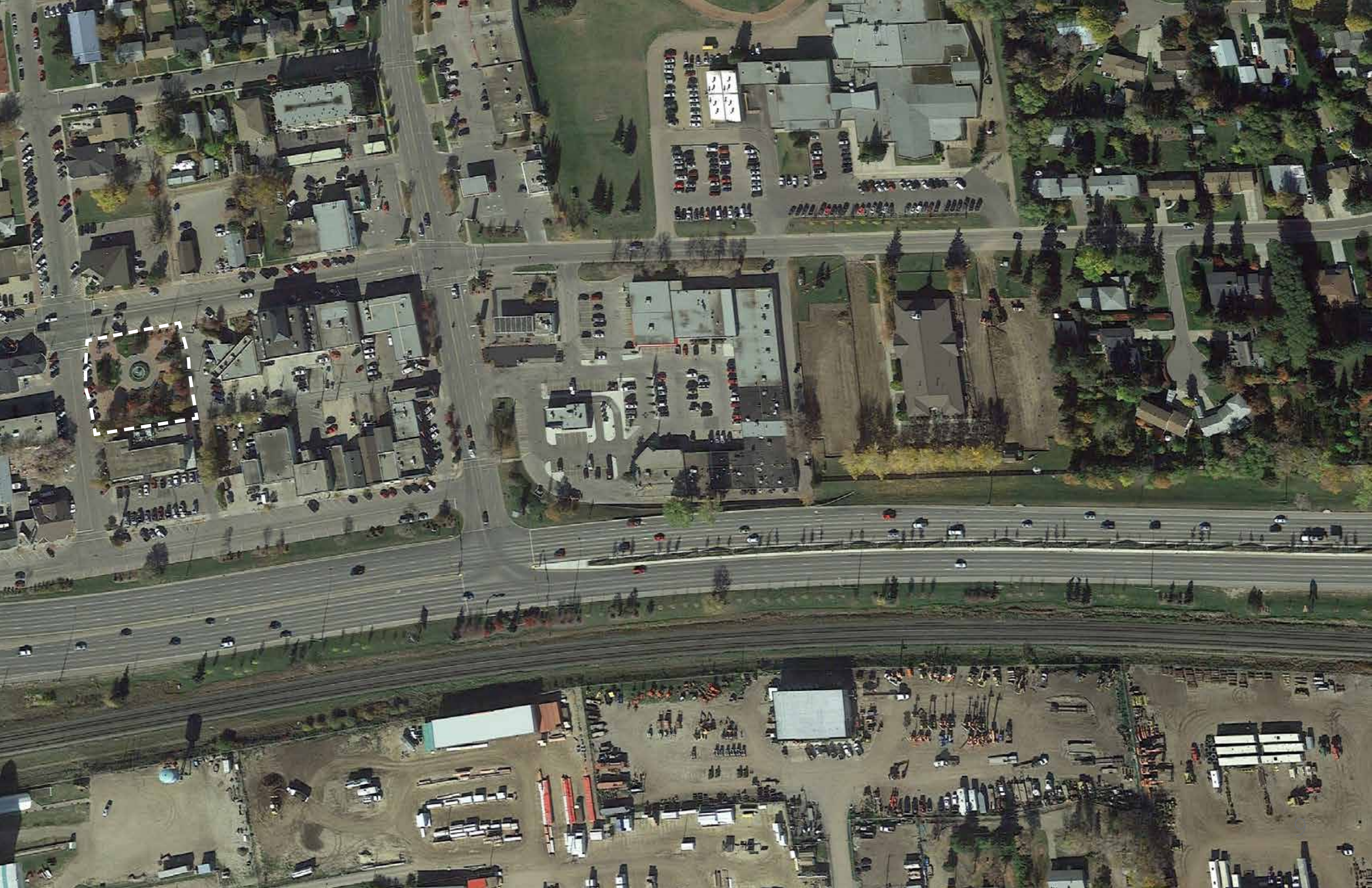


Set the stage.



**COLUMBUS PLAZA**  
SPRUCE GROVE, ALBERTA





# Columbus Plaza

## Master Plan - Option 1A

The first design concept for Columbus Plaza conforms to a very simple rule – open/flexible space. The overall attempt in this concept is to provide a relatively flat green space that is available for use in four seasons for a variety of events or for passive daily use. Major design components include:

- Fixed Heavy Vandal Resistant Seating
- Fire Pit
- Trees
- A City Green
- Covered Stage

Adjacent to the plaza and working in tandem is available parking for a food truck with movable tables. Main Street and McLeod Avenue is converted into a decorative “plaza” intersection that can be shut down for events or serve as a literal ground-zero for Spruce Grove's Downtown.

On the south side of McLeod Avenue, the sidewalk broadens to a decorative banded ten-metre wide promenade paying tribute to the festive atmosphere created by the City Green concept of Columbus Plaza.

Relative to the design amenities of the park, a fire pit can be utilized in all four seasons. Its location is highly visible at the northern portion of the plaza concept offset from the intersection at Main Street and McLeod Avenue. The fire pit is circled by standard limestone benches that are located throughout the plaza.

The basic concept of this design is a “City Green”. The existing park is to be leveled and removed. To create the City Green, the site will be graded to have a gentle crown running east and west. The turf-sodded green will be laid over a depth of sand that has special parallel drainage systems linked throughout. The sand based lawn or City Green is an irrigated lawn that will allow vibrant and recoverable grass able to take crowd use organized play and serve as an impact-absorbing surface for each.

Along the south edge is planted a grove of deciduous trees that border the park, provide screening, as well as comfortable shade.

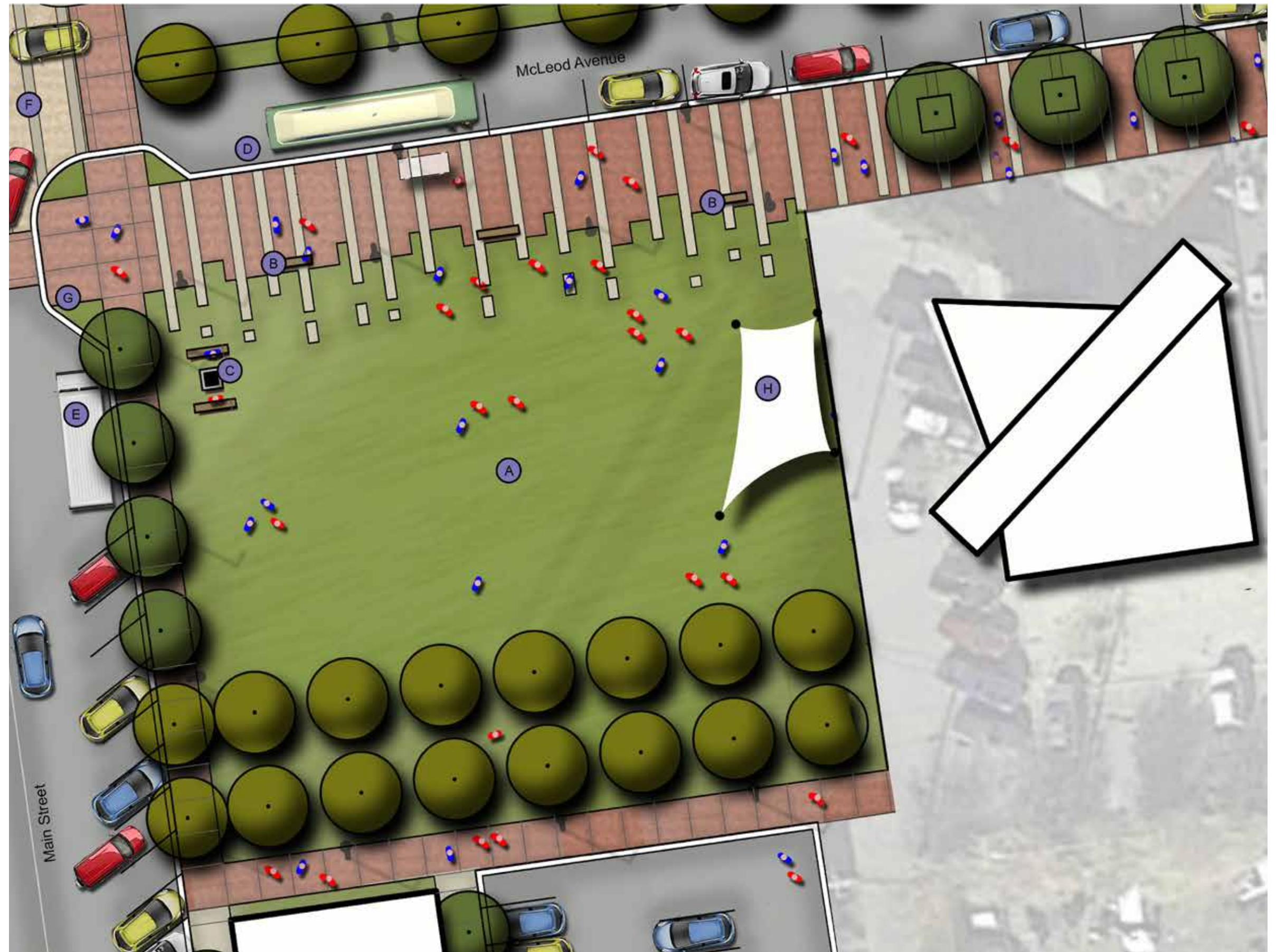
Anchoring the east side of the park is a tension fabric covered stage. The stage area is proposed to be slightly raised and outfitted with lighting, audio, and backdrop. The simplicity of the design is key to the flexibility of its function. Whereas, the existing park is busy and mostly unusable for events, this concept for Columbus Plaza is usable as an event venue, games, play area, and just about any passive or active activity in the city centre core.



## Option 1A

### Legend

- (A) Columbus Park
- (B) Seating
- (C) Fire Pit
- (D) Bus Stop
- (E) Food Truck
- (F) Street Plaza
- (G) Bulb out
- (H) Covered Stage



# Columbus Plaza

## Master Plan - Option 1B

As an alternative to a tension fabric covered stage, Option 1 B proposes a fixed, raised covered stage area of approximately 500 sq. ft. at the south end of the plaza, flanked by trees.

Replacing the tension fabric structure would be a row trees to frame the plaza on the east edge effectively providing shade opportunities and sound buffers.

A fixed stage would allow for the provision of storage facilities for tents and audio equipment for events such as Winterfest or the weekly Public Market in the summer.

The design maintains simplicity as this is key to the flexibility of its function, while the orientation of the fixed stage area would benefit from directional acoustics as well as allowing patrons to benefit from sun transition throughout the day.



Option 1B

Legend

- (A) Columbus Plaza
- (B) Seating
- (C) Fire Pit
- (D) Bus Stop
- (E) Food Truck
- (F) Street Plaza
- (G) Bulb out
- (H) Covered Stage



# Columbus Plaza

## Master Plan - Option 2

Whereas, the first design option is envisioned for maximum flexibility the second design option incorporates creative structured use. The design concept again centres around a flexible open area with the central feature as an oval concrete surface that is approximately a meter below the centre intersection of Main Street and McLeod Avenue. Radiating circular patterns of grass, decorative concrete, and crushed granite flow from around the edges of the pavement.

The central component is an oval concrete surface that can be flooded in the winter to provide a skating surface. Corten steel arms provide for backdrop lighting and safety netting (as required) yet are also attractive sculptural elements.

An ever-widening lawn path begins at the Main Street and McLeod Avenue intersection plaza and gradually circulate and slope downward to the elevation of the concrete surface.

In a nod to multiple uses, a sloped decorative pavement can be used for backdrop seating on the north and west side of the "skating area." This provides unstructured use by skateboarders as well as a backdrop for the tension fabric covered stage in the southeast corner of the park.

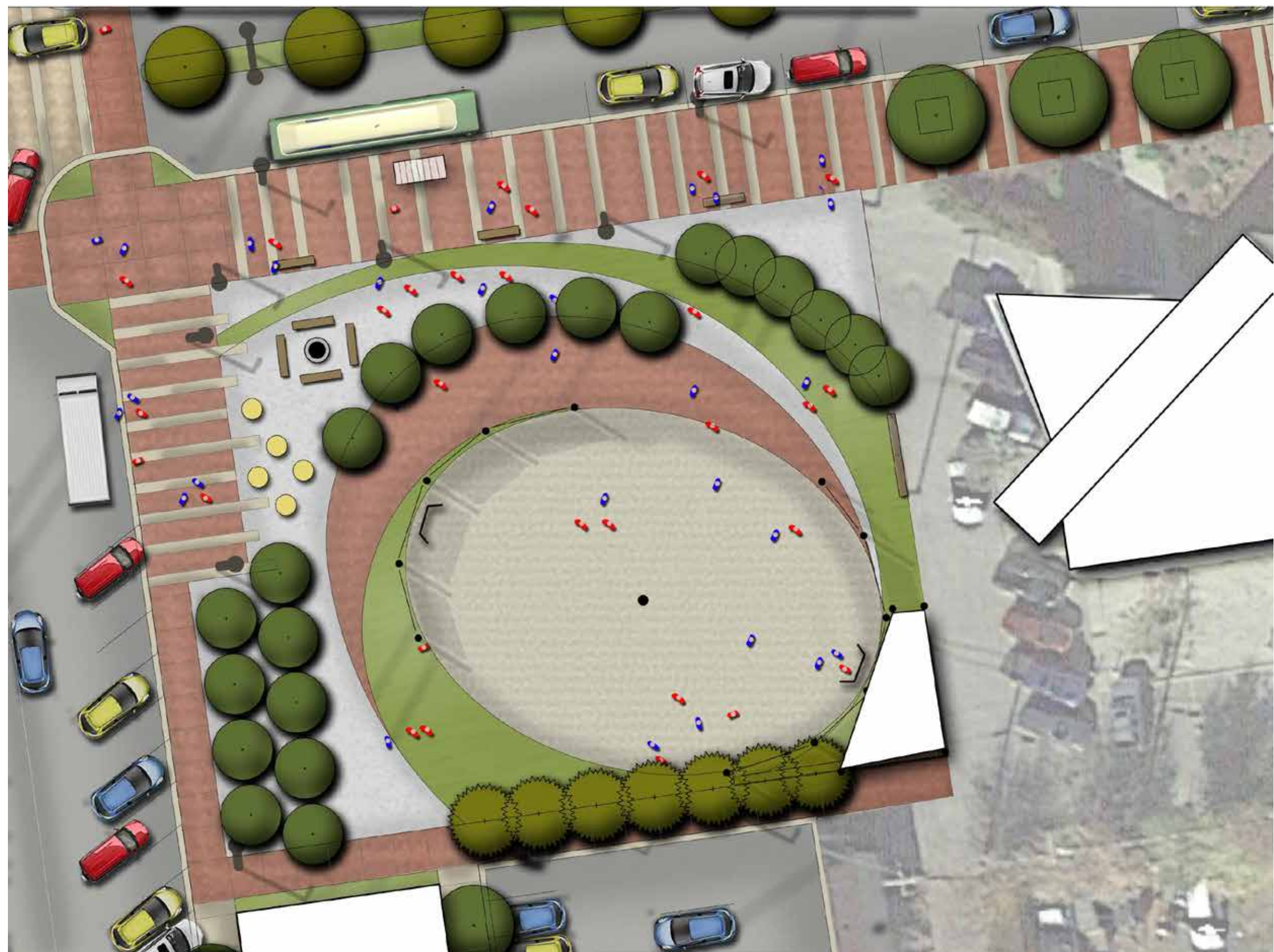
Similar programmatic features to design option #1 include limestone seating, "A Walk on McLeod" (ten-metre wide pedestrian walk), a fire pit, food truck, and associated movable chairs and tables.

While remaining a flexible open space design option #2 lands heavily to a centre active feature of the unorthodox shape of the oval multi-use surface.



Legend

- (A) Plaza
- (B) Transit Stop
- (C) Food Truck
- (D) Lunch Tables
- (E) Fire Pit
- (F) Crushed Granite Surface
- (G) Sloped Decorative Concrete
- (H) Lawn
- (I) Covered Stage
- (J) Seasonal Skating Rink with Removable Hockey Netting
- (K) Concrete Surface
  - Skating - Winter
  - Skateboard - Summer
- (L) Bench
- (M) Seating Wall



# Cost Estimate

# Cost Estimate

Each design option for Columbus Park includes a fairly detailed Schedule D line item cost estimate. The major categories for each park design are broken into the following subsections:

- General
- Pavement including subgrade and prep & base
- SITE accessories
- Retaining walls
- Seat walls
- Fire pit amenities
- Covered stage
- Storm drainage / utilities
- Finish grading
- Find grading
- Plantings / landscape
- Irrigation
- Lighting
- Sound stage audio
- Electrical

The estimates include contractor bonding at 10 percent contingency and final design and construction administration services. Rounded estimates for Options 1 and 2 are \$1,600,000 and \$1,950,000 respectfully.



## Columbus Plaza OPTION 1A

43258

Note

ITEM	DESCRIPTION	QUANTITY	UNIT	Option 1 Unit Price	Option 1 Total
<b>General</b>					
G-1	Construction Testing	1	LS	\$ 9,000.00	\$ 9,000.00
G-2	Construction Surveying & Control	1	LS	\$ 15,000.00	\$ 15,000.00
G-3	Misc. Utility Search (conduit/sleeve)	1	LS	\$ 2,500.00	\$ 2,500.00
G-4	Laydown area	1	LS	\$ 5,000.00	\$ 5,000.00
G-5	Haul & Disposal	1200	CM	\$ 27.00	\$ 32,400.00
G-6	Erosion/Dust Control	1	LS	\$ 10,000.00	\$ 10,000.00
G-7	Demolition	2500	SM	\$ 10.00	\$ 25,000.00
SUBTOTAL					\$98,900.00
<b>Pavement - Include Subgrade Prep &amp; Base</b>					
A-1	Reinf. Concrete Pavement	0	SM	\$ 220.00	\$ -
A-2	Reinf. Concrete Color Additive Pigment only	900	SM	\$ 19.00	\$ 17,100.00
A-3	Concrete Sidewalk Pavement	1000	SM	\$ 160.00	\$ 160,000.00
A-4	Vehicular Pavers	0	SM	\$ 188.00	\$ -
A-5	Pedestrian Pavers	0	SM	\$ 183.00	\$ -
A-6	Corten Edge	168	LM	\$ 120.00	\$ 20,160.00
A-7	Landscape Concrete Band	0	LM	\$ 80.00	\$ -
A-8	Concrete Thickened Edge	0	SM	\$ 275.00	\$ -
A-10	Granular Walk/Chrusher Fines	0	SM	\$ 30.00	\$ -
A-11	Granular Walk Edging	0	LM	\$ 25.00	\$ -
SUBTOTAL					\$197,260.00
<b>Site Accessories</b>					
B-1	Sidewalk Trench Drain	50	LM	\$ 400.00	\$ 20,000.00
B-2	Pipe Bollard Assembly	8	EA	\$ 1,100.00	\$ 8,800.00
B-3	Corten Netting Arm/Post	0	EA	\$ 5,000.00	\$ -
B-4	Hockey Netting	0	EA	\$ 2,500.00	\$ -
B-5	Accessible Signs (Sign and Post Assembly)	6	EA	\$ 450.00	\$ 2,700.00
B-6	Bus Parking Signs (Sign and Post Assembly)	2	EA	\$ 450.00	\$ 900.00
B-7	Flag Pole Assembly - 7.6m (25') Ht	3	EA	\$ 9,000.00	\$ 27,000.00
B-8	Flag Pole Concrete Pile - 4610mm Dia. X 6m	3	EA	\$ 2,000.00	\$ 6,000.00
B-9	Irrigation Sleeves 100mm Sched. 40 PVC	50	LM	\$ 50.00	\$ 2,500.00
SUBTOTAL					\$ 67,900.00
<b>Retaining Walls - Include excavations &amp; adjacent rough grading</b>					
C-1	2.7m Ht. Seating Wall	0	LM	\$ 2,000.00	\$ -
SUBTOTAL					\$ -
<b>Seatwalls</b>					
D-1	0.5m Ht/Wd Solid Limestone Bench	7	EA	\$ 5,000.00	\$ 35,000.00
SUBTOTAL					\$ 35,000.00
<b>Fire Pit Amenities</b>					
E-1	Cast Iron Fire Pit	1	LS	\$ 10,000.00	\$ 10,000.00
SUBTOTAL					\$ 10,000.00
<b>Covered Stage</b>					
F-1	Corten Posts	6	EA	\$ 3,250.00	\$ 19,500.00
F-2	Concrete Stage	60	SM	\$ 400.00	\$ 24,000.00
F-3	Benches	5	EA	\$ 4,000.00	\$ 20,000.00
F-4	Misc. Screen Walls	10	EA	\$ 1,500.00	\$ 15,000.00
F-5	Teflon Impregnated Tension Fabric Canopy	80	SM	\$ 1,500.00	\$ 120,000.00
SUBTOTAL					\$ 198,500.00
<b>Storm Drainage/Utilities</b>					
G-1	Storm Inlets	8	EA	\$ 4,000.00	\$ 32,000.00
G-2	450 MM Main Storm	100	LM	\$ 120.00	\$ 12,000.00
G-3	Multiflow Drainage System	200	LM	\$ 50.00	\$ 10,000.00
G-4	100 mm water Service	80	LM	\$ 100.00	\$ 8,000.00
G-5	Drinking Fountain	1	LS	\$ 6,500.00	\$ 6,500.00
SUBTOTAL					\$ 68,500.00
<b>Grading - Finish</b>					
H-1	Grading & Compaction beyond 250mm Pavement areas	400	CM	\$ 15.00	\$ 6,000.00
H-2	Grading & Compaction beyond 150mm Landscape area	800	CM	\$ 15.00	\$ 12,000.00
H-3	Sand Base Field	1000	Tonnes	\$ 60.00	\$ 60,000.00
					\$ 78,000.00
<b>Fine Grading</b>					
I-1	Fine Grading (Landscape Subsurface reshaping)	2,000	SM	\$ 4.00	\$ 8,000.00
SUBTOTAL					\$ 8,000.00
<b>Plantings</b>					
J-1	Soil Testing	1	LS	\$ 3,000.00	\$ 3,000.00
J-2	Soil Amendments - To Be Determined after Testing	1	CM	\$ 40.00	\$ 40.00
J-3	Planter Bed Topsoil Prep & Placement (500m depth)	0	SM	\$ 15.00	\$ -
J-4	Planter Bed Mulch (100mm depth)	0	SM	\$ 7.00	\$ -
J-5	Planter Bed Fabric (shrub beds only)	0	SM	\$ 6.00	\$ -
J-6	Topsoil turf/compost mix with sand	2,200	SM	\$ 25.00	\$ 55,000.00
J-7	Turf Sod	2,200	SM	\$ 10.00	\$ 22,000.00
J-8	Trees (Shade)	23	EA	\$ 500.00	\$ 11,500.00
J-9	Trees (Ornamental)	0	EA	\$ 500.00	\$ -
J-10	Trees (Coniferous)	0	EA	\$ 600.00	\$ -
J-11	Tree Mulch (100mm depth) (2.62sm/tree)	233	EA	\$ 10.00	\$ 2,330.00
J-12	Tree Fabric (2.62sm/tree)	23	EA	\$ 8.00	\$ 184.00
J-13	Landscape Edging - Planter Bed only	50	LM	\$ 30.00	\$ 1,500.00
J-14	Landscape Edging - Tree in Lawn areas (5.74m/tree)	14	EA	\$ 50.00	\$ 700.00
J-15	Shrubs	0	EA	\$ 55.00	\$ -
J-16	Perennial (Forbs & Ornamental Grasses)	500	EA	\$ 19.00	\$ 9,500.00
J-17	Landscapeing Maintenance, from date of substantial completion	1	YR	\$ 20,000.00	\$ 20,000.00
SUBTOTAL					\$ 125,754.00
<b>Irrigation Systems</b>					
K-1	Irrigation 50mm (2") Mainline & Valve Assemblies	220	LM	\$ 35.00	\$ 7,700.00
K-2	Turf Spray Irrigation	2,000	SM	\$ 20.00	\$ 40,000.00
K-3	Drip Irrigation (Planter Bed Row Grid)	200	SM	\$ 15.00	\$ 3,000.00
K-4	Tree Watering in Lawns/Grass Drip Irrigation (2.62 sm/tree)	23	EA	\$ 125.00	\$ 2,875.00
K-5	Backflow Preventer and Main Assembly	1	EA	\$ 7,500.00	\$ 7,500.00
SUBTOTAL					\$ 61,075.00
<b>Light Fixtures</b>					
L-1	Streetlight Pole/Fixtures	6	EA	\$ 7,875.00	\$ 47,250.00
L-3	Pedestrian Pole Fixtures (single fixtures) w/ concrete base	5	EA	\$ 5,500.00	\$ 27,500.00
L-4	Illuminated Bollard Fixtures - w/ concrete base	11	EA	\$ 1,825.00	\$ 20,075.00
L-5	Seawall Inset Lights Fixtures	20	EA	\$ 750.00	\$ 15,000.00
L-6	Stage Lighting	1	LS	\$ 3,200.00	\$ 3,200.00
L-7	Fixture Feeder Wire & Conduit	1	LS	\$ 25000	\$ 25,000.00
L-8	Fixture Feeder	1	LS	\$ 4,000.00	\$ 4,000.00
SUBTOTAL					\$ 142,025.00
<b>Soundstage Audio</b>					
M-1	Audio Speakers	6	EA	\$ 2,000.00	\$ 12,000.00
M-2	Audio Control	1	LS	\$ 5,000.00	\$ 5,000.00
M-3	Audio Conduit, Tracer Wire	100	LM	\$ 40.00	\$ 4,000.00
SUBTOTAL					\$ 21,000.00
<b>Power Distribution</b>					
N-1	Lighting Power Transformer	1	LS	\$ 25,000.00	\$ 25,000.00
N-2	Audio Power Transformer	1	LS	\$ 4,800.00	\$ 4,800.00
N-3	Panelboard Feeder Wire & Conduit	1	LS	\$ 14,500.00	\$ 14,500.00
N-4	Panelboard Feeder Trenching, Tracer Wire	1	LS	\$ 4,000.00	\$ 4,000.00
N-5	Conduit & Trench for electrical	145	LM	\$ 50.00	\$ 7,250.00
N-6	3" Conduit for Communications	80	LM	\$ 75.00	\$ 6,000.00
SUBTOTAL					\$ 61,550.00
Subtotal					\$ 1,173,464.00
Bond					\$ 70,407.84
Subtotal					\$ 1,243,871.84
GST					\$ 58,673.20
Subtotal					\$ 1,302,545.04
Contingency				\$0.10	\$ 130,254.50
Subtotal					\$ 1,432,799.54
Landscape Architecture/Engineering Final Design/Construction Administration				\$0.12	\$ 171,935.95
Total Option 1					\$ 1,604,735.49

## Columbus Plaza OPTION 1B

43258

Note

ITEM	DESCRIPTION	QUANTITY	UNIT	Option 1 Unit Price	Option 1 Total
General					
G-1	Construction Testing	1	LS	\$ 9,000.00	\$ 9,000.00
G-2	Construction Surveying & Control	1	LS	\$ 15,000.00	\$ 15,000.00
G-3	Misc. Utility Search (conduit/sleeve)	1	LS	\$ 2,500.00	\$ 2,500.00
G-4	Laydown area	1	LS	\$ 5,000.00	\$ 5,000.00
G-5	Haul & Disposal	1200	CM	\$ 27.00	\$ 32,400.00
G-6	Erosion/Dust Control	1	LS	\$ 10,000.00	\$ 10,000.00
G-7	Demolition	2500	SM	\$ 10.00	\$ 25,000.00
SUBTOTAL					\$98,900.00
Pavement - Include Subgrade Prep & Base					
A-1	Reinf. Concrete Pavement	0	SM	\$ 220.00	\$ -
A-2	Reinf. Concrete Color Additive Pigment only	900	SM	\$ 19.00	\$ 17,100.00
A-3	Concrete Sidewalk Pavement	1000	SM	\$ 160.00	\$ 160,000.00
A-4	Vehicular Pavers	0	SM	\$ 188.00	\$ -
A-5	Pedestrian Pavers	0	SM	\$ 183.00	\$ -
A-6	Corten Edge	168	LM	\$ 120.00	\$ 20,160.00
A-7	Landscape Concrete Band	0	LM	\$ 80.00	\$ -
A-8	Concrete Thickened Edge	0	SM	\$ 275.00	\$ -
A-10	Granular Walk/Chrusher Fines	0	SM	\$ 30.00	\$ -
A-11	Granular Walk Edging	0	LM	\$ 25.00	\$ -
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B-1	Sidewalk Trench Drain	50	LM	\$ 400.00	\$ 20,000.00
B-2	Pipe Bollard Assembly	8	EA	\$ 1,100.00	\$ 8,800.00
B-3	Corten Netting Arm/Post	0	EA	\$ 5,000.00	\$ -
B-4	Hockey Netting	0	EA	\$ 2,500.00	\$ -
B-5	Accessible Signs (Sign and Post Assembly)	6	EA	\$ 450.00	\$ 2,700.00
B-6	Bus Parking Signs (Sign and Post Assembly)	2	EA	\$ 450.00	\$ 900.00
B-7	Flag Pole Assembly - 7.6m (25') Ht	3	EA	\$ 9,000.00	\$ 27,000.00
B-8	Flag Pole Concrete Pile - 4610mm Dia. X 6m	3	EA	\$ 2,000.00	\$ 6,000.00
B-9	Irrigation Sleeves 100mm Sched. 40 PVC	50	LM	\$ 50.00	\$ 2,500.00
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SUBTOTAL					\$
Seatwalls					
D-1	0.5m Ht/Wd Solid Limestone Bench	7	EA	\$ 5,000.00	\$ 35,000.00
SUBTOTAL					\$ 35,000.00
Fire Pit Amenities					
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SUBTOTAL					\$ 10,000.00
Covered Stage					
F-1	Corten Posts	6	EA	\$ 3,250.00	\$ 19,500.00
F-2	Concrete Stage	60	SM	\$ 400.00	\$ 24,000.00
F-3	Benches	5	EA	\$ 4,000.00	\$ 20,000.00
F-4	Misc. Screen Walls	10	EA	\$ 1,500.00	\$ 15,000.00
F-5	Fixed Stage	50	SM	\$ 2,250.00	\$ 112,500.00
SUBTOTAL					\$ 191,000.00
Storm Drainage/Utilities					
G-1	Storm Inlets	8	EA	\$ 4,000.00	\$ 32,000.00
G-2	450 MM Main Storm	100	LM	\$ 120.00	\$ 12,000.00
G-3	Multiflow Drainage System	200	LM	\$ 50.00	\$ 10,000.00
G-4	100 mm water Service	80	LM	\$ 100.00	\$ 8,000.00
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SUBTOTAL					\$ 8,000.00
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J-5	Planter Bed Fabric (shrub beds only)	0	SM	\$ 6.00	\$ -
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J-9	Trees (Ornamental)	0	EA	\$ 500.00	\$ -
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K-3	Drip Irrigation (Planter Bed Row Grid)	200	SM	\$ 15.00	\$ 3,000.00
K-4	Tree Watering in Lawns/Grass Drip Irrigation (2.62 sm/tree)	23	EA	\$ 125.00	\$ 2,875.00
K-5	Backflow Preventer and Main Assembly	1	EA	\$ 7,500.00	\$ 7,500.00
SUBTOTAL					\$ 61,075.00
Light Fixtures					
L-1	Streetlight Pole/Fixtures	6	EA	\$ 7,875.00	\$ 47,250.00
L-3	Pedestrian Pole Fixtures (single fixtures) w/ concrete base	5	EA	\$ 5,500.00	\$ 27,500.00
L-4	Illuminated Bollard Fixtures w/ concrete base	11	EA	\$ 1,825.00	\$ 20,075.00
L-5	Seawall Inset Lights Fixtures	20	EA	\$ 750.00	\$ 15,000.00
L-6	Stage Lighting	1	GST	\$ 3,200.00	\$ 3,200.00
L-7	Fixture Feeder Wire & Conduit	1	LS	\$ 25000	\$ 25,000.00
L-8	Fixture Feeder Trenching,	1	LS	\$ 4,000.00	\$ 4,000.00
SUBTOTAL					\$ 142,025.00
Soundstage Audio					
M-1	Audio Speakers	6	EA	\$ 2,000.00	\$ 12,000.00
M-2	Audio Control	1	LS	\$ 5,000.00	\$ 5,000.00
M-3	Audio Conduit, Tracer Wire	100	LM	\$ 40.00	\$ 4,000.00
SUBTOTAL					\$ 21,000.00
Power Distribution					
N-1	Lighting Power Transformer	1	LS	\$ 25,000.00	\$ 25,000.00
N-2	Audio Power Transformer	1	LS	\$ 4,800.00	\$ 4,800.00
N-3	Panelboard Feeder Wire & Conduit	1	LS	\$ 14,500.00	\$ 14,500.00
N-4	Panelboard Feeder Trenching, Tracer Wire	1	LS	\$ 4,000.00	\$ 4,000.00
N-5	Conduit & Trench for electrical	145	LM	\$ 50.00	\$ 7,250.00
N-6	3" Conduit for Communications	80	LM	\$ 75.00	\$ 6,000.00
SUBTOTAL					\$ 61,550.00
Subtotal					\$ 1,164,964.00
Bond					\$ 69,897.84
Subtotal					\$ 1,234,861.84
					\$ 58,248.20
Subtotal					\$ 1,293,110.04
Contingency				\$0.10	\$ 129,311.04
Subtotal					\$ 1,422,421.04
Landscape Architecture/Engineering Final Design/Construction Administration				\$0.12	\$ 170,690.53
Total Option 1					\$ 1,593,111.57



# REVISIONING COLUMBUS PARK

## SPRUCE GROVE, ALBERTA



key planning strategies