

Bartlett Tree Experts Case Study: Easthill 300 Cambridge Estates

PROJECT SUMMARY

Client: Easthill 300 Cambridge Estates

Location: Metro Vancouver, British Columbia

Client & Property Needs:

- Consistent Message for Tree Care for Changing Council Members
- Plan to More Effectively Spend Tree Care Budget
- Plan to Reduce Tree Risk
- Tree Inventory, Management Plan

Return on Investment:

- Reduced Risk on the Property
- Estimated CAN \$2,634,609 Asset
- Strategic Path Forward
- Better Informed Council
- Decreased Tree Mortality
- Improved Aesthetic Beauty

Project Narrative

The Easthill 300 Cambridge Estates property was managed by Vancouver Condo Services, a property management company in the Metro Vancouver, British Columbia area. Bartlett Commercial Arborist Representative Darren Silcox's initial contact with the site was an introduction through the property management company. At first, Darren was asked to care for the trees in accordance to street name. Every year they would do one street, no matter the trees' needs or if there were other safety concerns throughout the property, just one street per year. After the first site meeting with the council in 2011, Darren discussed the value of a site-specific tree inventory and management plan. Initially, they liked the idea but felt the cost was just too high and wanted to focus that money elsewhere. So, Darren continued to walk/inspect the property one street at a time. This site had many cherry trees on it which were in decline, and after each year some of the trees that were on "off street" years would die. Again, Darren mentioned to them that if they were able to walk the entire property and manage the trees as needed, Bartlett Tree Experts would be able to save Easthill 300 Cambridge Estates money in the long run by reducing the mortality rates and managing through prioritized work. Since Darren's original meeting with Easthill 300 Cambridge Estates, the council has changed three times. Between the 1st and 2nd change in 2013, there was a lot of frustration between old and new members. The new council really had no frame of reference as to what had been done in the past and where they were going.

Inventory Project & Results

Finally, in 2014 Easthill 300 Cambridge Estates agreed to have a Bartlett Inventory Solutions (BIS) inventory conducted and management plan created for the property. The inventory and management plan were completed for a cost of CAN \$4,250. They were shocked at what was being missed year after year!

The asset value for the 584 trees that were inventoried was estimated to be CAN \$2,634,609. Twenty trees were identified as having defects present that required risk ratings be assigned. The inventory revealed that 20% of the tree population was in fair to poor condition, with 44 trees noted to have fair or poor location values because of current or anticipated damage to infrastructure like pavement and curbing.

"Since we completed the Inventory with Bartlett Tree Experts we've been able to better focus our annual budgets. The direction of the Management Plan has allowed us to carefully decide which trees need to be removed to increase safety, reduce road/infrastructure damage, and improve overall aesthetics."

- Jan Ripley, Easthill 300 Cambridge Estates

Return on Investment

Since completion of the inventory, tree mortality has gone down and the aesthetic value and beauty of the property has improved dramatically. The management plan provided Easthill 300 Cambridge the opportunity to not have to increase their \$25,000-\$30,000 annual budget, while actively managing more trees and improving the overall health of the entire property. Pre-inventory they were able to prune approximately 80-100 trees per year, and post-inventory are able to prune the same number of trees while also being able to spend some of the budget on Plant Health Care and Soil Management. The implementation of the management plan has provided a constantly changing council a clear direction and plan to move the property forward. The plan for tree management and removals because of interaction with roads and other infrastructure will drastically reduce the capital that would be needed to continuously repair pavement and curbing. Most importantly, the management plan has provided direction in better focusing on trees that need to be removed for safety reasons and has reduced the potential for safety issues due to infrastructure damage.