

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 28, 2006

TO: HONORABLE MAYOR, AND MEMBERS OF CITY COUNCIL

FROM: JAMES HARTMANN, CITY MANAGER

SUBJECT: BUDGET MEMO #47: COST ESTIMATES FOR A TURF OR ARTIFICIAL TURF FIELD AT BEN BRENNAN PARK

This memorandum is in response to Mayor Euille and Councilman Smedberg's request for staff to provide City Council with a cost estimate for a new field (synthetic or natural) at Ben Brennan Park. The following information is provided.

As illustrated in the table below, the estimated cost for a natural turf field at Ben Brennan Park is between \$670,000 and \$870,000. The estimated cost for a synthetic turf at this site is between \$1.3 and \$1.5 million.

	Natural Turf	Synthetic Turf
Design	\$130,000-\$180,000	\$130,000-\$180,000
Site Grading	\$200,000-\$240,000	\$200,000-\$240,000
Storm Water Drainage	\$200,000-\$250,000	\$200,000-\$250,000
Turf Costs	\$140,000-\$200,000	\$800,000
Total	\$670,000-\$870,000	\$1.3-\$1.5 million

This estimate is a rough approximation of the cost associated with the installation of a natural or artificial turf field at this location. This is largely due to uncertainties with regard to the scope of work and the absence of soil and geotechnical tests as well as utility and topographic surveys. In addition, the cost for parking, athletic or park lighting, landscaping, tree planting, pathways, unforeseen engineering issues, and other complexities not yet known are not included in this estimate and will result in significant additional expenses to such a project up to an additional one million dollars. In general, when synthetic turf fields are constructed, it is to gain significant field use such as in the evenings (which triggers the need for lighting). This estimate is also subject to an increase due to any further increases in prices in the construction market.