



MEMORANDUM

Project: **Darden-Towe Park**
Date: **March 30, 2020**
From: Sal Musarra, PLA
To: Steve Hoffmann – Project Manager - Facilities Planning & Construction Division
County of Albemarle | Facilities & Environmental Services Department

General: The following information regarding potential construction costs and design fee estimates is intended for use in budgeting exercises related to the potential conversion of natural grass fields at Darden - Towe Park to synthetic turf. This is a planning-level estimate of probable costs based upon our experience in the current market with recent KHA projects, across the country. Of course, actual bid prices for similar work may vary greatly as we have yet to understand what the impacts of the COVID-19 environment will bring to the construction industry (see note below related to estimate of probable construction costs).

Construction Cost Notes:

- The County can save time and money by ordering lights, turf and shockpads using NJPA or US-Communities direct purchase agreements. This saves a lot of GC markup and hassles with bidding and having to prove or disprove other products. You will get what you specify this way and we typically advise all of our Owners to do this if possible.
- Order a turf drag/cleaning sled from the manufacturer and have them demo/train the park operations staff - this will minimize warrantee disputes about perceived improper equipment or staff work.
- Lighting Notes: LED Lighting per field is typically \$80-\$90,000 per pole - depending upon availability of adequate service and construction access, which is pretty good at Darden-Towe. Most recreation-level fields are 4 or 6 pole systems depending on height restrictions, which will be an issue with neighbors. The estimate below assumes a 4-pole per field configuration but that will need to be confirmed.
- SWM management will be needed per field and mitigation depends on how the County will apply the percentage of imperviousness for turf fields.
- Solicitation timing is really important. In our experience, the most advantageous time to solicit field construction work is during the Fall/Winter (for Spring/Summer construction). In general, one gets the most competitive prices doing so, because GCs are scheduling workload for the forthcoming construction season - and the heat of summer is the best time to build fields.
- IMPORTANT NOTE: We anticipate the construction market being very competitive as the COVID-19 environment clears. At that time, we believe that costs may likely be competitively between the low-range and mid-range shown above (+/- \$4,267,500). Those projects that are "shovel-ready" will be in the best position to take advantage of such.

Program Assumptions:

- 4 soccer fields - converting natural grass to synthetic turf + shock pads
- Demo of existing grass section – minimal transitional grading beyond playing surface
- No new Stormwater BMP's (i.e. ponds or underground measures)
- New Lighting – 4 poles per field - LED
- Construction access road
- No landscaping except natural grass restoration of disturbed areas
- No parking or pedestrian paths
- Site Furnishings (bleachers; benches; goals; etc) - by Owner

Scope of Work Assumptions:

- Deliverable = Full CD's and Estimate of Probable Construction Cost
- Applications and support for local land disturbance permitting
- Lighting design included in design services

Construction Cost Ranges

<i>COST RANGE</i>	<i>LOW</i>	<i>HIGH</i>	<i>MID</i>
- Mobilization, access road and demo existing grass fields	\$50,000	\$100,000	\$75,000
- 3.4K SF of turf fields including base prep	\$2,800,000	\$3,750,000	\$3,275,000
- Site grading, drainage and fine grading (field perimeters)	\$35,000	\$65,000	\$50,000
- Lighting	\$1,000,000	\$1,500,000	\$1,250,000
<i>Totals</i>	<i>\$3,885,000</i>	<i>\$5,415,000</i>	<i>\$4,650,000</i>

Design Fees:

- Recommended Base Design Fee Budget	= \$280,000
- Recommended 10% Design Fee Contingency	= \$28,000
- <u>Lighting Design Services</u>	= \$80,000
<i>Total Recommended Design Fee Budget</i>	<i>= \$388,000</i>