

Re: Grass field renovation costs

Jerad Minnick <jerad@naturalgrass.org>

Fri 11/13/2020 5:02 PM

To: Alex Elvin <elvin@mvcommission.org>;

Alex -

For the fields at the high school, the renovation process would be similar to the renovation process that we specified for the Oak Bluff School fields renovation in 2018. That renovation cost approx \$200,000. Those 2 fields total about 3 acres (1 full size soccer field is typically 2 acres) and included a new irrigation well to feed the new irrigation system as well. Those fields were seeding - not sodded - because seed saves significant \$ and also creates a better end product for the field (the "layer" of soil in sod creates a maintenance issue that takes several years to mitigate). Those fields had to open just 24 days after seeding (we would have preferred 40 days, but it just didnt work that way! haha)

Compared to the high school, those fields were done on a very tight budget and we were required to use a full organic establishment program, so we were a bit limited. So additional things that we should specific for the high school fields in addition to what was done at Oak Bluff could cost up to another \$100,000 and include:

- Compost for holding moisture & nutrients for the roots in the sandy Martha's Vineyard soil (decision for if this is used / how much is used would be based on soil physical properties & organic matter testing)
- Porous Ceramic & / or additional sand for reducing the compaction potential of the soil (decision for if this is use / how much is used would be based on soil particle size testing)
- Drainage pipe in the soil to move water away from the playing surface as quickly as possible
- Storm water recharge areas next to each field to open the drainage pipe into that would filter and recharge the water back into the soil next to the field

All that said, a solid budget for renovation would be from \$225,000 to \$275,000 - with data from soil organic matter & soil particle size testing + expectations of the field drainage dictating the final cost.

Hopefully that makes sense / is helpful?!

Have a wonderful weekend!

JM

JERAD R. MINNICK

Lead Advisor - Natural Grass Advisory Group
Field Surface Advisor - Major League Soccer

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On Thu, Nov 12, 2020 at 3:08 PM Alex Elvin <elvin@mvcommission.org> wrote:

Thanks. We are trying to compare various cost estimates for installation, maintenance, and replacement/renovation, but I realize it's not all apples to apples. Along those lines, would you have an estimate for what the proposed grass field at the high school might cost a natural turf vendor to construct?

Alex

Alex Elvin
Development of Regional Impact (DRI) Coordinator
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From: Jerad Minnick <jerad@naturalgrass.org>
Sent: Thursday, November 12, 2020 1:43 PM
To: Alex Elvin
Subject: Re: Grass field renovation costs

Alex -

I hope you are doing ok?!

My assumption is that with that sort of cost (\$150,000), they are budgeting for a complete re-sod of a field every 10 years. That is not necessary / does not fit the narrative of lower budget, high use grass fields.

- With "proper" maintenance, a natural grass field does not ever need to be completely re-sodded
- With even poor maintenance, it will be the middle of the field that fails - not the entire field (so the entire field would not need re-sodded)

We do recommend cool season fields receive a "light" renovation via fraze mowing every 5 years to keep them in TOP shape. But that isn't necessarily required either. A light fraze mow renovation costs about \$7,500 - \$10,000 - so a total of \$20,000k over a 10 year period.

By year 10 in a field life space, we encourage clients to start a "floating" \$7,500 capital budget to start replacing irrigation valves and heads that might fail (total of \$7,500 to replace them ALL - but they don't fail all at 1x.. some may take 10 years, some will last 20). And the irrigation well pump will need some repair work at some point as part of that as well. But the lifespan of the infrastructure is similar to the field.

So if there is proper maintenance, there will be no need for a major renovation outside of fraze mowing + the regular aeration + seeding + etc that happens as part of maintenance, for at least 30+ years.

Overall, does that make sense? Its the regular maintenance that addresses issues that might arise so then the field will be able to avoid any type of major renovation

THANK YOU for the question!!!

Sincerely,

JM

JERAD R. MINNICK

Lead Advisor - Natural Grass Advisory Group
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On Wed, Nov 11, 2020 at 6:25 PM Alex Elvin <elvin@mvcommission.org> wrote:

Hi Jerad,

Does NGAG have any estimates for how often a natural turf field at a high school like MVRHS needs to be renovated, and how much it usually costs? I'm looking for some numbers to compare to the estimates provided by Huntress (about \$150,000 every 10 years).

Thanks,

Alex

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