



City of Rockville

MEMORANDUM

July 8, 2010

TO: Scott Ullery, City Manager

FROM: Burt Hall, Director of Recreation and Parks 

SUBJECT: Returning RedGate Back to Nature – Concept Plan and Budget

The Mayor and Council directed staff to analyze the cost to return the RedGate Golf Course land “back to nature.” In May 2010, staff provided an analysis of converting RedGate to a passive park – see attached.

Councilmember Pierzchala requested an analysis of the cost to return the golf course land “literally back to nature,” i.e. no improvements other than removing the buildings. Even with this minimal approach, staff recommends performing invasive plant control for the first five years. Otherwise, much of the vegetation that emerges will be composed of invasive plant species.

This memo and attached spreadsheet provides a report on this analysis.

Assumptions:

- I. All buildings demolished
- II. Disconnect utilities
- III. No grading
- IV. No reforestation
- V. All asphalt remains
- VI. Invasive species control
- VII. Hazardous trees removed

Attachment:

Construction Cost

Description	Estimated Cost
Design	
Demo permits, Sediment control plan, FTPO	\$ 7,500.00
Demolition	
Club House	\$ 28,944.00
Cart Shed	\$ 13,936.00
Pump House	\$ 2,600.00
Driving Range Pavillion	\$ 3,859.00
Driving Range Poles and Fencing	\$ 15,000.00
Parking lot fencing	\$ 10,000.00



Disconnect Utilities PEPSCO Fee

\$ 5,000.00

Subtotal

\$ 86,839.00

Contingency

10%

\$ 8,683.00

TOTAL

\$ 95,522.00

Annual Maintenance Costs

Tree Maintenance	\$8,000
Invasive Plant Control	\$105,000
Allowance - Removal of hazardous trees	
35 acres at \$3,000/acre	\$3,000/acre

TOTAL

\$113,000



City of Rockville

MEMORANDUM

May 20, 2010

TO: Scott Ullery, City Manager

FROM: Burt Hall, Director of Recreation and Parks *Burt*

SUBJECT: Returning RedGate Back to Nature - Concept Plan and Budget

The Mayor and Council directed staff to analyze the cost to return the RedGate Golf Course land "back to nature." This memo provides a report on this analysis.

Assumptions:

- RedGate would be converted to a passive City park open to the public
- The park would be a combination of forest areas, natural meadows, mowed areas and ponds
- All buildings would be removed – clubhouse, cart shed, pump house, on-course bathroom
- Utilities would be disconnected
- Sand traps and raised tee boxes would be graded for a more natural appearance
- Tall fencing around the parking lots and driving range would be removed
- An additional 35 acres would be reforested using 1" stock
- Invasives would be controlled

Other Considerations:

- Add benches around the ponds and on adjacent to paths
- Add picnic areas with grills and tables (possibly a pavilion)
- Add a "natural playground" (an example is the Town Square rocks)

The attached charts provide estimates of up front costs for design, demolition, grading, reforestation, and utility disconnection fees; and for ongoing annual maintenance costs.

Attachments:

Construction Cost

Description	Estimated Cost
Design	
Design, SWM permits, sediment control plan	\$ 95,000.00
Demolition	
Club House	\$ 28,944.00
Cart Shed	\$ 13,936.00
Pump House	\$ 2,600.00
Driving Range Pavillion	\$ 3,859.00
Driving Range Poles and Fencing	\$ 15,000.00
Parking lot fencing	\$ 10,000.00
Asphalt (Partial)	\$ 25,000.00
Grading	
Regrade Driving Range	\$ 15,000.00
Regrade Sand Traps	\$ 15,000.00
Regrade T Boxes	\$ 15,000.00
Reforestation	
35 acres with 1" Calliper stocks	\$ 700,000.00
Invasive Plant Control	\$ 105,000.00
Disconnect Utilities	
PEPCO Fee	\$ 5,000.00
Contingency	
	\$ 1,049,339.00
10%	\$ 104,933.00

TOTAL

\$ 1,154,272.00

Annual Maintenance Costs

Invasive Plant Control
Meadow management
Turf Maintenance

35 acres at \$3,000/acre
55 acres 1 mowing per year
5 acres, 26 mowings/year

\$105,000
\$3,300
\$3,380

TOTAL

\$111,680



City of Rockville

MEMORANDUM

September 10, 2010

TO: Scott Ullery, City Manager

FROM: Burt Hall, Director of Recreation and Parks 

SUBJECT: Cost of Invasive Control - RedGate Back to Nature Scenarios

Councilmember Pierzchala requested additional information to explain the proposed budget of \$3,000 per acre for invasive plant control at RedGate, should the course be closed and the “Back to Nature” option is chosen. The projected cost is an estimate based on several other projects. The processes to control and remove invasives is personnel-intensive involving a variety of different techniques, including cutting, spraying, hand removal and various combinations.

Rockcrest Stream Stabilization Project

As part of this recent project in Rockcrest Park, approximately four acres of stream valley were treated over a two-year period. There were large amounts of invasive plants present, many of which required hand removal. The contract cost for two years of invasive control treatments was approximately \$80,000.

Twinbrook Park Stream Valley

The City’s contractor, EQR removed invasive plants in Twinbrook Park stream valley areas. The removal areas encompassed about 3,000 square feet or one-fifteenth of an acre. The cost was approximately \$10,000.

West Edmonston to Tower Oaks

EQR removed invasives along the landscape buffers in this section of parkland. Removal included woody plants, vines, and other invasive plants. The cost was approximately \$6,000.

For invasive removal services, EQR’s contract cost is generally \$2,000 per day.

The actual cost to remove invasives at RedGate during a reforestation period will depend on the extent to which these plants grow and which species. The \$3,000 per acre figure is a budget estimate for this work based on staff’s analysis of the projected cost given the cost of the above-described projects and others. Costs for this work at RedGate are actually projected to be considerably lower than these other projects as there are not a great deal of these plants now, and it will be more of a process of limiting growth than removal of large amounts of existing plants.