



Synthetic Turf Road Median Payback Period Analysis

For 24,000 sf of median ground cover

Jan. 19, 2009

Item	Natural Grass	Cement	Synthetic Turf
Expected Life	1-2 years	~10 years	~15 years
Expected Costs	Est. Average	Est. Average	Est. Average
Original Installation Costs	\$50,000 ⁺¹	\$336,000	\$240,000 ⁶
Est. Reinstallation Costs	\$12,500/yr + i%	\$360,000 + i%	\$120,000 + i%
Annual Water (8 mo @ \$100/mo) ²	\$800	\$0	\$0
Annual Mowing/Maint. Service ³	\$5,280	\$900	\$1,320
Annual Fertilizer, Aeration, etc.	Included above	\$0	\$0
Annual repairs from car damage ⁵	\$1,000	Tbd	Tbd
Total Year 1	\$57,080	\$336,000	\$241,320
<i>Annual Costs</i>			
Year 2 Total	\$18,580	\$0	\$1,386
Year 3 Total	\$19,509	\$0	\$1,455
Year 4 Total	\$20,485	\$0	\$1,528
Year 5 Total	\$21,509	\$0	\$1,604
Year 6 Total	\$22,585	\$0	\$1,685
Year 7 Total	\$23,713	\$0	\$1,769
Year 8 Total	\$24,899	\$0	\$1,857
Year 9 Total	\$26,144	\$0	\$1,950
Year 10 Total	\$27,451	\$475,000	\$2,048
Year 11 Total	\$28,824	\$0	\$2,150
Year 12 Total	\$30,265	\$0	\$2,258
Year 13 Total	\$31,778	\$0	\$2,370
Year 14 Total	\$33,367	\$0	\$2,489
Year 15 Total	\$35,035	\$0	\$2,613
Total at Year 15 ⁴	\$421,224	\$811,000	\$268,465

- Price does not reflect an underground irrigation system being installed at the time of sod installation which would greatly increase the original cost to over \$150,000, but could reduce resodding costs. Resodding is otherwise done to 25% of the area each year as reflected above.
- Used above is 8 months at \$100/mo. This could be more given the amortized water truck costs, operator costs and water costs. If using underground irrigation system, the water costs will be higher.
- Assumes an annual inflation of 5% on these costs. Perfect Turf maintenance cost is conservatively estimated at 25% of mowing costs to represent the lower cost of periodically maintaining the turf with a blower or vacuum versus mowing. Cement needs to be swept at least 3 times per year.
- Not represented in the financial payback analysis is the fact that synthetic turf always looks green and like it was just mowed! Perfect Turf™ literally enhances curb appeal, greatly reduces bugs, and eliminates birds from gathering on your median which can be a traffic hazard. See Soft ROI analysis.
- Repairs for synthetic turf and cement are unknown until we have experience in seeing what kind of damage occurs. For synthetic turf we suspect repair costs will be minimal given it is likely only the base may need to be leveled and the turf may need to be reattached.

Legend: i% = average annual inflation rate of 5%, all figures pro rated for 24,000sf area