

# Hillsboro Hops

## New Ballpark

Hillsboro, Oregon

Cost Model Executive Summary

December 9, 2022



Program	<b>Base Ballpark</b>			<b>Add Alternates</b>
	TVD Program New			
Total Project Cost / Alternate Cost	\$94,270,504			\$16,932,963
Total Enabling Work Included In Total Project Cost	\$0			\$0
Total Seat Count (4,000 bowl, 650 Berm/SRO, 598 Premium)	5,248			
GSF/Seat	25			
Projected Square Footage	129,841			
Enclosed SF	64,170			
Site Preparation	September 2023			
Construction Completion	January 2025			
I. Ballpark	Qty	U/M	Total Cost	Notes
<b>A. Ballpark</b>				
A1 New Ballpark	108,683	GSF	Incl.	Adding Suites in Lieu of Party Decks
A2 Berm Seating / Outfield Circulation on Grade	17,400	GSF	Incl.	Adding Structural Bay w/ Suites
A3 Cantilevered Overhang	0	SF	Not Incl.	Add 8,000 SF Cantilevered Overhang
A4 Cement Amendment - Allowance			Incl.	
A5 Videoboard (<1,000 sf)			Incl.	Increase to 30x70 Video Board
A6 Add 500 Seats to Seating Bowl - 4,000 GA total	3,758	GSF	Incl.	Add 500 more seats = 4,500 Seating Bowl
<b>B. Furniture, Fixtures, and Equipment</b>				
B1 Food Service Equipment			Allowance Incl.	Additional Food Service Equipment
<b>C. Technology</b>				
C1 Tele/Comm System, structured cabling, WiFi			Rough-In Only	Complete Technology Package
C2 IPTV System			Rough-In Only	
C3 AV System (conference spaces, ballpark speaker system)			Rough-In Only	
C4 Video Production			Rough-In Only	
C5 Broadcast Cabling			Rough-In Only	
C6 Access Control System			Rough-In Only	
C7 Video Surveillance System			Rough-In Only	
C8 POS System - data connection/device only			Rough-In Only	
C9 Network Equipment / Computers			By FF&E	
C10 Heat Mapping for Network Coverage (Cellular/PS DAS)			Rough-In Only	
C11 Distributed Antennae Public Safety System (DAS)			Rough-In Only	
<b>D. Site</b>				
D1 Sitework / KidsZone			Incl. Above	Additional site development & amenities
D2 Subsurface and Environmental Premiums			By Others	
D3 66" North Water Transmission Line Relocation			Not Req'd	
<b>E. Concert Amenities (Movable stage, matting, chairs, etc)</b>				
E1 Concert Amenities (Movable stage, matting, chairs, etc)			Incl w/ soft cost	
<b>Escalation</b>				
G2 Escalation (4th Qtr. 2022 to 3rd Qtr. 2023)			Incl.	Incl.
<b>Total Escalated Design Build Cost</b>			<b>\$ 87,620,504</b>	<b>\$ 12,592,963</b>
<b>Soft Costs</b>				
F1 A/E Services			Incl w/ Sec. A. DB Budget	
F2 Geotechnical Investigations / Site Investigation / Site Survey			Incl.	
F3 Project Management / Branding Consultant			By Owner	
F4 Construction Testing & Inspections / Commissioning / Permitting			Incl.	Incl.
F5 Marketing Services / Public Relations			By Owner	
F6 FF&E			Incl.	Incl.
F7 Concert Amenities (Movable stage, matting, chairs, etc)			See Add Alt	Incl.
F8 Start-Up Expenses			By Owner	
F9 Site Development Premium			By Owner	
F10 Legal & Governmental Services			By Owner	
F11 Owner Contingency / Misc. Expenses - 5%			Incl.	Incl.
F12 Relocated Baseball Field Off Site			Not Req'd	
F13 RTF Loss of Use, City of Hillsboro			Not Req'd	
<b>Total Project Budget</b>			<b>\$ 94,270,504</b>	<b>\$ 16,932,963</b>