

Ron Tonkin Stadium Renovations

Hillsboro Hops
Hillsboro, Oregon

CONCEPTUAL COST EVALUATION- 10% Design

Estimate Date: 14-October-2022



Program	10% Design R2 (Dated 10.11.22)	Optimized 10% Design w/ Accepted Rec'd Reductions (Dated 10.14.22)
Total Project Cost	\$160,990,426	\$144,990,426
Total Enabling Work Included In Total Project Cost	\$16,373,426	\$16,373,426
Total Seat Count	5,129	4,967
GSF / Seat	36	31
Projected Square Footage	184,282	152,634
Enclosed SF	103,002	92,076
Construction Start	October 2023	October 2023
Construction Substantial Completion	April 2025	April 2025

I. Ballpark			Qty	U/M	Scope	Qty	U/M	Total Cost
A. Ballpark								
1A	Player Development for MiLB Standards	22,835	gsf	Incl.	22,835	gsf	Incl.	
1B	Premium Spaces & Ballpark Amenities	132,340	gsf	Incl.	102,972	gsf	Incl.	
1C	Turf Replacement / Field Lighting / Bullpens	130,139	gsf	Incl.	130,139	gsf	Incl.	
1D	Canopy (Freestanding)	29,005	gsf	Incl.				Cantilevered Structure incl.
2A	Admin / O&M	12,383	gsf	Incl.	12,383	gsf	Incl.	
3A	Videoboard & Plaza Board	30 x 70		Incl.	30 x 70		Incl.	
3B	Outfield Circulation / Berm Seating	21,335	gsf	Incl.	21,335	gsf	Incl.	
3C	KidsZone/Mt Hood			Not Incl.				Not Incl.
3D	Brewpub w/ Rooftop			Not Incl.				Not Incl.
3E	Outfield Building (Multi-Level w/ Rooftop)			Not Incl.				Not Incl.
3F	Concert / Grounds Crew	4,000	gsf	Incl.	1,720	gsf	Incl.	
B. Equipment								
C1	Food Service Equipment			Incl.				Incl.
C. Technology								
D2	Tele/Comm System, structured cabling, WiFi			Incl.				Incl.
D3	IPTV System	50	tv's	Incl.	50	tv's	Incl.	
D4	AV System (conference spaces, ballpark speaker system)			Incl.				Incl.
D5	Video Production			Incl.				Incl.
D6	Broadcast Cabling			Incl.				Incl.
D7	Access Control System			Incl.				Incl.
D8	Video Surveillance System			Incl.				Incl.
D9	POS System - data connection/device only	50	POS	Incl.	50	POS	Incl.	
D10	Network Equipment / Computers			By FF&E				By FF&E
D11	Heat Mapping for Network Coverage (Cellular/PS DAS)			Incl.				Incl.
D13	Distributed Antennae Public Safety System (DAS)			Incl.				Incl.
D. Site								
E1	Sitework			Incl.				Incl.
E2	Subsurface and Environmental Premiums			By Others				By Others
E3	66" North Water Transmission Line Relocation		\$	4,810,000		\$	4,810,000	
E. Concert Amenities (Movable stage, matting, chairs, etc)								
F1	Concert Amenities (Movable stage, matting, chairs, etc)			Incl. w/ Soft Costs				Incl. w/ Soft Costs
Escalation								
G1	Escalation (4th Qtr. 2022 to 3rd Qtr. 2023)			Incl.				Incl.
Total Escalated Design Build Cost			\$	135,960,000		\$	119,960,000	

F. Soft Costs								
F1	A/E Services			Incl w/ Sec. A. DB Budget				Incl w/ Sec. A. DB Budget
F2	Geotechnical Investigations / Site Investigation / Site Survey			Incl.				Incl.
F3	Project Management / Branding Consultant			By Owner				By Owner
F4	Construction Testing & Inspections / Commissioning / Permitting			Incl.				Incl.
F5	Marketing Services / Public Relations			By Owner				By Owner
F6	FF&E			Incl.				Incl.
F1	Concert Amenities (Movable stage, matting, chairs, etc)			Incl.				Incl.
F7	Start-Up Expenses			By Owner				By Owner
F8	Site Development Premium			By Owner				By Owner
F9	Legal & Governmental Services			By Owner				By Owner
F10	Owner Contingency / Misc. Expenses			Incl.				Incl.
E7	Relocated Baseball Field Off Site		\$	3,180,000		\$	3,180,000	
	RTF Loss of Use, City of Hillsboro		\$	8,383,426		\$	8,383,426	
Total PROJECT COST			\$	160,990,426		\$	144,990,426	

Recommended Alternates/Reductions								
G1.05	Removal of 3rd baseline restrooms & infrastructure to pop-up concessions, football de			Rec'd				Incl. Above
G1.06	Removal of Press Level & Independent Canopy Structure			Rec'd				Incl. Above
G1.08B	Add party deck allowance			Rec'd				Incl. Above
D3.01	Remove UV Filtration Premium on HVAC equipment			Rec'd				Incl. Above
D5.02	Technology - additional targeted allowance reduction of technology allowances			Rec'd				Incl. Above
G2.01	Reduce Planting Allowance from \$8/sf to \$5/sf			Rec'd				Incl. Above
G1.09	Remove Concert Building program from outfield building			Rec'd				Incl. Above
Other Ideas								
D12	Distributed Antennae Cellular System (DAS)			Rec'd				Not Incl.
G1.02A	Existing Seating - Remove/Replace existing seating throughout			Rec'd				Not Incl.
G1.07	Add Club Seating down 1st baseline (~167 Club seats)			Rec'd				Not Incl.
G1.08A	Add Elevated 5,500 sf party deck along 3rd baseline			Rec'd				Not Incl.