

MINOR LEAGUE BASEBALL

PRELIMINARY RENDERINGS

PRELIMINARY COST ESTIMATE



PREPARED FOR:
CITY OF FAYETTEVILLE, NC

PREPARED BY:
BARRETT SPORTS GROUP, LLC
POPULOUS
HUNT CONSTRUCTION
MAY 16, 2016

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Internal Draft



BARRETT SPORTS GROUP, LLC

I. PRELIMINARY RENDERINGS

Internal Draft

I. PRELIMINARY RENDERINGS

Overhead View – Phase 1



I. PRELIMINARY RENDERINGS

Overhead View – Phase 2



I. PRELIMINARY RENDERINGS

Overhead View – Phase 3



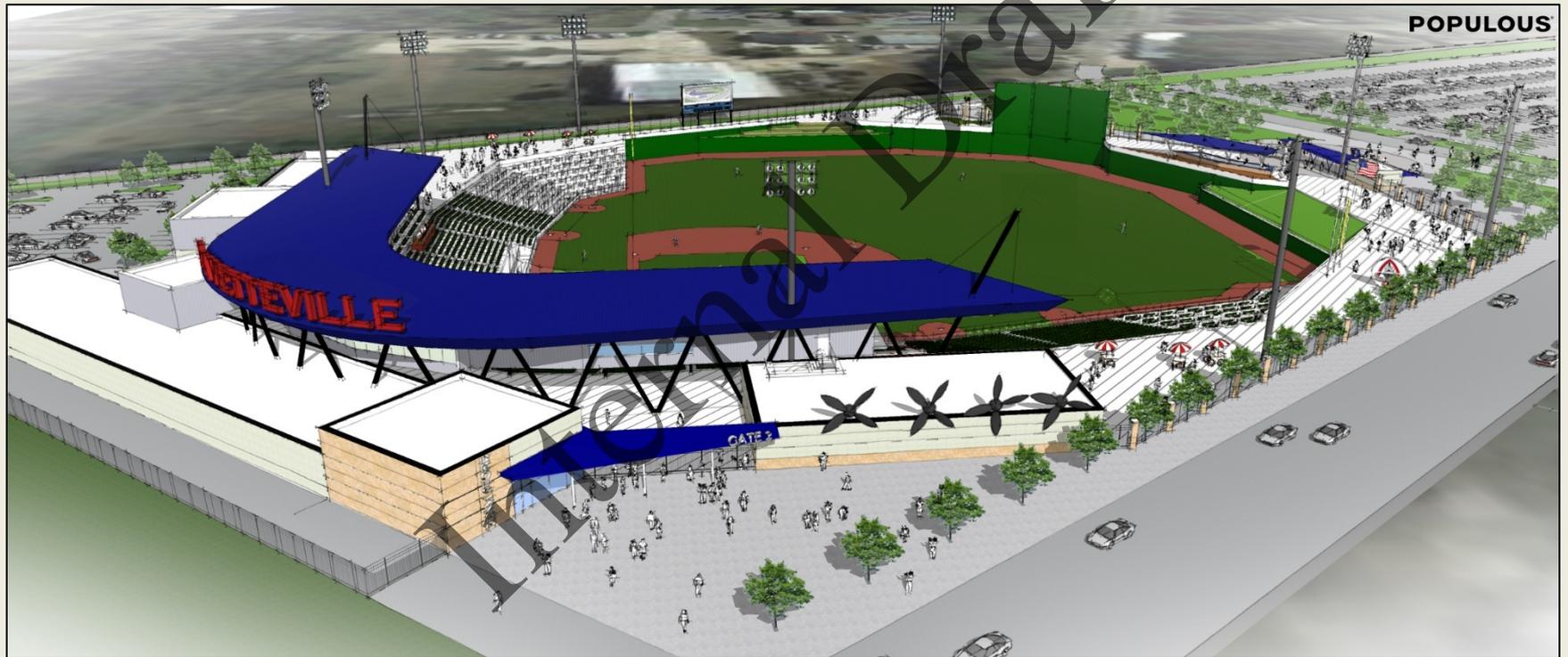
I. PRELIMINARY RENDERINGS

Aerial View – Right Field



I. PRELIMINARY RENDERINGS

Aerial View – First Base Line



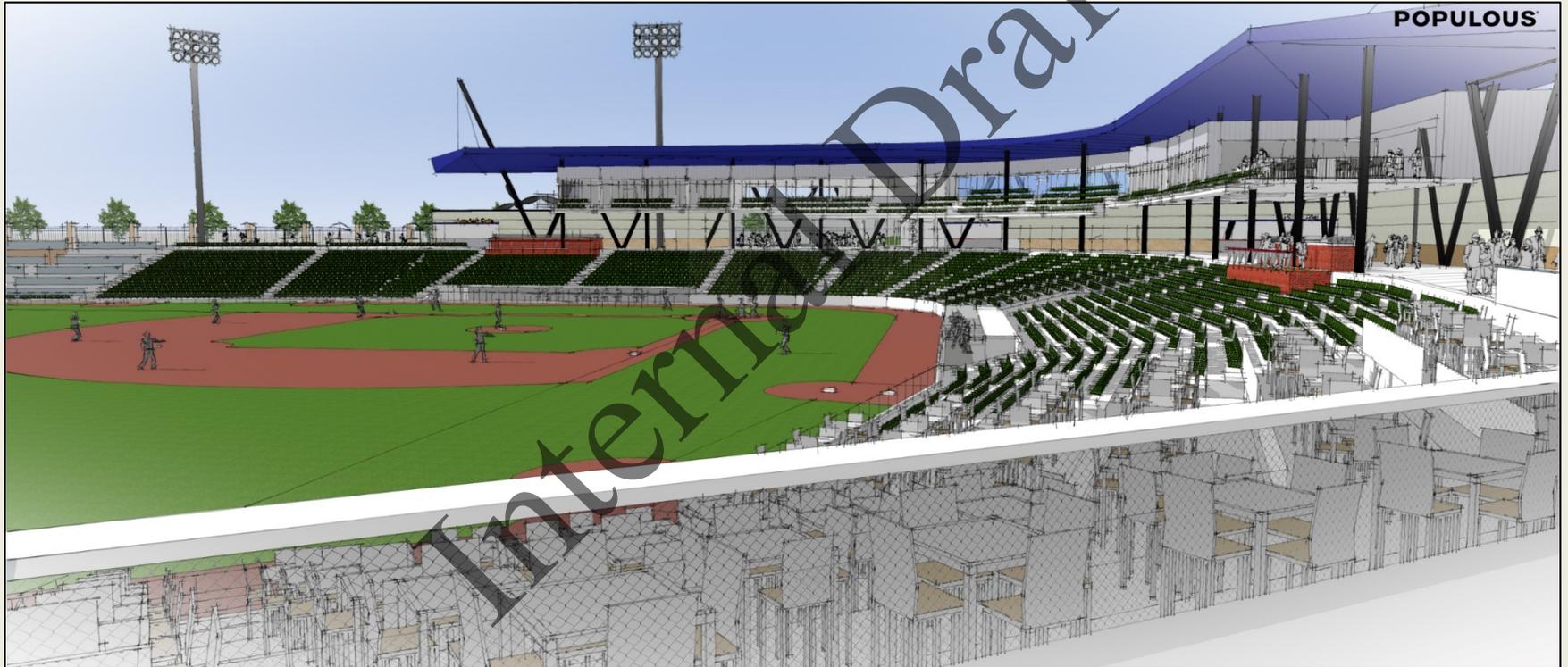
I. PRELIMINARY RENDERINGS

Aerial View – Ballpark and Development



I. PRELIMINARY RENDERINGS

Left Field View



I. PRELIMINARY RENDERINGS

Team Store View



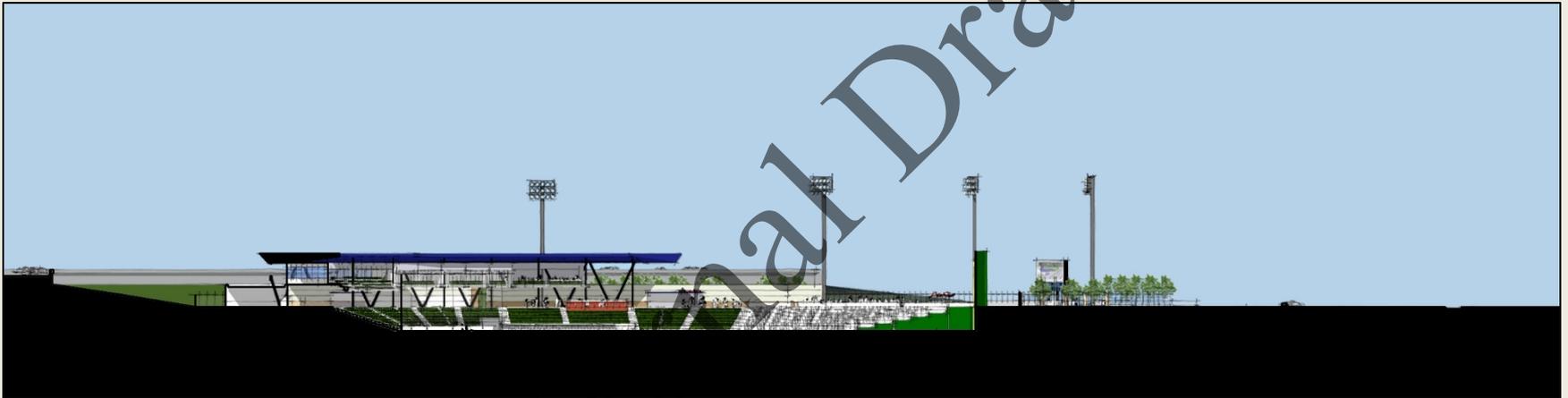
I. PRELIMINARY RENDERINGS

Gate 1 View



I. PRELIMINARY RENDERINGS

Section View



II. ALTERNATIVE RENDERINGS

Internal Draft

II. ALTERNATIVE RENDERINGS

Aerial View – Right Field (No Sign)



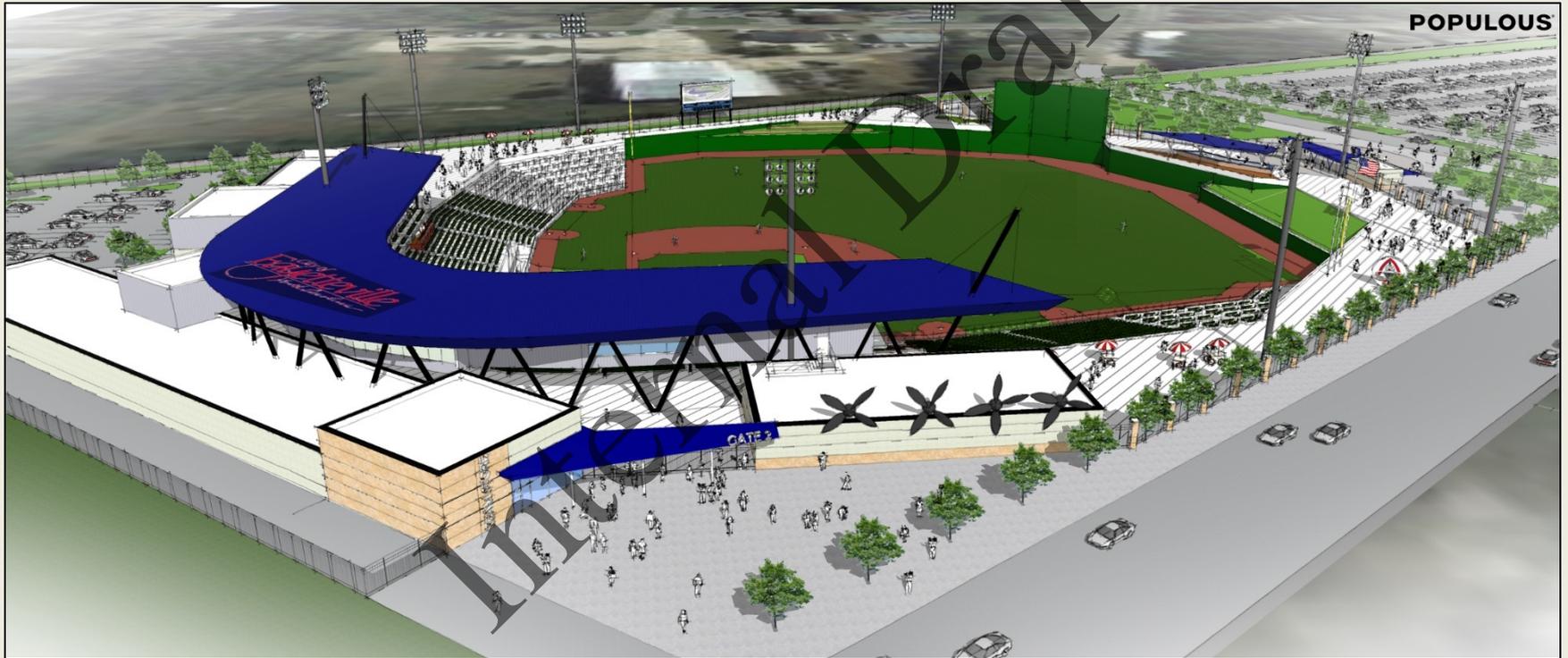
II. ALTERNATIVE RENDERINGS

Aerial View – First Base Line (Script Sign)



II. ALTERNATIVE RENDERINGS

Aerial View – First Base Line (Flat Script Sign)



II. ALTERNATIVE RENDERINGS

Aerial View – Ballpark and Development (Flat Script Sign)



II. ALTERNATIVE RENDERINGS

Overhead View – Phase 3 Detailed (Flat Script Sign)



III. BALLPARK COST ESTIMATE

Internal Draft

III. BALLPARK COST ESTIMATE

Preliminary Cost Estimate

Foundations/Basement	\$4,551,978
Exterior	\$8,578,605
Interior	\$3,578,896
Systems	\$5,717,115
Equipment/Furnishings	\$1,423,506
Special Construction/Demolition	\$1,502,574
Site Preparation/Improvements	\$3,816,334
General Requirements	\$729,225
Cost of Work	\$29,898,233
General Conditions	\$2,214,386
Insurance	\$863,787
Contingency	\$1,813,702
Fee	\$1,478,580
Preconstruction Services	\$156,634
Total Design/Build Cost	\$36,425,322
Architectural/Engineering/Reimbursables	\$2,772,000
Concessions Equipment/Carts/Suites	\$1,800,000
Video Board and Related Equipment	\$1,500,000
Signage and Architectural Graphics Design	\$500,000
Stadium Seating	\$645,000
FF&E	\$900,000
Miscellaneous/Other	\$1,785,777
Parking	\$2,173,852
Owner Contingency	\$1,000,000
Total Soft Costs/Other	\$13,076,629
Total Cost	\$49,501,951

Source: Hunt Construction Group.

APPENDIX A – COST ESTIMATE

Internal Draft

LIMITING CONDITIONS AND ASSUMPTIONS

Internal Draft

LIMITING CONDITIONS AND ASSUMPTIONS

This analysis is subject to our contractual terms, as well as the following limiting conditions and assumptions:

- The analysis has been prepared for internal decision making purposes of the Client only and shall not be used for any other purposes without the prior written permission of Barrett Sports Group, LLC.
- The analysis includes findings and recommendations; however, all decisions in connection with the implementation of such findings and recommendations shall be Client's responsibility.
- Ownership and management of the stadium are assumed to be in competent and responsible hands. Ownership and management can materially impact the findings of this analysis.
- Any estimates of historical or future prices, revenues, rents, expenses, occupancy, net operating income, mortgage debt service, capital outlays, cash flows, inflation, capitalization rates, yield rates or interest rates are intended solely for analytical purposes and are not to be construed as predictions of the analysts. They represent only the judgment of the authors based on information provided by operators and owners active in the market place, and their accuracy is in no way guaranteed.
- Our work has been based in part on review and analysis of information provided by unrelated sources which are believed accurate, but cannot be assured to be accurate. No audit or other verification has been completed.
- Current and anticipated market conditions are influenced by a large number of external factors. We have not knowingly withheld any pertinent facts, but we do not guarantee that we have knowledge of all factors which might influence the operating potential of the facility. Due to rapid changes in the external factors, the actual results may vary significantly from estimates presented in this report.
- The analysts reserve the right to make such adjustments to the analyses, opinions, and conclusions set forth in this report as may be required by consideration of additional data or more reliable data which may become available.
- The analysis is intended to be read and used as a whole and not in parts. Separation of any section or page from the main body of the report is expressly forbidden and invalidates the analysis.
- Possession of the analysis does not carry with it the right of publication. It shall be used for its intended purpose only and by the parties to whom it is addressed. Other parties should not rely on the findings of this report for any purpose and should perform their own due diligence.
- Our performance of the tasks completed does not constitute an opinion of value or appraisal, or a projection of financial performance or audit of the facility in accordance with generally accepted audit standards. Estimates of value (ranges) have been prepared to illustrate current and possible future market conditions.
- The analysis shall not be used in any matters pertaining to any financing, or real estate or other securities offering, registration, or exemption with any state or with the federal Securities and Exchange Commission.
- No liability is assumed for matters which are legal or environmental in nature.