

# MINOR LEAGUE BASEBALL

## PRELIMINARY RENDERINGS

### PRELIMINARY COST ESTIMATE



PREPARED BY:  
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POPULOUS  
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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

## Overhead View – Football



# I. PRELIMINARY RENDERINGS

## Overhead View – Soccer



# I. PRELIMINARY RENDERINGS

## Overhead View – Football and Soccer



# I. PRELIMINARY RENDERINGS

## Overhead View – Concert Layout 1



# I. PRELIMINARY RENDERINGS

## Overhead View – Concert Layout 2



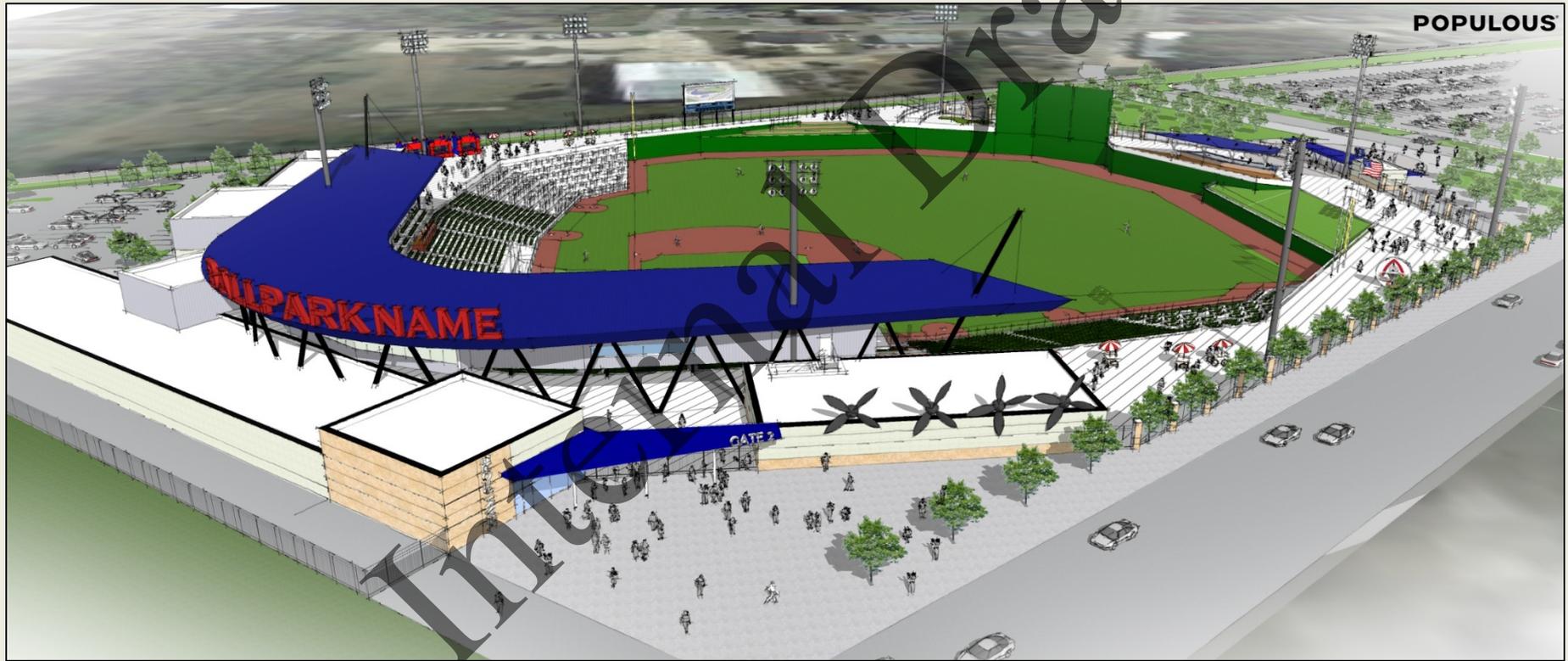
# I. PRELIMINARY RENDERINGS

Aerial View – Right Field



# I. PRELIMINARY RENDERINGS

Aerial View – First Base Line



# I. PRELIMINARY RENDERINGS

## Aerial View – Ballpark and Development



# I. PRELIMINARY RENDERINGS

Aerial View – Left Field



# I. PRELIMINARY RENDERINGS

Left Field View



# I. PRELIMINARY RENDERINGS

Team Store View



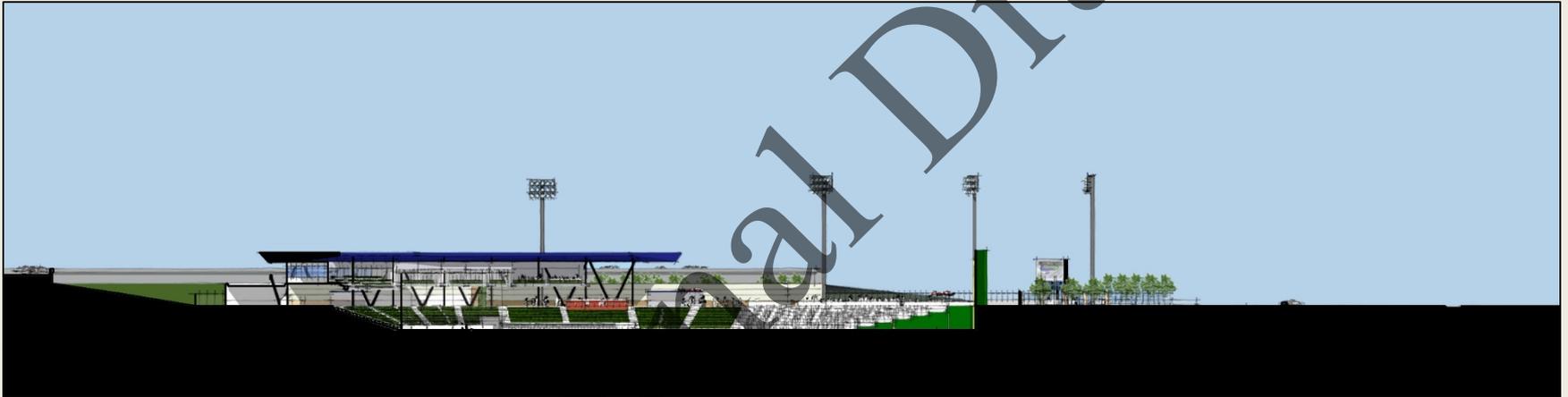
# I. PRELIMINARY RENDERINGS

Gate 1 View



# I. PRELIMINARY RENDERINGS

## Section View



## II. PRELIMINARY PROGRAM

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# II. PRELIMINARY PROGRAM

## Fayetteville Program

- Our preliminary program includes:
  - Seating
    - 4,110 lower bowl seats
    - 362 group seats
    - 1,000 berm seats
    - 450 suite level seats
    - 550 standing room only seats
  - Luxury Suites
    - 10
  - Club Seats
    - 150

Fayetteville	
<b>Fixed Seating</b>	
Total Lower Bowl	4,110
Total Group Seating	362
Total Suite Level	450
Total Fixed Seating	4,922
<b>Non-Fixed Seating</b>	
Total Berm Seating	1,000
Standing Room Only	550
Total Non-Fixed Seating	1,550
<b>Capacity</b>	6,472

Note: Fixed Seating includes high tops.  
Source: Populous.

Fayetteville	
<b>Lower Bowl</b>	
All Star Seats	2,200
Reserved Seats	1,700
Legacy Seats	150
ADA	60
Total Lower Bowl	4,110
<b>Group Seating</b>	
4 Tops (1st Base)	136
Concourse Suites	50
Field Boxes (3rd Base)	176
Total Group Seating	362
<b>Berm Seating</b>	
Berm-Right Field	660
Terraced Berm-Left Field	340
Total Berm Seating	1,000
<b>Suite Level</b>	
Suite Seats (10 Suites)	160
Club Seats	150
Party Deck	140
Total Suite Level	450
<b>Total Seats</b>	5,922
Standing Room Only	550
<b>Capacity</b>	6,472

Note: ADA included in Fayetteville group and berm seating counts.  
Source: Populous.

# II. PRELIMINARY PROGRAM

## Fayetteville Comparison With Columbia

- Columbia's ballpark is larger than Fayetteville's in each category

	Fayetteville	Columbia
<b>Fixed Seating</b>		
Total Lower Bowl	4,110	4,399
Total Group Seating	362	1,432
Total Suite Level	450	579
Total Fixed Seating	4,922	6,410
<b>Non-Fixed Seating</b>		
Total Berm Seating	1,000	1,641
Standing Room Only	550	949
Total Non-Fixed Seating	1,550	2,590
<b>Capacity</b>	6,472	9,000

Note: Fixed Seating includes high tops.

Source: Populous.

	Fayetteville	Columbia
<b>Lower Bowl</b>		
All Star Seats	2,200	2,855
Reserved Seats	1,700	1,131
Legacy Seats	150	189
Home Run Porch	0	156
ADA	60	68
Total Lower Bowl	4,110	4,399
<b>Group Seating</b>		
4 Tops (1st Base)	136	96
Concourse Suites	50	100
Field Boxes (3rd Base)	176	364
Picnic Seating	0	872
Total Group Seating	362	1,432
<b>Berm Seating</b>		
Berm-Right Field	660	1,082
Terraced Berm-Left Field	340	531
ADA	0	28
Total Berm Seating	1,000	1,641
<b>Suite Level</b>		
Suite Seats (10 Suites)	160	320
Club Seats	150	141
Party Deck	140	118
Total Suite Level	450	579
<b>Total Seats</b>		
	5,922	8,051
Standing Room Only	550	949
<b>Capacity</b>	6,472	9,000

Note: ADA included in Fayetteville group and berm seating counts.

Source: Populous.

# III. BALLPARK COST ESTIMATE

*Internal Draft*

# III. BALLPARK COST ESTIMATE

## Preliminary Cost Estimate

- The proposed ballpark is estimated to cost \$47.8 million

Foundations/Basement	\$4,551,978
Exterior	\$7,934,330
Interior	\$3,556,382
Systems	\$5,693,306
Equipment/Furnishings	\$1,423,506
Special Construction/Demolition	\$1,236,678
Site Preparation/Improvements	\$3,586,593
General Requirements	\$699,569
<b>Cost of Work</b>	<b>\$28,682,342</b>
General Conditions	\$2,155,686
Insurance	\$829,212
Contingency	\$1,741,698
Fee	\$1,419,880
Preconstruction Services	\$149,795
<b>Total Design/Build Cost</b>	<b>\$34,978,613</b>
Architectural/Engineering/Reimbursables	\$2,695,000
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	\$2,005,554
Owner Contingency	\$1,000,000
<b>Total Soft Costs/Other</b>	<b>\$12,831,331</b>
<b>Total Cost</b>	<b>\$47,809,944</b>

Source: Hunt Construction Group.

# III. BALLPARK COST ESTIMATE

## Reconciliation With Columbia

- Fayetteville's adjusted cost estimate is \$2.8 million higher than Columbia's

Fayetteville Ballpark Cost Estimate	\$47,809,944
Less: Shade Canopy	(\$2,000,000)
Less: Landscaping	(\$229,269)
Less: Utilities	(\$600,460)
Less: Escalation to 2016	(\$1,850,000)
Less: Soft Cost Difference	(\$1,322,008)
Less: Parking	(\$2,005,554)
Adjusted Fayetteville Ballpark Cost Estimate	\$39,802,653
Estimated Columbia Cost	\$37,000,000
Adjusted Difference	\$2,802,653

# 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.