



### PGE Park Budget Detail - Phases I & II

ID #	Item Description	Phase I		Phase II		Total Cost
<b>100</b>	<b>START-UP EXPENSES</b>					
105	Election Expenses					
110	Project Feasibility Analysis					
115	Arena Revenue (OO) Study					
120	Property Assessment / Valuation					
125	Property Tax Assessment					
130	Project Financial Advisor					
135	Public Relations					
140	Political Consulting / Lobbying					
145	Food Service / Concessions Deal Consultant					
150	Research and Polling					
190	Other	\$	50,000	\$	50,000	\$ 100,000
	<i>Sub Total</i>	\$	50,000	\$	50,000	\$ 100,000
<b>200</b>	<b>SALES &amp; MARKETING</b>					
210	Sales and Marketing Consultant					
240	Premium Seating Marketing Expenses					
250	Preopening and Grand Opening Expenses					
290	Other Marketing Expenses	\$	50,000	\$	50,000	\$ 100,000
	<i>Sub Total</i>	\$	50,000	\$	50,000	\$ 100,000
<b>300</b>	<b>LAND ACQUISITION &amp; SITE DEVELOPMENT</b>					
310	Land Acquisition - Procurement Agent					
320	Title, fees, Interest, Misc					
330	Property Taxes, Land carrying costs					
335	Condemnation Contingency					
340	Business Displacement Costs					
350	Street Closures & Utility Relocation					
360	Electrical Utility Relocation					
370	Other Site Development Costs & Landscaping					
375	Public Art/Improvements					
	<i>Sub Total</i>		In Hard Costs		In Hard Costs	In Hard Costs
			Not in Project Budget		In Hard Costs	In Hard Costs
<b>400</b>	<b>DESIGN/PROFESSIONAL SERVICES</b>					
405	Design Architect - Design Fees (EB)	\$	316,536	\$	2,113,570	\$ 2,430,106
406	Design Architect - Reimbursables (EB)	\$	47,480	\$	317,035	\$ 364,516
420	Landscape Design					
425	Acoustical Consultant					
430	Site Surveying	\$	15,000	\$	20,000	\$ 35,000
435	Building Commissioning					
440	LEED Certification Process Mgmt					
445	Tel/Data & Security Consultant					
450	Additional Graphics Design					
455	Foodservice Design	\$	150,000	\$	250,000	\$ 400,000
460	Environmental Testing & Inspections	\$	60,000			\$ 60,000
465	Environmental Remediation	\$	150,000			\$ 150,000
470	Geotechnical Report/Ground Water Analysis	\$	20,000	\$	20,000	\$ 40,000
475	Signage Consultant					
480	Traffic & Parking Studies			\$	50,000	\$ 50,000
490	Other Design-Related Consultants	\$	50,000	\$	100,000	\$ 150,000
	<i>Sub Total</i>	\$	609,016	\$	2,870,605	\$ 3,679,621
<b>500</b>	<b>LEGAL &amp; GOVERNMENTAL SERVICES</b>					
510	Legal Council					
520	Legal Services (Land Acquisition)					



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530	Legal Services (Construction Related)			
540	City Facilitator Services (Zoning & Permits)			
590	Other	\$ 50,000	\$ 50,000	\$ 100,000
	<i>Sub Total</i>	\$ 50,000	\$ 50,000	\$ 100,000
<b>600</b>	<b>PROJECT ADMINISTRATION</b>			
605	Developers Fees			
610	Staff Reimbursables	\$ 50,000	\$ 100,000	\$ 150,000
615	City Representative	\$ 50,000	\$ 100,000	\$ 150,000
620	Romani Group/ICON Venue Group - Program Mgmt	\$ 121,741	\$ 594,384	\$ 716,125
621	Romani Group/ICON Venue Group - Reimbursables	\$ 50,000	\$ 50,000	\$ 100,000
622	Romani Group/ICON Venue Group - Add Services	\$ 9,600	\$ 47,100	\$ 56,700
625	MBE/WBE/ESB Consultant			
630	Public Relations Consultant			
635	Team Owner's Rep and Peer Reviews			
640	RGI Office Build-out Expense	Anticipated to be in TCCo GC's	Anticipated to be in TCCo GC's	Anticipated to be in TCCo GC's
645	Furniture, Fixtures, & Equipment (administration related)	Anticipated to be in TCCo GC's	Anticipated to be in TCCo GC's	Anticipated to be in TCCo GC's
650	Rent Expense			
655	RGI Operating Expenses	included in 621	included in 621	included in 621
660	RGI Equipment/Computer Maintenance	included in 621	included in 621	included in 621
665	RGI Printing/Reproduction Expenses	included in 621	included in 621	included in 621
690	Other Administrative Expenses			
	<i>Sub Total</i>	\$ 281,341	\$ 891,484	\$ 1,172,825
<b>700</b>	<b>CONSTRUCTION</b>			
710	Construction (Turner)	\$ 3,014,628	\$ 12,312,408	\$ 15,327,036
711	Additional Scope Items from 5/4 mtg		\$ 1,681,861	\$ 1,681,861
720	Bar Core and Shell		\$ 1,480,000	\$ 1,480,000
730	East Sidelines Roof		\$ 2,140,000	\$ 2,140,000
740	North End Screen and Party Deck		\$ 1,600,000	\$ 1,600,000
750	Allowance			
735	Preconstruction Fees	included in 710	included in 710	included in 710
	<i>Sub Total</i>	\$ 3,014,628	\$ 19,214,269	\$ 22,228,897
<b>750</b>	<b>SYSTEMS &amp; EQUIPMENT</b>			
751	Concession Build-out (equipment only)	Relocated, included in 710 now	\$ 200,000	\$ 200,000
752	Concession Personal Equipment & Small wares	n/a	provided by concessionaire	
755	Stadium Technical Systems	\$ 300,000	\$ 200,000	\$ 500,000
760	Building/Owner FF&E	\$ 100,000	\$ 400,000	\$ 500,000
765	Additional Scope FFE		\$ 50,000	\$ 50,000
766	Additional Bar / Club FFE		\$ 100,000	\$ 100,000
765	Telecommunications Systems			
770	Training Equipment	\$ 120,000		\$ 120,000
780	Scoreboard Systems/LED Panels		\$ 2,500,000	\$ 2,500,000
785	Video Display Systems	\$ 250,000		\$ 250,000
790	1.5% for Solar	Assume Covered	Assume Covered	
	<i>Sub Total</i>	\$ 770,000	\$ 3,450,000	\$ 4,220,000
<b>800</b>	<b>PERMITS, TESTING, FEES &amp; SPECIAL TAXES</b>			
801	Building Permit Fees/Approvals	included in 710	included in 710	included in 710
805	Independent Testing Fees	\$ 24,117	\$ 153,714	\$ 177,831
810	Water Tap Fees			
815	Sanitary Sewer Utility Fees			
816	Utility Deposits			
820	Electrical Distribution Design/Improvements			



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ID #	Item Description	Phase I		Phase II		Total Cost
825	Gas Distribution Design/Improvements					
830	Wastewater Distribution Design/Improvements					
835	Wastewater Improvement Fees					
840	Telephone/Cable TV Distribution Design/Improvements					
845	Telephone Main Extension					
850	Value Added Tax					
855	System Development Charges			\$	300,000	\$ 300,000
	<i>Sub Total</i>	\$	24,117	\$	453,714	\$ 477,831
<b>900</b>	<b>INSURANCE, FINANCING &amp; TRANSACTION COSTS</b>					
910	Builder's Risk Insurance	\$	12,059	\$	76,857	\$ 88,916
915	Workman's Comp and General Liability Insurance		included in 710		included in 710	included in 710
920	Financing Costs	\$	200,000	\$	400,000	\$ 600,000
930	Payment and Performance Bond	\$	33,161	\$	211,357	\$ 244,518
940	Capitalized Relocation Expenses					
	<i>Sub Total</i>	\$	245,219	\$	688,214	\$ 933,433
<b>Group Totals</b>		\$	5,294,322	\$	27,718,286	\$ 33,012,608
<b>1000</b>	<b>Contingency</b>					
1100	Construction Contingency 6% of section 700	\$	227,078	\$	1,359,856	\$ 1,586,934
1200	Design Contingency 5% of section 700	\$	189,231	\$	1,133,213	\$ 1,322,445
1300	Project Contingency 3% of all sections	\$	158,830	\$	831,549	\$ 990,378
<b>PGE Park - BUDGET TOTAL</b>		\$	5,869,461	\$	31,042,904	\$ 36,912,365

