



Hillsboro Hops – Project Update

March 7, 2022



Project Overview

Project Drivers

- Elevated to "High A"
- New season: April to September
- Requirement: meet facility standards by **2024/2025**
- Opportunities

Project Development Approach

- Partnership
- Community Benefit
- Mitigate "Loss of Use"
- Weigh against other priorities
- Financial sustainable for all



Progress since last update



Project Design/Build

- 10% Design – Programming and Concept at RTF COMPLETE
- 10% Design at alternative location

Financing plan

- \$18M City Contribution – TLT
- Hops securing private financing

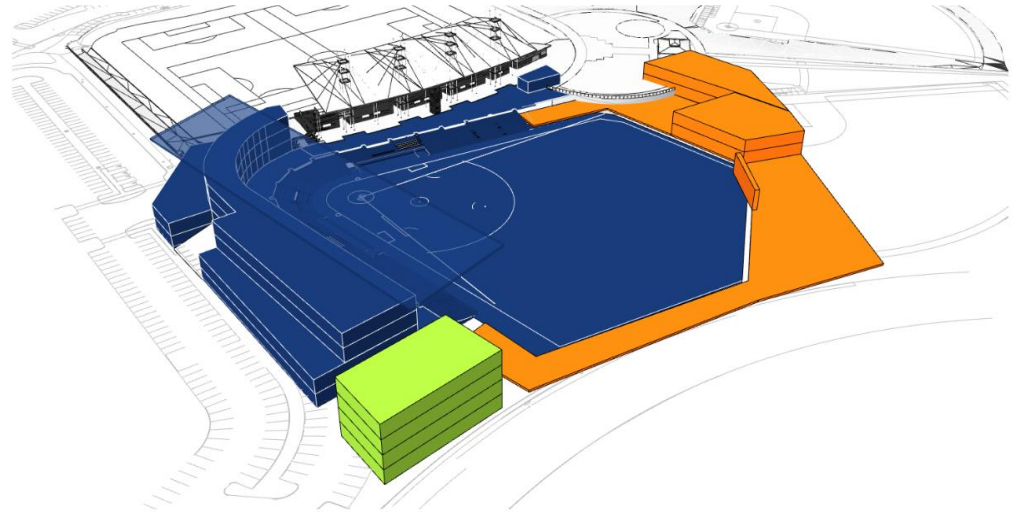
Agreement(s) with Hops

- MOU on Exclusive Negotiating Agreement
- Interim cost allocation agreement 1 – signed by all parties
- MOU for exploring alternative location at GFRC
- Interim cost allocation agreement 2 – on CC agenda
- Negotiating terms for final agreement - ongoing

Project Status

RTF Expansion

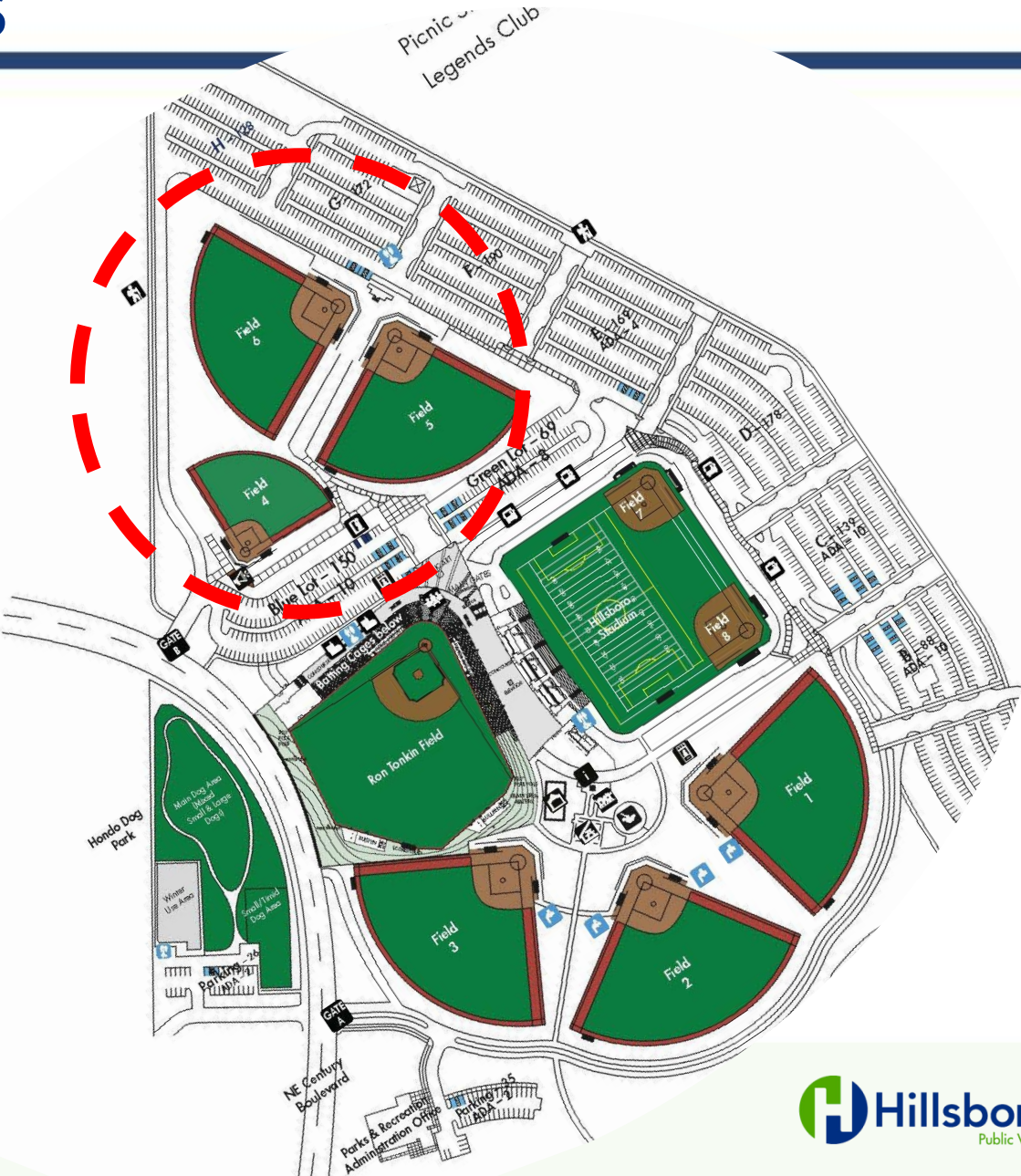
- Estimate:
 - \$160M
- Site constraints
 - Utility conflicts
 - Shared facility spaces
 - Construction sequencing
 - 2024 deadline
- Loss of use mitigation
 - Brown Middle School



Mortenson SRG POPULOUS

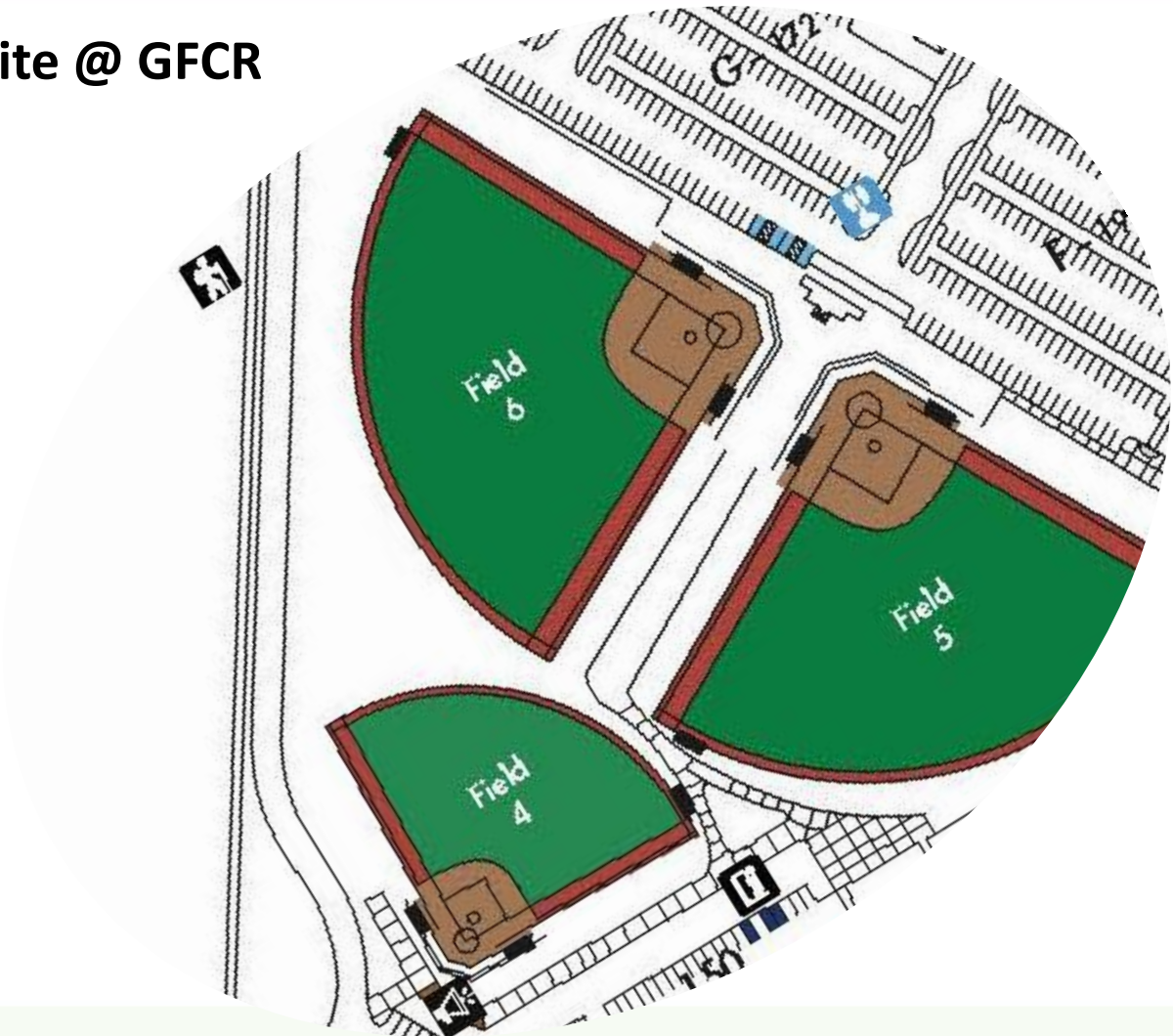
Project Status

Alternative Site @ GFCR



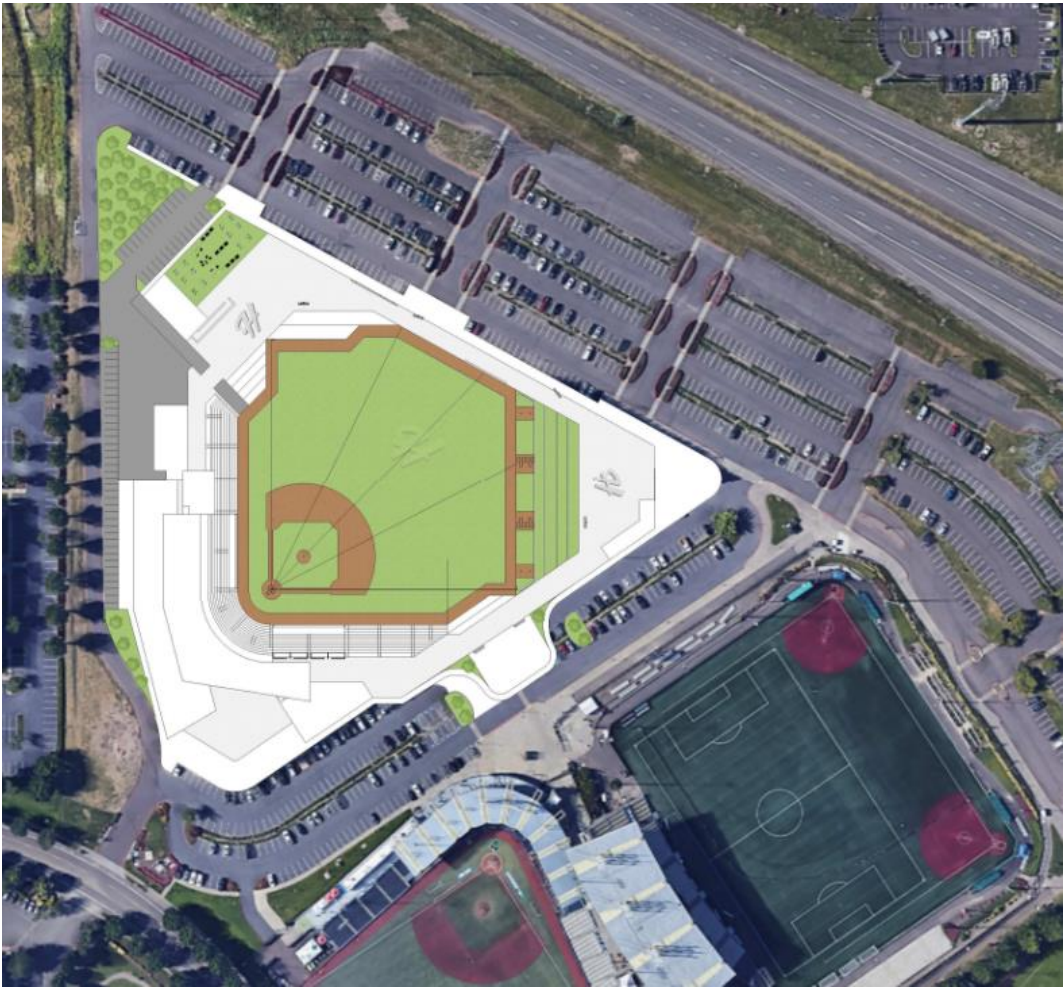
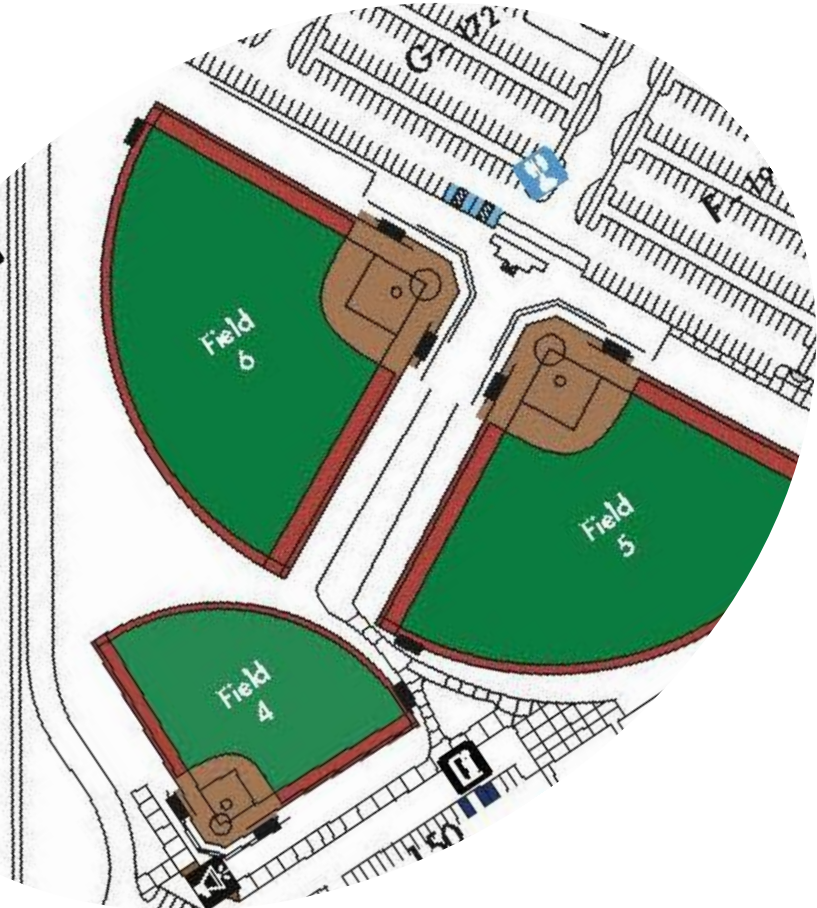
Project Status

Alternative Site @ GFCR



Project Status

Alternative Site @ GFCR



Project Status

Alternative Site @ GFCR

- Estimate:
 - \$120M
- “New” Build
 - Less constraints
 - No shared facility spaces
 - Additional time - 2025
 - RTF opportunities
- DRAFT-Loss of use mitigation
 - Turf Fields 4, 5, 6
 - Ron Tonkin Field
 - Brown Middle School



Project Outlook

Next steps @ new site

- Savings in first phase allowed the project to absorb alternatives analysis
- Programming work repurposed from initial concept
- Complete 35% Design
 - Land Use
 - Permitting
- Complete 65% Design
 - Early Procurement
 - Start Earthwork
- Set Contract Price (GMP)
 - Vertical construction



Receive funding

Project Budget Comparison

	Ron Tonkin Remodel *		New Stadium **	
Transient Lodging Tax (financed)	10,000,000	6%	18,000,000	15%
Financed by the City Paid by the HOPS	30,000,000	19%		
City Funded/HOPS Financed	40,000,000	25%	18,000,000	15%
Financed by the HOPS	100,000,000	63%	82,000,000	68%
State/Other Funding?	20,000,000	13%	20,000,000	17%
Total Estimated Project Costs (High End)	\$ 160,000,000	100%	\$ 120,000,000	100%
* Costs include lost use				
** Costs do not include lost use				

Hillsboro Hops Ballpark

- **Transient Lodging Taxes**
 - County Tax - 9% (City receives approx. 2.5%)
 - 2019-20 = \$1.6M
 - State Tax - 1.5% (City share 0%)
 - City Tax – 3%
 - Tax enacted in August 2017
 - Sunsets in 2026-27 without City Council action
 - Governed by ORS 320.350 –70% of net revenue from a new or increased local TLT shall be used to fund tourism promotion or tourism – related facilities
 - Revenue in 2019-20 = \$1.93M
 - Uses
 - \$8M Wingspan
 - Washington County Visitors Association

Hillsboro Hops Ballpark

- Costs spent to date: \$2.1M
 - Concept Planning: \$75,000
 - Economic Impact Analysis: \$20,000
 - Design to date: \$2M
- Projected total costs: \$95 - 120M
 - 35% to 65%: \$3.5M
 - Early Procurement: \$3.7M
 - Early Grading: \$4M
 - 65% to Final Design: \$4M
 - Construction: \$75.8 - \$76.8M
 - Potential add-ons
 - Soft costs + price escalation

Strategy on Agreements

Interim agreement

- Path to keep project on schedule
- Interim Cost Agreement 1 - Cost split : 25% (City)/75% (Hops)
- Interim Cost Agreement 2 - Cost split : 20% (City)/80% (Hops)
- Develop a Guaranteed Maximum Price (GMP)
- Provides time for Hops to secure additional financing
- Opportunity to negotiate final agreement

Final agreement

- Roles and responsibilities
 - Programming, operations and maintenance of the new facility
- Payment schedule and term
- Future capital costs
- Other - TBD

Hillsboro Hops Ballpark

- Things in the works...
 - Hops financial plan to be finalized
 - Not a ‘typical’ project
 - Schedule – GMP
 - Short-term programming impacts
 - City financing
 - Licensing/use agreement

Hillsboro Hops Ballpark

- Opportunities
 - New, modern entertainment facility in ballpark
 - Re-imagine RTF
 - Additional space for staff
 - Complement new ballpark
 - Increase recreation opportunities – Brown
 - Revenue potential – Hops and RTF
 - Tournament(s) potential
 - RTF and Brown

Hillsboro Hops Update

- Project goals and vision
- Year round event venue- we've seen this successful in other markets
- Financial commitment and progress- Feasibility Study
- Community commitment – Access, Inclusive, Affordable
- All in

Next Steps

- Execute Interim agreement – version 2
- Execute Amendment to Design/Build to GMP
- Finalize financing plan
- Develop final agreement with Hops
- Finalize loss of use mitigation plan
- Build improvements



DESIGN & PERMITTING



PROCUREMENT



CONSTRUCTION



Q3-2022

Q4-2022

Q1-2023

Q2-2023

Q3-2023

Q4-2023

Q1-2024

Q2-2024

Q3-2024

Q4-2024

Q1-2025

Q2-2025

<https://www.hillsboro-oregon.gov/our-city/hillsboro-major-projects/ron-tonkin-field-expansion>