

Table 7

Travis County Exposition Center - Phased Development Scenario						
	Phase 1		Phase 2		Phase 3	
	Low	High	Low	High	Low	High
Construction Costs						
Arena	\$230,000,000	\$244,380,000	\$0	\$0	\$0	\$0
Expo Facility	\$90,000,000	\$100,000,000	\$55,130,000	\$61,250,000	\$24,750,000	\$27,500,000
Covered Horse Arenas	\$8,625,000	\$11,500,000	\$11,250,000	\$15,000,000	\$0	\$0
Demolition	\$650,000	\$1,000,000	\$650,000	\$1,000,000	\$350,000	\$500,000
Sitework	\$14,000,000	\$20,000,000	\$9,100,000	\$13,000,000	\$7,000,000	\$10,000,000
Total Hard Construction Costs	\$343,275,000	\$376,880,000	\$76,130,000	\$90,250,000	\$32,100,000	\$38,000,000
Soft Costs						
Design Fees	\$27,460,000	\$37,690,000	\$6,090,000	\$7,220,000	\$2,570,000	\$3,040,000
Surveys, Testing, Permits	\$3,430,000	\$3,770,000	\$760,000	\$900,000	\$320,000	\$380,000
Project Management	\$10,300,000	\$11,310,000	\$2,280,000	\$2,710,000	\$960,000	\$1,140,000
Total Soft Costs	\$41,190,000	\$52,770,000	\$9,130,000	\$10,830,000	\$3,850,000	\$4,560,000
Contingencies						
Construction Contingency	\$17,160,000	\$18,840,000	\$3,810,000	\$4,510,000	\$1,610,000	\$1,900,000
Project Contingency	\$19,220,000	\$21,480,000	\$4,260,000	\$5,050,000	\$1,800,000	\$2,130,000
Total Contingency Costs	\$36,380,000	\$40,320,000	\$8,070,000	\$9,560,000	\$3,410,000	\$4,030,000
Total Project Budget	\$420,845,000	\$469,970,000	\$93,330,000	\$110,640,000	\$39,360,000	\$46,590,000

Source: HKS

The “high” cost estimate for Phase I is approximately \$470 million. An additional \$150 million is estimated to complete Phases II and III.

Park Adjacencies to the Expo Center

The adjacent Walter E. Long Metropolitan parkland is not developed. It is understood and suggested that the City of Austin Parks & Recreation Department (PRD) has funded a master-planning process for 2016. It is a necessary first step to park development that the HSP Team fully supports. The informed choice of the right uses immediately adjacent to the TCEC can be truly transformative. The result creates a synergy elevating both the TCEC and the park as important components of Austin’s cultural and park system and quality of life.

The following figure shows proposed development areas for the adjacent Walter E. Long parkland.