



IV. Proposed Financial Structure

State of Kansas STAR Bonds South Area	
Discovery Center	\$11,000,000
Land Acquisition / Relocation / Demolition	\$12,000,000
Infrastructure – Roads, Water, Sewer, Streetscape, Landscaping, Park	\$11,000,000
Parking Garage	\$4,000,000
Consulting Fees	\$3,000,000
TOTAL	\$41,000,000

Dial Realty and City of Manhattan South Area	
Hotel	\$15,000,000
Conference Center	\$5,000,000
Restaurants	\$4,000,000
Discovery Center	\$5,000,000
Retail	\$500,000
Theater	\$15,000,000
Residential	\$2,000,000
Parking Garage	\$2,500,000
TOTAL	\$49,000,000

The total cost estimate for the Flint Hills Discovery Center, including bricks and mortar, exhibits, furniture, fixture and equipment is approximately \$18.5 million. The bricks and mortar related to the Flint Hills Discovery Center, including landscaping and streetscape surrounding the building have been estimated at \$11 million. The cost to acquire land, clear the site, and prepare the land for construction of the Flint Hills Discovery Center and the remainder of the South Area has been estimated at \$12,000,000. Redevelopment projects and costs associated with acquisition, demolition and site preparation are much higher than the typical suburban, green field development. Infrastructure costs related to the South Area have been estimated at \$11,000,000. This includes upgrades at major intersections and entry points into the South Area. It also includes the streetscape and landscaping along the public streets and rights-of-way in and around the Flint Hills Discovery Center and South Area. Once again, since this is a redevelopment project, the costs associated with upgrading and replacing existing infrastructure are higher than installing new in an undeveloped area. The 400 stall parking garage has been estimated at \$15,000 per stall. This STAR bond application requests \$4,000,000 of the total \$6,500,000 necessary to build the garage. An additional \$3,000,000 has been requested to assist with the design and engineering costs associated with the Flint Hills Discovery Center and South Area.