

## General Project Requirements

As of August 4, 2026

Cygnet Theatre and Arts District Liberty Station have embarked on an exciting joint venture to build San Diego's newest state-of-the-art performing arts center at Arts District Liberty Station. This \$43.5M campaign will transform the former Naval Training Center's (NTC) Building 178 into a landmark performing arts center, creating a permanent home for Cygnet Theatre and further establishing Arts District Liberty Station as a premiere destination for arts and culture.

### Direct Project Costs

|                                                                                                                               |                     |
|-------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Building Construction (41,000 sq. ft.)                                                                                        | \$32,976,409        |
| Fixtures, Furnishings, and Equipment                                                                                          | \$541,408           |
| Architectural, Engineering, and Administrative Fees                                                                           | \$3,983,870         |
| <i>Includes: building and theatre design, engineering, acoustics, permit fees, legal fees, insurance, and project manager</i> |                     |
| Owner's Contingency                                                                                                           | \$2,789,952         |
| <b>Total Direct Costs</b>                                                                                                     | <b>\$40,291,639</b> |

### Indirect Project Costs

|                                                                                                                                                                 |                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Capacity Building Funds                                                                                                                                         | \$1,375,000        |
| Campaign Costs and Fees                                                                                                                                         | \$955,361          |
| <i>Includes: campaign manager, office equipment and supplies, campaign materials, meeting expenses, donor recognition, communications, and campaign counsel</i> |                    |
| Financing                                                                                                                                                       | \$500,000          |
| Pledge-Shrinkage Allowance                                                                                                                                      | \$250,000          |
| Soft Cost Contingency                                                                                                                                           | \$200,000          |
| <b>Total Indirect Costs</b>                                                                                                                                     | <b>\$3,280,361</b> |

|                                      |                     |
|--------------------------------------|---------------------|
| <b>Total Costs and Campaign Goal</b> | <b>\$43,572,000</b> |
|--------------------------------------|---------------------|

|                                            |                |
|--------------------------------------------|----------------|
| Grant Funding from the State of California | (\$10,000,000) |
| Campaign Funds Secured to Date             | (\$28,320,029) |

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|-------------------------------|--------------------|
| <b>Remaining Funds Needed</b> | <b>\$5,251,971</b> |
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