

## General Project Requirements

Cygnet Theatre and NTC Foundation 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 \$28.9 million 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 <i>Includes: building and theatre design, engineering, acoustics, permit fees, legal fees, insurance, and project manager</i>	\$3,983,870
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 <i>Includes: campaign manager, office equipment and supplies, campaign materials, meeting expenses, donor recognition, communications, and campaign counsel</i>	\$955,361
Financing	\$500,000
Pledge-Shrinkage Allowance	\$250,000
Soft Cost Contingency	\$200,000
<b>Total Indirect Costs</b>	<b>\$3,280,361</b>

**Total Costs and Campaign Goal** **\$43,572,000**

Grant Funding from the State of California (\$10,000,000)  
Campaign Funds Secured to Date (\$21,632,097)

**Remaining Funds Needed** **\$11,939,903**