

General Project Requirements

As of March 2, 2026

Cygnnet 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 Cygnnet 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
Total Direct Costs	\$40,291,639

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
Total Indirect Costs	\$3,280,361

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

Grant Funding from the State of California (\$10,000,000)
Campaign Funds Secured to Date (\$28,299,311)

Remaining Funds Needed **\$5,272,689**

The Joan and Irwin Jacobs Performing Arts Center c/o Cygnnet Theatre 2880 Roosevelt Road, San Diego, CA 92106