

## General Project Requirements

As of April 1, 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<br><i>Includes: building and theatre design, engineering, acoustics,<br/>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<br><i>Includes: campaign manager, office equipment and supplies,<br/>campaign materials, meeting expenses, donor recognition,<br/>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 (\$28,301,811)

**Remaining Funds Needed** **\$5,270,189**

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