

General Project Requirements

As of June 1, 2025

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

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
Total Indirect Costs	\$3,280,361

Total Costs and Campaign Goal	\$43,572,000
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Grant Funding from the State of California	(\$10,000,000)
Campaign Funds Secured to Date	(\$27,894,547)

Remaining Funds Needed	\$5,677,453
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