



FISD PERFORMING ARTS CENTER

School Board Workshop // 10.24.2022

Timeline

JUNE 2018

Facilities & Programs Evaluation Committee was introduced to the idea of a Performing Arts Center while evaluating the need for a 2018 bond program

[Click here for the original proposal created by FISSD Fine Arts](#)

AUGUST 2018

Facilities & Programs Evaluation Committee, chaired by 2 citizens, made a recommendation for the 2018 bond program to the School Board. The recommended bond package included **“a 1,250 seat multi-purpose auditorium for the performing and visual arts, including instructional, training, and office space”**

- The FPEC recommended that the VPAC could be used by FISSD Fine arts ~ 150 days per year and by outside groups or partners ~ 155 days per year.
- The FPEC assumed that the project would generate some amount of revenue for the District through rentals to help pay for M&O costs.
- The FPEC requested that the District evaluate public/private partnerships before building the facility on our own.

NOVEMBER 2018

The 2018 bond proposition passed with 61% of the vote.

- The original bond plan estimated that the VPAC would be constructed to open in the fall of 2023.

FEBRUARY 2019

FISSD met with various private entities to gauge interest in a public/private partnership

- Music Street – Rodney Haggard / Steve Morris
- Hunt Development – Fields Estate
- Chamberline Performing Arts Plano – Julie Foughty
- University of North Texas / Collin College

Timeline

DECEMBER 2019

FISD and the City of Frisco engaged Garfield Public/Private LLC to perform a programming and budgeting study for a jointly-owned visual and performing arts center.

- Garfield's report was completed in October 2020. [Click here for a copy.](#)

JANUARY 2021

Began discussions with the City of Frisco and Hall Group on a joint facility

MAY 24, 2021

All 3 parties met and agreed on the following:

- The development agreement would be between FISD, the City of Frisco, and Hall Group exclusively
- Any fundraising would have to be concluded by January 1, 2022
- There was no interest in a facility larger than 1,500 seats
- There was no interest in bringing Broadway performances to this facility
- Frisco ISD would own the larger venue, and the City of Frisco would own the smaller venue

A recap of this meeting was provided to the Board via HomeBase on 5.25.2022

JUNE 22, 2021

The Master Development Agreement was approved by the FISD Board and City Council

- The agreement specified a 1,250 to 1,500 seat main performance hall, a 250-350 seat community venue, and ancillary support structures
- The agreement designated a management committee made up of one representative from each entity to make recommendations and decisions regarding the facility

[Click here for a copy of the Master Development Agreement](#)

Timeline

AUGUST 2021

An RFQ for Architectural & Engineering Services for the VPAC was released jointly by FISD, the City, and Hall Group.

The same month, Mayor Cheney announced an initiative to raise \$100 million for the project during a Chamber of Commerce luncheon. FISD was unaware of the fundraising effort prior to that announcement.

SEPTEMBER 2021

The HEARTS Project launched their website and Audience Circle Podcasts hosted by Tammy Meinershagen. The podcasts introduced the desire to bring Broadway to Frisco and began discussing a 1,750 to 2,000 seat venue.

OCTOBER 2021

FISD and the City of Frisco entered into an agreement with CBRE to act as our owners' representative throughout the design and construction of the VPAC.

DECEMBER 2021

FISD sold \$43 million of taxable bonds to finance the design and construction of the VPAC.

Due to the conversations in the community about a venue larger than 1,500 seats, FISD Fine Arts researched and put together an internal position statement on the topic. [Click here for that document.](#)

Timeline

Weekly stakeholder meetings with staff from FISD, the City of Frisco, and Hall Group

JANUARY 2022

The deadline for private fundraising passed, and no donations were presented to FISD or the City.

The Board Officers met to get an update on the VPAC development and anticipated costs due to the post-COVID construction environment.

Notes from that discussion were provided to the Board via HomeBase on 1.28.2022.

FEBRUARY 2022

FISD and the City engaged Corgan to perform a spatial analysis study and determine a rough order of magnitude cost estimate.

APRIL 11, 2022

Frisco Arts presented a market assessment report to the stakeholder group.

- In June 2021, Frisco Arts engaged Theatre Projects to conduct a market assessment and feasibility study to determine the viability of a performing arts center in Frisco to accommodate Broadway and other touring acts.
- The study was not conducted in conjunction with the stakeholder committee's work and did not account for the ISD/community needs of the VPAC.

[Click here for a copy of that report.](#)

Timeline

Weekly stakeholder meetings with staff from FISC, the City of Frisco, and Hall Group

APRIL 28, 2022

Rough order of magnitude pricing was provided by Corgan during the weekly stakeholder meeting.

- During the same meeting, the City requested pricing for a 2,000 seat option.
- This was the meeting where it became clear that the three parties were no longer aligned in their priorities for the facility.

An update was provided to the Board via HomeBase on 4.26.2022

[Click here for a copy of Corgan's report](#)

MAY 9, 2022

CBRE and Corgan presented findings from the spatial analysis study to the Board in open session.

JULY/AUGUST 2022

Representatives from the Board and City Council began attending stakeholder meetings.

- There were 3 total meetings with elected representatives present to discuss the spatial analysis results between 7.19.2022 and 8.9.2022.
- At the 7.19.2022 meeting, the Hall Group presented a binder of research that FISC stakeholder committee members had not seen.
- On 7.28.2022 Craig Hall emailed a position statement and capital stack proposal to FISC and the City of Frisco. The capital stack proposal included an additional \$60 million in public funds - \$30 million from FISC and \$30 million from the City of Frisco.

AUGUST 9, 2022

Final meeting where all parties agreed our priorities were not aligned.

AUGUST 11, 2022

Joint press release and FISC story issued.

[Click here for a copy of the press release](#)

[Click here for a copy of the FISC story](#)

FISD Facility Usage

Corgan and CBRE hosted a number of stakeholder interviews during the spatial analysis process.

At least one of the parties interviewed called into question whether FISD really needed as many days as we said we did and suggested we might be flexible in the number of days we used the facility.

The Fine Arts Department started from scratch to re-calculate the number of days we would use the facility.

WHY: The Rationale

November 2018 Bond Package

\$691 million bond package, including \$43 million earmarked for a Visual and Performing Arts Center

1. Art gallery space
2. Multi-purpose auditorium
3. Professional learning space
4. Housing of FISD Fine Arts offices

3 Guiding Areas of Focus

1. Collaborative performance opportunities
2. Ease of scheduling burden at campuses
3. Hosting of UIL and similar evaluative events

The HOW of Scheduling

November 2018 Bond Package

Bond presentations identified 150-160 days of need

Summary of Needs

- Musical rotations to house 2-3 high school musicals each year
- UIL band, choir, orchestra, and theater events at both the middle school and high school levels
- Annual Dance DEAL evaluations
- TMEA all region band, choir, and orchestra concerts
- Vertical feeder pattern and additional district level visual art shows
- Elementary Honor Choir rehearsals and performances
- District and Fine Arts specific professional learning and professional learning community events.

The Result

We have identified 167 days of current needs!

So, WHAT does all this mean?

Frisco VPAC & Garage

Frisco ISD
Review



Key Team Members

Project
Ownership



Project
Management



Design Team



Timeline

Date	Activity	Date	Activity
11/15/2021	AE Interviews	4/11/2022	Spatial Analysis Meeting 5 & Frisco Arts Presentation
11/16/2021	AE Interviews	4/22/2022	Spatial Analysis Meeting 6
12/14/2021	Prep Meeting w/ISD	4/26/2022	UNT Meeting
1/11/2022	Prep Meeting w/Hall Group	4/28/2022	Stakeholder Budget Discussion
1/13/2022	Prep Meeting w/City	5/4/2022	Additional User Group Interviews at City Request
1/19/2022	Stakeholder Meeting	5/5/2022	Additional User Group Interviews at City Request
1/25/2022	Stakeholder Meeting	5/6/2022	Executive Summary Review
2/22/2022	Spatial Analysis Meeting 1	5/9/2022	Frisco ISD Board Meeting Presentation
2/28/2022	Spatial Analysis Meeting 2	6/8/2022	Stakeholder Meeting
3/4/2022	User Group Interviews	6/22/2022	Stakeholder Meeting
3/8/2022	User Group Interviews	7/19/2022	Stakeholder Meeting w/Trustees and Council Members
3/9/2022	User Group Interviews	8/1/2022	Stakeholder Meeting w/Trustees and Council Members
3/21/2022	Spatial Analysis Meeting 3	8/9/2022	Stakeholder Meeting w/Trustees and Council Members
3/25/2022	ISD Spatial Analysis Review	8/11/2022	Press Release
3/28/2022	ISD Fine Arts Schedule Review	9/2/2022	Hall Group Meeting at City's Request
3/28/2022	Spatial Analysis Meeting 4	9/6/2022	Executive Brief Distributed to Trustees & Council
4/4/2022	Usage Schedule Review	9/27/2022	Waco PAC Comparison Meeting

Spatial Analysis Process

Designated representatives for the City of Frisco, Frisco ISD, and Hall Group selected Corgan + Studio Gang following architectural firm interviews, initially engaging the team to conduct a spatial analysis exercise.

Corgan + Studio Gang have not been formally engaged as the project architectural team.

Spatial analysis began February 2022 and consisted of six activities:

- Establish vision, schedule, roles, and responsibilities
- Conduct focus group interviews
- Obtain feedback from key decision makers
- Present modified spatial analysis tabulation incorporating feedback comments
- Present preliminary spatial analysis diagrams
- Present preliminary spatial analysis diagrams incorporating feedback

Interviewed User Groups

Frisco ISD Fine Arts

- Orchestra
- Band
- Choir
- Theater
- Dance
- Visual Art

UNT School of Music

- Theatre Frisco
- Chamberlain Ballet
- Mudras in Motion
- Frisco Choral
- NTPA Frisco
- Hopeful Theater

A Heart of Gold

- Lumedia Musicworks
- Inishfree Irish Dance
- Frisco Discovery Center
- Frisco Arts Association
- Dallas Chamber Choir
- Plano Symphony Orchestra

Children's Chorus of Collin County

- Jasmines Beat & Next Step Dance
- Acting Studio Frisco
- Collin County Ballet Theatre
- Rebel Theater
- Dallas Conservatory

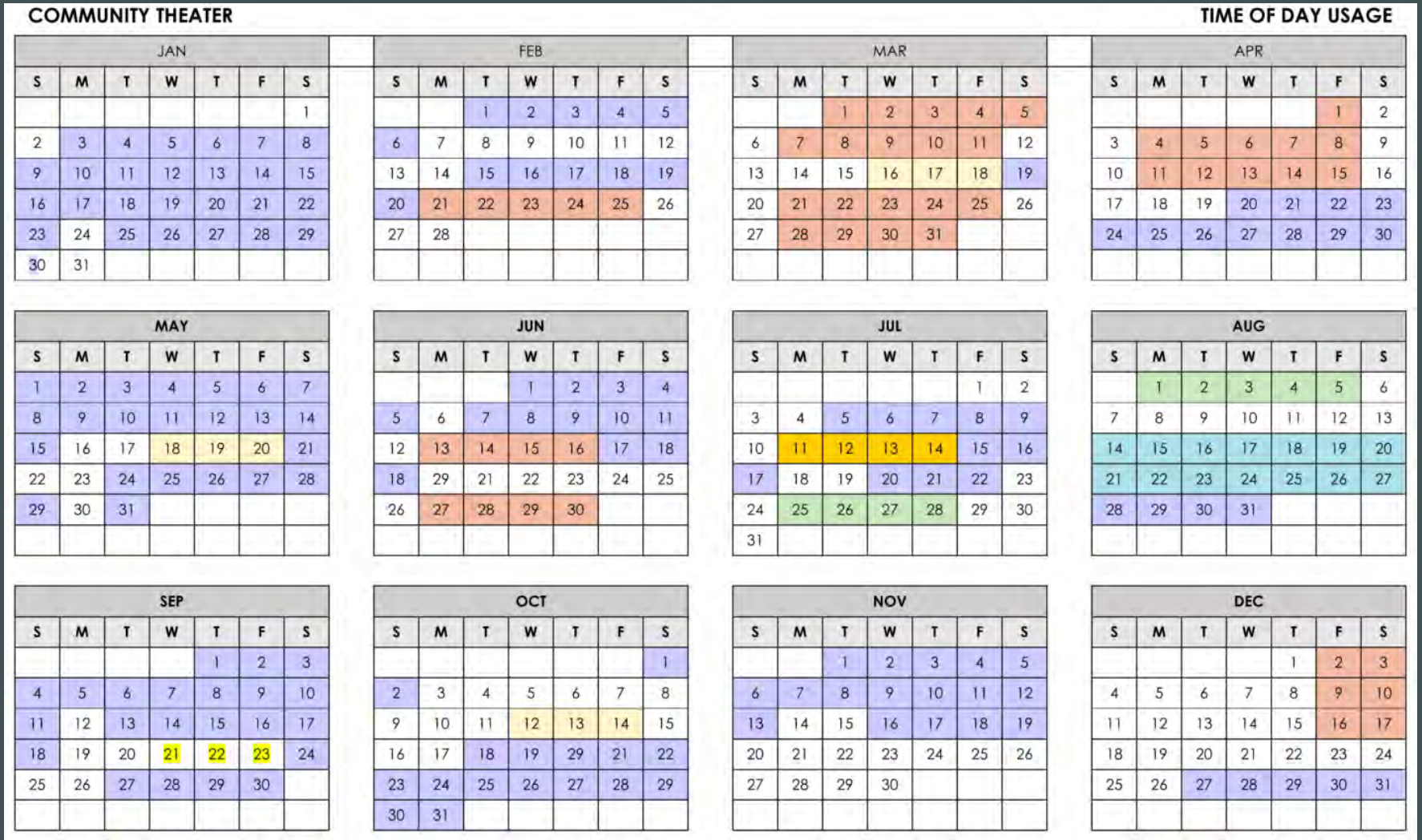
Main Theater Usage

- ISD Daytime
- ISD Night
- ISD All-Day
- Community Full-Day
- Community Night



Community Theater Usage

- ISD Daytime
- ISD Night
- ISD All-Day
- Community Full-Day
- Community Night



Budget

Additionally, the consultant team - CBRE, The Projects Group, Corgan + Studio Gang, and Schuler Shook with support from Venue Consulting – conducted a preliminary budgeting exercise to provide a rough order of magnitude cost estimate.

Current identified funding for the Performing Arts Center includes:

Hall Group	\$10M
City of Frisco	\$14M (Bond)
<u>Frisco ISD</u>	<u>\$43M (Bond)</u>
	\$67M

The Frisco EDC and CDC have provided an additional \$33M for a parking garage, bringing the total facility budget to \$100M.

FRISCO VPAC

Budget Considerations

Report from the Associated General Contractors of America released October 12, 2022.

Percentage Change in Producer Price Indexes (PPIs) and Employment Cost Indexes (ECIs) for Construction, 2017-2022

BLS Series ID		12-month percentage change to December:					to September 2022 since:			BLS Series ID		12-month percentage change to December:					to September 2022 since:		
		2017	2018	2019	2020	2021	8/2022	6/2022	9/2021			2017	2018	2019	2020	2021	8/2022	6/2022	9/2021
Table 1: Changes in consumer, producer & construction prices																			
CUUR0000SA0	Consumer price index (CPI-U) (through August)	2.1	1.9	2.3	1.4	7.0	0.0	1.3	8.3	WPU057303	#2 diesel fuel	40.9	4.0	-0.7	-2.8	54.2	11.7	-16.7	65.9
WPUFD4	Producer price index (PPI) for final demand	2.5	2.6	1.4	0.8	10.0	0.2	-0.6	8.5	WPU1394	Concrete blocks and blocks (asphalt)	-0.4	10.5	-1.8	-2.7	8.2	-0.1	3.8	22.4
WPUFD43	Final demand construction	3.1	5.2	3.9	1.2	12.2	0.4	5.6	23.1	WPU136	Asphalt felts and coatings	2.2	10.6	-0.8	2.1	18.1	0.7	1.0	14.6
WPUFD431	Construction for private capital investment	3.1	5.3	3.8	1.3	13.4	0.4	6.0	25.4	WPU1361	Prepared asphalt & tar roofing & siding products	1.6	10.9	-0.8	2.5	19.6	0.8	0.6	15.3
WPUFD432	Construction for government	3.1	4.7	4.0	0.9	10.1	0.4	4.9	18.9										
WPU80	Construction (partial)	2.7	4.5	3.5	0.9	11.6	0.4	4.9	20.6	WPU1322	Cement	4.3	2.8	1.9	1.9	4.4	1.0	4.5	10.9
WPU801	New nonresidential building construction	3.1	5.4	4.0	1.3	12.4	0.4	6.0	24.1	WPU133	Concrete products	2.9	3.5	3.1	2.2	8.6	0.9	4.0	14.3
WPU801101	New warehouse building construction	3.5	4.0	4.5	-0.1	20.4	0.2	5.9	33.4	WPU1331	Concrete block and brick	2.9	3.1	3.6	3.0	5.1	1.7	4.1	14.6
WPU801102	New school building construction	3.5	5.4	4.7	1.2	9.0	0.3	5.7	19.9	WPU1332	Concrete pipe	0.5	2.3	4.1	2.6	14.9	0.1	2.4	19.8
WPU801103	New office building construction	2.6	5.6	3.6	1.2	13.0	0.2	5.3	24.4	WPU1333	Ready-mixed concrete	3.1	3.2	2.7	2.2	6.8	1.1	4.5	11.6
WPU801104	New industrial building construction	4.0	5.9	4.5	2.0	13.4	0.4	6.7	28.0	WPU1334	Precast concrete products	3.5	4.8	3.9	3.0	12.0	0.4	3.1	14.0
WPU801105	New health care building construction	2.6	5.0	3.1	1.4	11.4	0.6	6.7	21.4	WPU1335	Prestressed concrete products	1.9	4.1	2.5	-1.2	14.7	-0.3	3.6	33.8
WPU802	Maint & repair of nonres buildings (partial)	1.2	2.4	2.2	-0.2	9.5	0.4	1.7	11.0	WPU1342	Brick and structural clay tile	1.7	1.3	1.8	3.3	6.1	0.0	1.6	10.2
Table 2: Changes in PPIs for new, repair & maintenance work by subcontractors																			
PCU23811X23811X	Concrete contractors, nonresidential building work	3.0	6.2	4.7	0.9	17.4	0.4	2.5	21.5	WPU0721	Plastic construction products	4.7	2.5	0.4	5.4	35.4	-0.6	1.1	17.9
PCU23816X23816X	Roofing contractors, nonresidential building work	1.8	1.0	3.6	3.2	9.2	0.3	5.0	21.3	WPU1311	Flat glass	1.1	1.4	1.0	3.7	7.4	0.2	2.9	10.3
PCU23821X23821X	Electrical contractors, nonresidential building work	3.7	4.8	3.6	2.0	9.6	0.7	7.1	20.6	WPU137	Gypsum products	5.8	4.0	-5.4	3.6	21.1	-0.1	3.2	18.4
PCU23822X23822X	Plumbing contractors, nonresidential building work	3.6	5.2	3.7	0.0	8.4	0.1	2.5	11.7	WPU1392	Insulation materials	1.2	5.1	-3.1	1.6	16.9	0.3	4.0	13.4
										WPU004011	Lumber and plywood	11.2	-4.9	-2.2	37.2	18.1	-4.3	-8.5	9.1
										WPU062101	Architectural coatings	2.6	6.7	4.5	1.9	14.0	0.9	1.7	27.2
Table 3: Changes																			
WPUIP23000	Inputs to construction industries	4.4	4.0	1.4	5.5	18.5	-0.3	-4.0	11.5	WPU1017	Steel mill products	7.5	19.3	-16.0	5.2	128.0	-6.7	-14.7	-14.3
WPUIP2300001	Inputs to construction industries, goods	5.0	3.5	0.8	2.6	22.8	-0.1	-3.3	16.3	WPU101706	Steel pipe and tube	10.2	20.0	-9.0	1.9	79.8	-0.7	-1.9	13.8
WPUIP23000012	Inputs to construction industries, energy	20.6	-5.0	3.7	-11.0	51.4	2.1	-22.4	35.7	WPU102502	Copper and brass mill shapes	9.0	-5.7	-0.6	23.6	23.4	1.1	-9.6	-6.9
WPUIP23000013	Inputs to construction industries, goods less foods and energy	3.3	5.0	0.3	4.8	20.3	-0.4	0.0	14.1	WPU102501	Aluminum mill shapes	10.1	6.8	-4.4	-1.7	29.5	-1.6	-10.4	-3.4
WPUIP2300002	Inputs to construction industries, services	3.7	4.6	2.1	9.1	12.1	-0.5	-5.3	4.2	WPU1073	Sheet metal products	2.2	7.6	-1.3	-0.3	35.5	-0.7	0.9	15.1
WPUIP231000	Inputs to new construction	4.4	4.0	1.4	5.6	18.9	-0.2	-3.8	11.5	WPU107405	Fabricated structural metal	3.5	14.8	-3.3	-0.5	47.6	-1.0	-2.5	16.6
WPUIP231200	New nonresidential construction	4.3	4.3	1.8	4.4	20.2	-0.2	-3.1	12.6	WPU1074051	Fabricated structural metal bar joists & rebar	-0.5	12.1	-2.9	0.5	56.9	-1.5	-4.3	9.1
WPUIP231211	Commercial structures	4.2	4.7	1.6	4.2	21.1	-0.3	-1.9	12.7	WPU10740514	Fabricated structural metal for non-industrial buildin	-1.3	13.1	-3.8	0.2	61.7	-1.7	-5.2	7.3
WPUIP231212	Healthcare structures	4.1	4.2	1.7	5.0	20.0	-0.3	-2.1	12.9	WPU1074053	Fabricated structural metal for bridges	-0.4	15.0	-6.9	-0.4	41.2	-1.1	1.4	16.9
WPUIP231220	Industrial structures	3.8	4.0	3.2	3.8	18.6	0.0	-2.5	11.4	WPU107408	Ornamental and architectural metal work	3.5	11.5	0.1	4.8	48.1	0.3	1.3	24.6
WPUIP231230	Other nonresidential	4.5	4.3	1.7	4.3	19.9	-0.1	-3.4	12.7	WPU1076	Fabricated steel plate	1.4	2.9	-1.3	1.8	45.5	0.0	0.3	6.9
WPUIP231231	Highways and streets	4.6	5.0	1.4	1.8	19.8	0.0	-3.2	12.9	WPU1079	Prefabricated metal buildings	3.1	11.7	-5.3	12.0	41.4	-2.0	-1.8	0.9
WPUIP231232	Power and communications structures	4.8	3.6	1.5	3.6	20.4	0.0	-4.3	12.0	WPU112	Construction machinery and equipment	0.9	3.4	2.3	1.1	10.0	0.2	3.1	13.2
WPUIP231233	Educational and vocational structures	4.1	4.2	1.8	5.8	19.5	-0.3	-2.3	12.4	WPU07120105	Truck & bus (incl. off-the-highway) pneumatic tires	1.8	2.5	-0.1	0.3	10.9	1.3	4.7	18.0
WPUIP231234	Other misc. nonresidential construction	4.8	3.8	1.9	4.8	19.9	-0.2	-3.5	12.1	Table 6: Changes in PPIs for unprocessed goods important to construction									
WPUIP231100	New residential construction	4.4	3.9	1.0	6.7	15.9	-0.4	-4.6	9.7	WPU058102	Asphalt (at refinery)	28.3	24.9	-17.1	-13.9	70.6	-11.8	-13.5	43.3
WPUIP231110	Single-family	4.6	3.6	1.0	6.6	15.4	-0.5	-4.4	9.4	WPU1321	Construction sand/gravel/crushed stone	4.2	3.8	4.2	4.3	4.1	0.4	1.6	12.0
WPUIP231120	Multi-family	4.1	4.2	1.0	7.6	15.5	-0.5	-4.9	8.5	WPU1012	Iron and steel scrap	18.5	14.1	-26.2	40.6	37.9	-3.6	-22.2	-23.8
WPUIP232000	Maintenance and repair construction	4.5	3.7	1.4	5.7	16.8	-0.2	-4.5	11.4	WPU101212	Stainless and alloy steel scrap	3.9	-15.6	-0.1	27.4	47.9	2.5	-18.8	-28.0
WPUIP232200	Nonresidential maintenance and repair	4.7	3.8	1.3	5.2	18.4	-0.2	-4.7	11.5	WPU102301	Copper base scrap	17.5	-9.0	-5.9	30.1	24.5	1.4	-11.4	-12.2
WPUIP232100	Residential maintenance and repair	4.6	4.0	1.0	6.1	14.8	-0.3	-4.3	10.0	Table 7: Changes in ECIs for total compensation, wages & salaries (through June)									
Table 4: Changes in PPIs for services important to construction																			
WPU4531	Architectural services	2.7	-1.2	-1.7	0.6	2.8	0.0	0.3	2.3	CIU201000000000	Private industry-total compensation	2.6	3.0	2.7	2.6	4.4		1.5	5.5
WPU4532	Engineering services	2.8	2.1	2.0	1.5	2.1	0.0	0.5	6.1	CIU201230000000	Private industry-total compensation	2.4	2.8	3.5	2.4	3.5		2.0	4.0
WPU3012	Truck transportation of freight	4.5	6.5	0.0	2.2	17.9	-0.3	-2.6	16.3	CIU202000000000	Private industry-wages and salaries	2.8	3.1	3.0	2.8	5.0		1.6	5.7
WPU443	Const, mining & forestry mach & eq rental & leasing	3.4	-0.5	-1.3	-4.6	2.1	0.2	3.5	8.2	CIU202230000000	Construction-wages and salaries	2.5	3.1	3.8	2.8	3.8		2.4	4.4

Updated 10/12/2022

Source: BLS: www.bls.gov/cpi for CPI, www.bls.gov/ppi for PPIs; www.bls.gov/ect for ECIs.

Compiled by Ken Simonson (ken.simonson@agc.org), Chief Economist, Associated General Contractors of America, www.agc.org.

Preliminary Budget

	1250		1750		2000	
ELEMENTALS	LOW	HIGH	LOW	HIGH	LOW	HIGH
theater	\$86.5 M	\$94.3 M	\$103.8 M	\$114.2 M	\$127.2 M	\$133.6 M
garage 1100	\$28.0 M	\$33.0 M	\$28.0 M	\$33.0 M	\$28.0 M	\$33.0 M
VIP club	-	-	\$2.6 M	\$2.6 M	\$2.6 M	\$2.6 M
construction manager	\$12.1 M	\$15.1 M	\$15.7 M	\$18.3 M	\$17.7 M	\$20.1 M
Sub-total	\$126.6 M	\$142.4 M	\$150.1 M	\$168.1 M	\$175.5 M	\$189.3 M
VARIABLES						
design/pricing allowance	\$8.7 M	\$9.4 M	\$10.4 M	\$11.4 M	\$11.5 M	\$12.6 M
cm buyout	\$3.2 M	\$4.0 M	\$3.9 M	\$4.8 M	\$4.3 M	\$5.3 M
soft cost	\$30.7 M	\$34.7 M	\$34.4 M	\$39.0 M	\$39.9 M	\$43.4 M
Sub-total	\$42.6 M	\$48.1 M	\$48.7 M	\$55.2 M	\$55.7 M	\$61.3 M
2022 PROJECT TOTAL	\$169.2 M	\$190.5 M	\$198.8 M	\$223.3 M	\$231.2 M	\$250.6 M
FUTURE						
escalation % to Dec 2023	\$11.7 M	\$13.7 M	\$15.0 M	\$16.6 M	\$16.8 M	\$18.3 M
change order allowance	\$3.7 M	\$4.1 M	\$4.4 M	\$5.0 M	\$4.9 M	\$5.5 M
DEC 2023 PROJECT TOTAL	\$184.6 M	\$208.3 M	\$218.2 M	\$244.9 M	\$252.9 M	\$274.4 M
	1250 seat main		1750 seat main	VIP club	2000 seat main	VIP club
	400 seat fixed		400 seat fixed		400 seat fixed	
	General multi-use		General multi-use		General multi-use	
	1100 car garage		1100 car garage		1100 car garage	

Preliminary Budget

	1500 with 250 flexible theater		1500		1500 Expandable to 1750	
ELEMENTALS	LOW	HIGH	LOW	HIGH	LOW	HIGH
theater	\$87.1 M	\$95.5 M	\$92.5 M	\$99.4 M	\$96.4 M	\$109.6 M
garage 1100	\$28.0 M	\$33.0 M	\$28.0 M	\$33.0 M	\$28.0 M	\$33.0 M
VIP club	-	-	-	-	\$2.6 M	\$2.6 M
construction manager	\$13.4 M	\$15.3 M	\$14.2 M	\$15.9 M	\$14.9 M	\$17.6 M
Sub-total	\$128.5 M	\$143.8 M	\$134.7 M	\$148.3 M	\$141.9 M	\$162.8 M
VARIABLES						
design/pricing allowance	\$8.7 M	\$9.6 M	\$9.2 M	\$9.9 M	\$9.6 M	\$10.9 M
cm buyout	\$3.3 M	\$4.0 M	\$3.5 M	\$4.2 M	\$3.7 M	\$4.7 M
soft cost	\$30.7 M	\$33.9 M	\$32.1 M	\$35.3 M	\$33.4 M	\$38.3 M
Sub-total	\$42.7 M	\$47.5 M	\$44.8 M	\$49.4 M	\$46.7 M	\$53.9 M
2022 PROJECT TOTAL	\$171.2 M	\$191.3 M	\$179.5 M	\$197.7 M	\$188.6 M	\$216.7 M
FUTURE						
escalation % to Dec 2023	\$12.8 M	\$13.9 M	\$13.6 M	\$14.5 M	\$14.2 M	\$15.9 M
change order allowance	\$3.8 M	\$4.2 M	\$4.0 M	\$4.3 M	\$4.1 M	\$4.8 M
DEC 2023 PROJECT TOTAL	\$187.8 M	\$209.4 M	\$197.1 M	\$216.5 M	\$206.9 M	\$237.4 M
	1500 seat main		1500 seat main		1500 seat main	VIP club
	250 seat flexible		400 seat fixed		400 seat fixed	
	General multi-use		General multi-use		General multi-use	
	1100 car garage		1100 car garage		1100 car garage	

Spatial Analysis Findings

Building upon the evidentiary data collected to date during the spatial analysis discovery phase, the following table provides an overview of the theater compatibility with both quantifiable seating capacity and qualitative experience itemized by user groups and usability.

	[BOND PACKAGE]			
USER GROUPS	1250	1500	1750	2000
Frisco ISD	✓	✓	✗	✗
Frisco Community Groups	✓	✓	✗	✗
B + C- Level Commercial	✗	✓	✓	✓
A-Level Commercial	✗	✗	✗	✗

Additional Report Analysis & Summary

From 2018 to present, much consideration has been given to the seat count in the main hall. The consultant team has reviewed options ranging from 1,250- to 2,000-seats at Stakeholder request and have determined a 1,500-seat theater meets currently stated needs for Stakeholders and interviewed user groups. A 1,750-seat main hall will also accommodate stated needs; however, some concern within the Stakeholder team has been raised over the intimacy of a larger space with regards to younger students.

The design and consulting team presented evidence that intimacy can be created in either considered venue size through design and creative use of materials, equipment, and lighting.

1,500- and 1,750-seat options have been identified as potentially commercially viable.

Frisco Arts Center Needs Assessment

June 2018

Webb Management Services Incorporated and Parkhill, Smith & Cooper (Parkhill)
City of Frisco

Key Takeaways:

- **PAC Size:** Findings showed need for a 1,200 – 1,500-seat facility including a 300 – 500-seat flexible community theater.
- **Commercial Viability:** The consultants state, “a venue with 750 to 1,500 seats might feature a mix of programs that includes community rentals, and some presented touring acts. A larger, 2,500 to 3,000-seat facility would be activated by commercial touring product”.
- **Budget:** No budget data was provided.

Visual and Performing Arts Center Programming Report

August 12, 2020

Schuler Shook

Frisco ISD

Key Takeaways:

- **PAC Size:** Spaces identified during interviews included a 1,250-seat proscenium theater, 250-seat studio theater, art gallery, multipurpose room, and administrative spaces.
- **Commercial Viability:** The Performance Hall would remain at 1,250-seat capacity; however, the level of finish should be elevated to “promote widespread and long-term visual recognition of the facility”.
- **Budget:** The suggested order of magnitude construction cost estimate (April 2020) was \$625 – 825+/SF depending on finish level and amenities.

Visual & Performing Arts Center Feasibility Report

October 2, 2020

Garfield Public Private and Schuler Shook
Frisco ISD & City of Frisco

Key Takeaways:

- **PAC Size:** The base program included a 1,250-seat proscenium theater, 250-seat studio theater, multipurpose room, art gallery and supporting facilities based on interviews with Frisco ISD and the City of Frisco. An increase to 1,500 seats would increase commercial viability and “provide additional learning opportunities for FISC students, expanded entertainment options for the community, and have greater economic impact to the region”.
- **Commercial Viability:** A 1,500-seat, enhanced facility could support commercial (touring) programming which would generate more operating revenue for the facility, “substantially reducing or eliminating the need for contributed income”.
- **Budget:** Initial funding requirement for the base program in 2020 was \$56 – 73.5M with the expanded option to include commercial programming was estimated at \$72.5 – 95.2M.

Frisco Performing Arts Center Market and Feasibility Study

September 16, 2021

Theater Projects Consultants, Inc.

Frisco Arts Foundation

Key Takeaways:

- PAC Size: Two seat counts were included in this study – 1,750 and 2,000.
- Commercial Viability: At approximately 70% capacity in a 1,750-seat venue and at 60% capacity in a 2,000-seat venue, the venue would be able to cover expenses and begin generating profit.
- Budget: No budget data was provided; however, proformas were generated for the proposed facility sizes.

Space Analysis Narrative

May 11, 2022

Corgan + Studio Gang

Frisco ISD, City of Frisco, & Hall Group

Key Takeaways:

- **PAC Size:** The consultant team created scenarios for 1,250 – 2,000-seat venues at Stakeholder request. Corgan + Studio Gang recommended a 1,500-seat main theater, 400-seat community theater, a multi-use space with performance capabilities, and a dedicated visual arts space.
- **Commercial Viability:** The consultant team concluded B- and/or C-level commercial product could be possible in a 1,500-seat main theater as well as a 1,750-seat option.
- **Budget:** Initial funding requirement of approximately \$190M (April 2022) was recommended.

Hall Group Proposal and Outline

July 28, 2022

Hall Group

Key Takeaways:

- **PAC Size:** While generally supportive of a 1,500-seat theater, a larger performance hall is preferred ranging from 1,750 – 2,000+ seats.
- **Commercial Viability:** A larger facility would better position Frisco for arts tourism with the ability to attract Broadway B- and/or C-Level productions.
- **Budget:** Hall estimates \$210 - \$220M for the construction of a 1,750-seat facility and offers public and private sector suggestions as well as fundraising recommendations

Commercial Product

McAllen Performing Arts Center
McAllen, TX
1,800 Seats

Shows:

- Kany Garcia
- Teo Gonzalez
- Raphael 60 In America
- Intocable
- Performing Arts
- La India Yuridia
- Disney Princess Concert
- Rio Grande Valley Ballet – The Nutcracker
- The Simon & Garfunkel Story

Pablo Center at the Confluence
Eau Claire, WI
1,200 Seats

Shows:

- LeAnn Rimes
- ECCO: Scenes from Latin America
- Gordon Lightfoot
- Anastasia
- Tom Segura - I'm Coming Everywhere - World Tour
- The Boy Band Review
- Arch Allies
- The Master Singer: America, My Home 2022
- Ani DiFranco
- Lyle Lovett & John Hiatt Together On Stage
- Postmodern Jukebox
- Fiddler on the Roof
- A Motown Christmas
- The Book of Mormon

Commercial Product

Charles W Eisemann Center
Richardson, TX
1,563 Seats

Shows:

- The Midtown Men
- 20 years in 20 minutes
- One night in Memphis
- Richardson symphony orchestra
- Paul Taylor dance company
- Rat Pack in Concert
- Keyboard Conversations
- Max Amini
- Paddington Bear
- Cheek To Cheek - A Tribute to Tony Bennett & Lady Gaga
- An Evening With Nigella Lawson

Mesa Performing Arts Center
Mesa, AZ
1,588 Seats

Shows:

- Al Franken
- Penn & Teller
- The Queen's Cartoonists
- Riverdance
- Disney the Lion King
- The Righteous Brothers - Bill Medley & Bucky Heard
- King Lear
- Cry Havoc
- Grease
- Mike Berbiglia
- Blue Man Group
- Yes, Virginia, There is a Santa Clause

Commercial Product

Van Wezel Performing Arts Hall
Sarasota, FL
1,743 Seats

Shows:

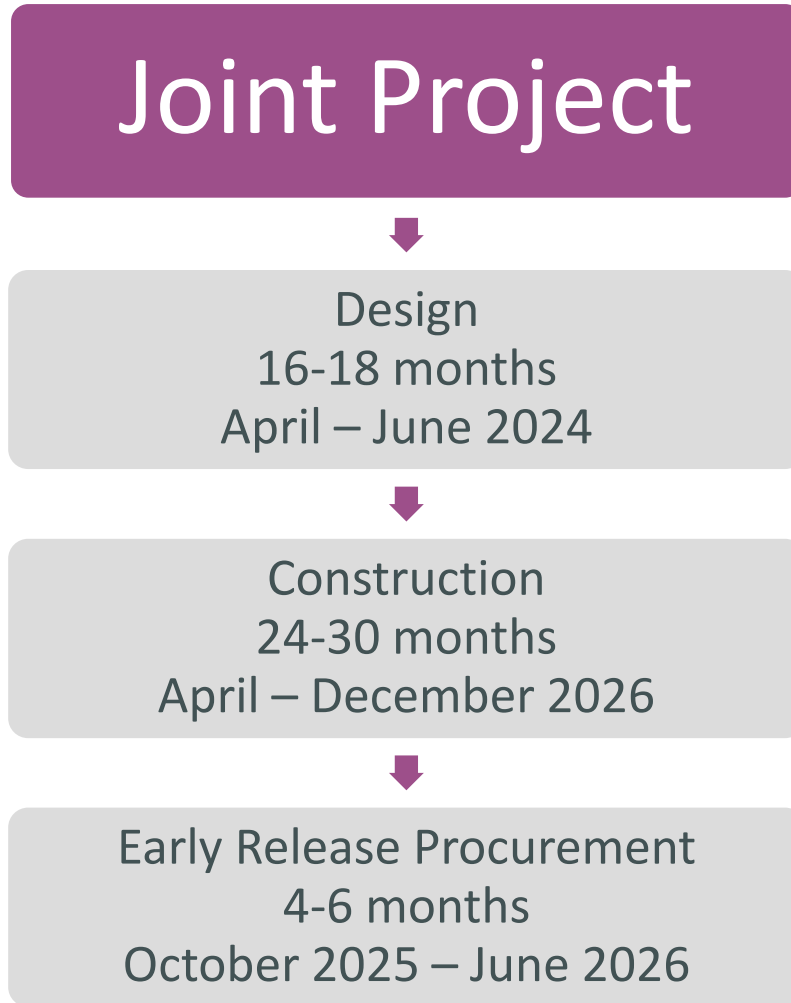
- Jerry Seinfeld
- Still Collins USA
- Leanne Morgan
- Buddy – The Buddy Holly Story
- Joe Gattos' Night of Comedy
- Disney Princess – The Concert
- Neil Berg's 50 Years of Rock and Roll Park V
- Foreigner: The Greatest Hits
- Bonnie Raitt: Just Like That Tour 2022
- Paul Reisner
- Daniel Tosh

Stakeholder Alignment

Budget & Funding Sources	Facility Size	Next Steps
<ul style="list-style-type: none">• Additional Funding• Design Cost• Fundraising• Timeline	<ul style="list-style-type: none">• Main Theater Seat Count• Community Theater Seat Count• VIP Space• Ancillary Spaces	<ul style="list-style-type: none">• Master Development Agreement• Design – Conceptual or Schematic

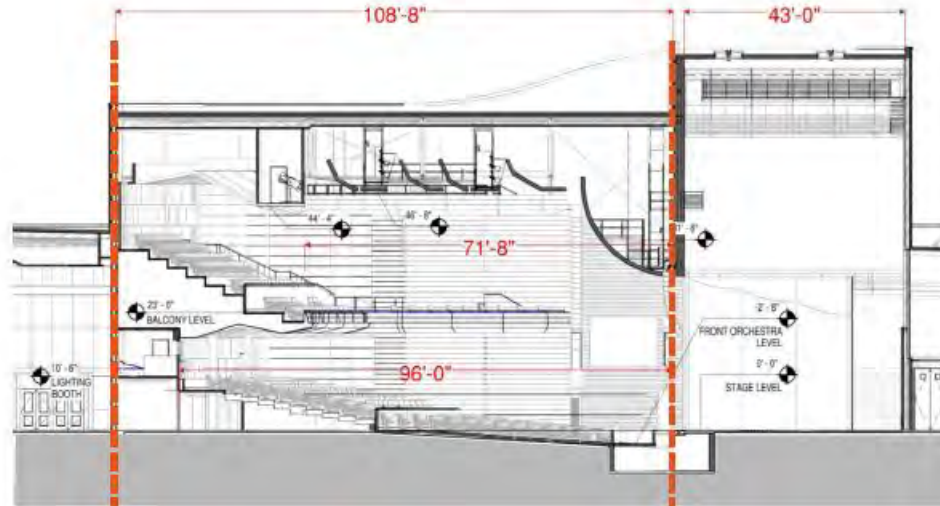
Design & Construction Timelines

Assuming December 2022 start date



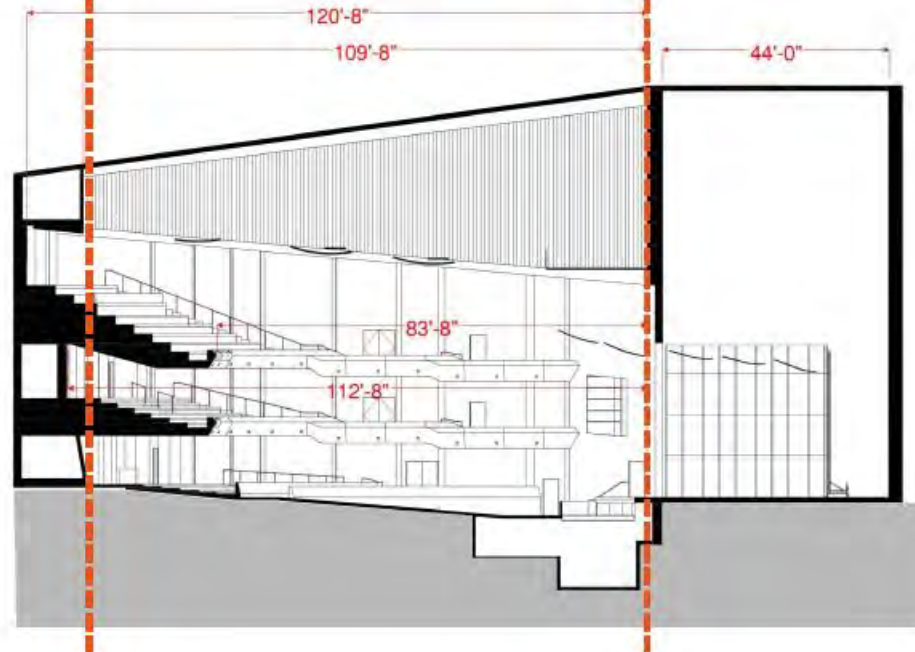
Intimacy & Design

AUSTIN ISD PAC
1250 SEAT



102'-8" WIDE

WAGNER NOEL PAC
1827 SEAT



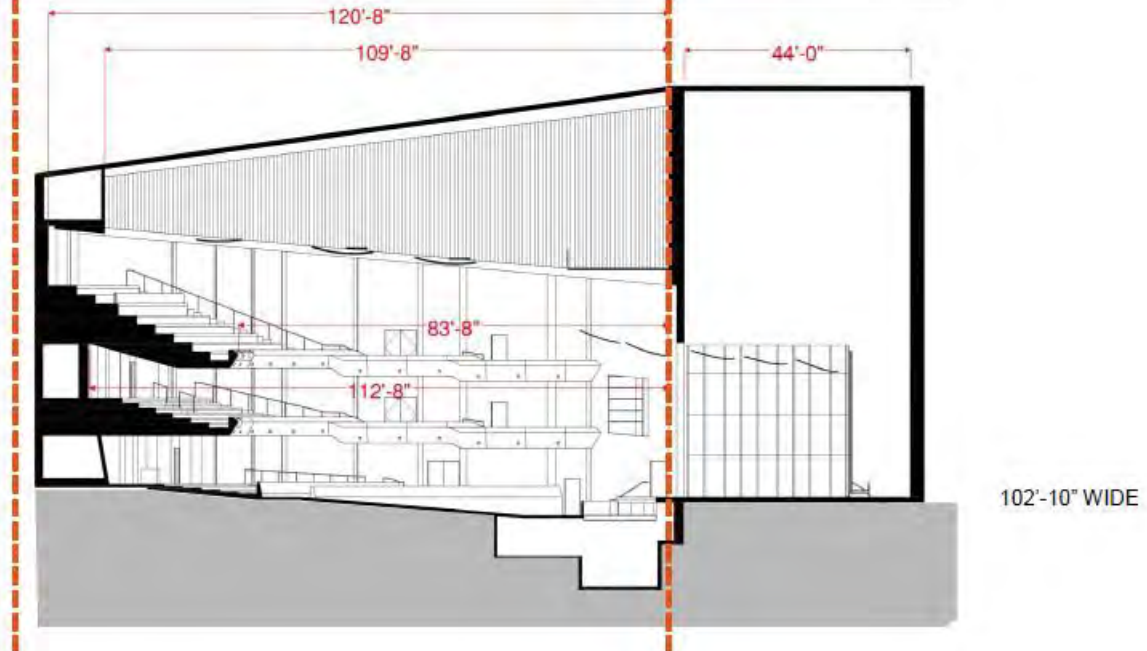
102'-10" WIDE

Intimacy & Design

PLANO ISD PAC
1500 SEAT



WAGNER NOEL PAC
1827 SEAT



Acoustics

- The acoustic intimacy of a room is a function of its geometry.
- Intimacy, or presence, is determined by the time it takes early sound reflections to reach the listener's ears after the direct sound.
- Careful sculpting of the interior surfaces of the performance space can help ensure the level of acoustic intimacy is not impacted by the total seat count.
- From a performer's perspective, acoustic intimacy comes from their ability to get a sense of the room and feedback from audience members.
- The articulation of the interior surfaces described above also functions in this direction, helping send sound energy back to the stage.

Quality Level Benchmarks



BENCHMARK HALL MATERIAL- LOW



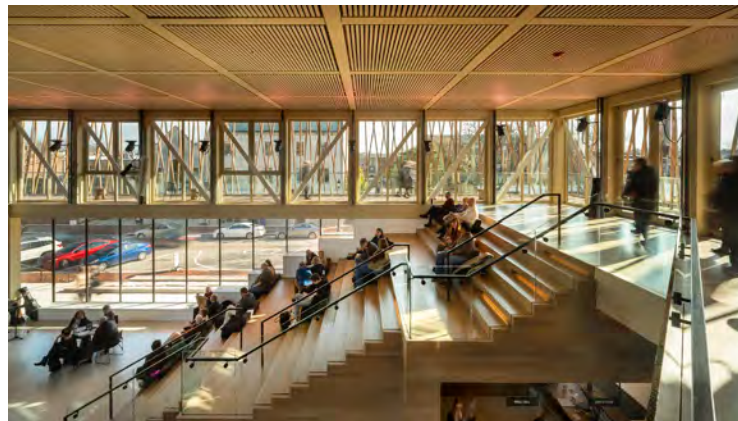
BENCHMARK LOBBY MATERIAL- LOW



BENCHMARK EXTERIOR MATERIAL- LOW



BENCHMARK HALL MATERIAL- MID



BENCHMARK LOBBY MATERIAL- MID



BENCHMARK EXTERIOR MATERIAL- MID