



March 2, 2026

ArtsBuild & Lyndhurst Foundation

Chattanooga Performing Innovation Center Physical Planning Study Report

PBK and Theatre Consultants Collaborative (TCC) were commissioned by ArtsBuild and the Lyndhurst Foundation to conduct a physical study for a Performing Innovation Center (PIC) in Chattanooga, TN. The center will support underserved performing arts organizations that need space for production and education. The following describes the objectives and approach of the study, studies and findings, and conclusions.

I. Physical Study Objectives and Approach

Prior to this study, a needs assessment was conducted by Webb Management Services (WMS). It included extensive interviews with local performance organizations and developed recommendations for a series of performance spaces, rehearsal rooms, and shop spaces. The recommendation included 100-seat, 200-seat, and 400-seat theatres; three rehearsal rooms; audience support spaces (i.e. lobby, box office, restrooms, etc.) administrative offices; performer support spaces (i.e. dressing rooms, green room, etc.), shops for the construction of scenery, props and costumes; and storage for stock scenery, props, costumes, and furniture.

To determine the property size, building size, and cost to physically house the spaces recommended in the needs assessment, ArtsBuild and the Lyndhurst Foundation commissioned PBK and TCC to determine the total required spaces (and their size), physical criteria for the performance spaces, and the overall building and property size required to construct a potential Chattanooga Performing Innovation Center in three scenarios. The construction cost and budget would be included with each. The building and property size would be applied in the following scenarios:

- **Scenario 1:** Single New Building on a single property.
- **Scenario 2:** Campus/Scattered New & Renovated Building(s) on single or multiple properties. If on multiple properties, it could be located within the same city block or neighboring blocks. It also could be located on different properties scattered around the city.
- **Scenario 3:** Renovate Large Building with a Theatre on a single property or neighboring properties. This scenario assumes everything, but the 400-Seat theatre, would be in renovated space; either in one large building or two buildings with the production facilities being in the second building.

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PBK and TCC approached the study in three main phases:

- **Phase 1:** Workshops and City Exploration
- **Phase 2:** Programming and Conceptualizing Spaces
- **Phase 3:** Scenarios Development and Budget

At the conclusion of Phase 3, an executive summary would be provided with recommendations.

II. Phase 1: Workshops and City Exploration

Task A: Workshops with Performing Arts Organizations

PBK and TCC in partnership with WMS conducted 3 workshops with potential facility user groups to review their needs and gather their feedback on a preliminary space program and review of images of similar facilities. The findings of the workshop were applied to the program of spaces and the requirements of each performance space.

The information from the workshops influenced the scenario approach in three ways. First, how the program of spaces may be organized in phases. Second, how the spaces may be arranged to maximize usage and build an arts culture. Finally, the desired quality of each space and how it may reflect Chattanooga's performing arts community.

See **Appedix A** for the power point used for each workshop.

Task B: City Exploration to determine physical parameters of Study

PBK, TCC, and WMS conducted a city-wide tour of Chattanooga to document the architectural qualities of the city's districts and how they might be applied in the study scenarios. The tour revealed numerous opportunities throughout the city to develop the PIC in the scenarios associated with this study. Open property sizes for new development were available for Scenario 1. City blocks had open areas mixed with existing buildings that could be utilized for Scenario 2. Finally, large buildings of various sizes, shapes, and uses were available to facilitate Scenario 3.

With each opportunity, existing parking spaces were not consistent and need to be carefully considered when selecting a site to develop. Proximity to schools/universities, restaurants and other institutions, organizations and business that help strengthen performance and learning venues also varied. Finally, remoteness to the arts organizations using the PIC was also a concern. It would be best for each scenario that the location of the PIC (or various locations if Scenario 2 is pursued) should be centralized as possible for all the user groups.

III. Phase 2: Programming and Conceptualizing Spaces

Task A: Development of the Program of Spaces

In response to a review of initial findings from the local performance groups by WMS and workshops conducted with them as part of phase 1, TCC developed a program of spaces

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required for the Performing Innovation Center. As recommended by WMS, the Center's program of spaces would be divided in a series of phases, beginning with the 100-seat theatre, rehearsal rooms, and administrative offices. In parallel with this initial phase, the production shops and storage facilities would be developed either on the same property or in another location. Subsequent phases would continue with the 200-seat theatre, a 400-seat theatre thereafter, and finally an outdoor Amphitheatre performance space.

Based on this prescription, TCC created a detailed list of spaces which indicated the net square footage (NSF) for each space along with other critical dimensional requirements. The space list was arranged to allow the total net and gross square footage (GSF) of each phase of the project to be tallied separately to assist with the development of a recommended project schedule and to establish fundraising targets.

See **Appendix B** for the document outlining the Program of Spaces described above.

Task B: Conceptual Plans and Sections of the Theatres

TCC developed dimensioned conceptual drawings of each of the three theatres. These drawings were based on the spaces indicated in the Program of Spaces and showed each theatre space with its adjacent public lobby areas and the backstage performer and production spaces. The drawings indicate the overall length, width and height requirements of each component. These diagrams were then used by PBK to develop conceptual site plans based on three different design approaches as described later in this report.

The 100-seat and 200-seat theatres are envisioned to function both as relatively informal performance spaces as well as rehearsal spaces. Flexibility and ease of operation are important elements of the recommended designs. The 400-seat theatre is depicted as a conventional, multi-use proscenium theatre with sloped main floor seating and a small balcony. Each space can operate separately and simultaneously with its neighbors, if these spaces are included on a single site. The performance spaces can also be created in separate locations, if found spaces make that possible. Due to the size and technical requirements of the 400-seat theatre, it is probable that this theatre will need to be constructed new rather than find a home in an existing building.

See **Appendix C** for the Conceptual Plans and Sections of the Theatres.

IV. Phase 3: Scenarios Development and Budget

Task A: Development of three (3) Scenarios

Using the program of spaces and conceptual plans and sections of the theatres, PBK developed a conceptual plan of a new facility to determine the net-to-gross square footage and how it might be organized in phases for development per WMS's study. The conceptual plan revealed that the net-to-gross square footage aligned with TCC's program of Spaces. It also proved that the phases as suggested by WMS's study could be easily facilitated in each Scenario. See **Appendix D** for the conceptual plan and phasing as a test case.

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Using the results of the test case study, PBK developed how the phasing would apply to each scenario. A summary of each scenario, its phasing, whether it is a new or renovated building, square footage, and other important information can be found in **Appendix E**.

Using the phasing outlined by the summary, PBK modeled the three scenarios in 3-dimensional drawings to illustrate the physical size of each building, how each phase would be applied in each scenario, and how the PIC might appear at completion. The site and buildings shown in each scenario do not represent actual properties or buildings in Chattanooga. However, they do represent available property opportunities in the city where the PIC may be developed. See **Appendix F** for the presentation showing each scenario. The presentation includes images of actual buildings that are representative of the concept. None of the buildings shown are in Chattanooga.

Task B: Construction Costs for each Scenario

To determine the construction budget for each scenario described in the previous section, we established estimating criteria for different types of construction. In general, the construction costs include what it would cost to develop the property and construct a new building(s) and/or renovate a building(s). It includes all the “physically attached” infrastructure needed to operate including IT and security systems. It does not include FFE items such as furniture and loose equipment (including theatrical loose items), land/lease purchase, debt service, professional design and engineering services, testing, and other costs that are not directly related to constructing the building.

The cost of new construction per square foot was based on similar performing venues under construction or recently estimated. Renovation costs were determined by type of building and the level of renovation.

Historic buildings are the costliest renovation due to the high level of detail and higher costs of building material and labor. Non-historic renovations are at the next level. The range of costs is much broader and is driven by type of construction, the degree of repair needed, added infrastructure, and the cost to meet the technical performance requirements. Finally, renovating an existing building for production use is typically the lowest. Most of the time, these spaces can be used as they are with little or no changes other than additional infrastructure, minor exterior cosmetic changes, and new interior finishes.

The final criterion that drives costs is whether all the required spaces are housed in one building or multiple buildings. If in the same building, savings are achieved by sharing common spaces such as restrooms and utility rooms as well as minimizing the number of exterior walls, windows, and doors. Scenarios with multiple buildings and in multiple phases cost more because they often have duplicated space, more exterior walls, windows, and doors, and separate utilities such as electrical, fire protection, and mechanical systems.

In all cases, local regulatory requirements, building market conditions (cost of labor and materials), and contractor demand can have tremendous impacts on cost and will be driven by the property selected, general contractor’s availability, and the timing of construction relative to the global and local economy.

The per square foot costs in this study are based on current market conditions. They include contingency for design and construction, but do not include the owner’s contingency, FFE, surveys, testing, special inspections, or professional architectural and

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engineering fees. These latter costs are referred to as soft costs since they do not directly apply to the construction of the building or to the discretion of the owner. Finally, they do not account for future inflation, which is difficult to forecast the further in the future construction is delayed.

See **Appendix G** for each Scenario's construction cost range.

Task C: Planning the Project Budget for each Scenario

The Project Budget to execute each scenario includes the construction costs detailed in Task B and soft costs. Soft costs are indirect, non-physical expenses essential for project completion, typically representing 25-40% of the total budget (which includes contingency). Unlike "Hard costs" (which are the labor and materials associated with construction), these include fees for architects, engineers, contingency funds (for unexpected hard and soft costs), 3rd party testing, permits/government fees, FF&E and Signage/Displays, legal, insurance, purchase/lease of property, financing (if required), administrative, and marketing, often spanning from pre-construction to post-construction phases. Soft costs can fluctuate over time and are influenced by inflation and market conditions. We recommend anticipating the following soft costs in addition to the construction costs for each scenario:

- **Professional Fees:** (Architects, Engineers, & Specialty Consultants): 8 – 12% of construction costs based on project scope (including new/renovated and scale).
- **Owner Contingency:** 5 – 10% of construction costs based on risks of unknown hard and soft costs to complete the project.
- **3rd Party Testing:** 1 – 2% of construction costs based on the complexity of the construction.
- **Signage/Displays & FF&E:** (loose items such as furniture, theatrical & shop equipment, catering, IT, etc.): 8 – 15% of construction costs based on the project scope.
- **Permit/Government Fees:** 1 – 2% of construction costs depending on the project size, location, and needed permits.

Fees for legal, insurance, purchase/ease of property, financing (if required), and administration, and marketing depend on the needs of the organization and should be accounted for.

V. Conclusion

PBK's and TCC's physical study reveals that their three viable physical scenarios (described in section I) ArtsBuild and the Lyndhurst Foundation can pursue to develop the Performing Innovation Center (PIC). The development of a scenario would likely occur in 4 or 5 phases as follows:

- Phase 1A: 100-seat theatre, rehearsal rooms, and administrative offices.
- Phase 1B: Production shops and storage facilities.
- Phase 2: 200-seat theatre.
- Phase 3: 400-seat theatre.

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- Phase 4: Outdoor Amphitheatre performance space.

All the phases could be developed in new and existing renovated buildings except Phase 3 and 4, which would be new. The development of the PIC needs to address parking strategies and proximity to partner organizations, their staff, volunteers, and supporters. Connections to K-12 schools/Higher Education, other arts organizations/facilities, and hospitality businesses/districts should also be considered.

The most cost-effective approach among all the scenarios is finding an existing building(s) of the proper size and volume to renovate as adaptive re-use for phases 1A through 2. The building should accommodate phased development to allow progressive investment. Factories, warehouses, schools, and large retail chain structures are strong candidates for adaptive re-use. These structures might be on a single property or multiple properties. Adequate parking and proximity to supporting organizations, staff, volunteers, audiences, and communities would be ideal in all cases. The property or neighboring properties should also accommodate future “new” expansion (phases 3 and 4).

Developing the PIC in a new structure(s) or adaptive re-use historic structure(s) will add costs. Adaptive re-use renovation costs increase with the scope required to repurpose the structure internally and repair and renovate its exterior features such as walls and roof. We recommend an architect be commissioned to assist ArtsBuild and the Lyndhurst Foundation in evaluating properties as they become available.

After questions and feedback during our final presentations to the foundations and arts organizations, PBK and TCC recommend considering a “Phase Zero” to initiate the PIC development. This approach would condense the Phase 1A and Phase 1B program to the most essential spaces required to execute the mission of the PIC, which would likely be +/- 20,000 GSF. The ideal existing building for this would accommodate most of the space program with existing spaces and parking with very little improvements. This would keep the renovation costs between \$200 psf and \$400 psf or roughly \$4.2 million and \$8.4 million depending on the level of renovation. It would be significantly less if no renovations were done other than improvements for life safety, power and tech for performance & shops, and HVAC for spaces used for assembly. While such a structure is not ideal to meet the physical characteristics required for performance and rehearsal spaces prescribed in this study, it would allow the PIC to quickly get started to forge its mission, organization, and partnerships. The lessons learned in “phase zero” will likely inform the requirements of future phases and the required investments to make the PIC successful. As the PIC grows to elevate the quality of its performance and rehearsal spaces, the “Phase Zero” building would likely be best used as a production facility to maintain it as an asset to the organization.

VI. Contributors

The following staff from PBK and TCC contributed to this study:

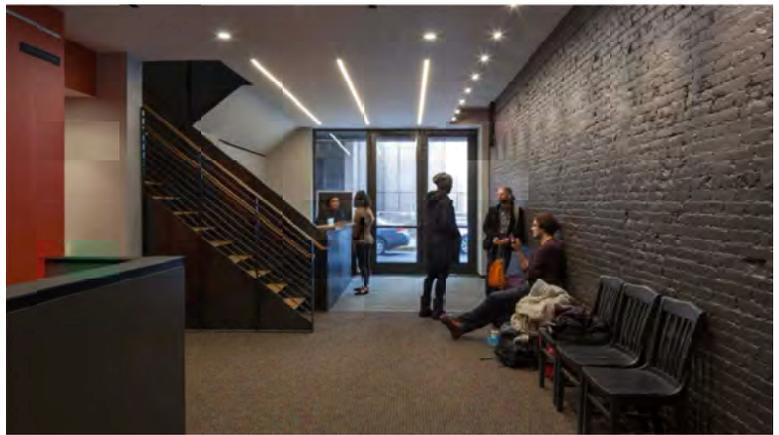
- **John D. Hansen**, AIA, LEED AP BD+C: Co-Author of this report; PBK Team Leader and Principal Architect.
- **Adam Berry**, AIA: PBK Associate Principal Architect
- **Brent Lummus**, RAS: PBK Cost Estimator
- **Robert Long**, FASTC: Co-Author of this report; TCC Team Leader and Theatre Consultant.
- **Kurt Wehmann**, ASTC: TCC Theatre Consultant

APPENDIX A: EXAMPLES OF PERFORMING ARTS VENUES











Rick Hershbach Photography, 2010























List of Proposed Spaces

		400-Seat	200-Seat	100-Seat	Reh.	Prod.	Admin /	
A-Series	SPACE	Theatre	Theatre	Theatre	Rooms	Shops	Services	NOTES
A100	Public Spaces							
101	Public lobby	2400	1200	600				6 nsf per seat
102	Auditorium access circulation	240	120	60				10% of lobby area
103	Auditorium sound & light locks	0	0	0				in gross
104	Public restrooms (male)	225	135	90				1 per 25 seats; 1/3 for men
105	Public restrooms (female)	400	200	150				1 per 25 seats; 2/3 for women
106	Public restroom (all-gender / family)	70	70	70				
107	Storage - front-of-house	120	100	60				
108	Box office - sales	120	100	60				conciierge-style open counter
109	Concessions	140	100	60				
110	Storage - concessions	40	30					
A200	Performance Spaces							
201	Audience seating	4000	2000	1200				11 nsf per seat; 12 nsf for studio
202	Stage / performance area / wings	2800	1200	800				
203	Crossover / access corridors	500	360	200				
204	Control booth / projection	160	120	100				
205	Followspot booth	120	0	0				
206	Dimmer / LED switch racks room	120	100	80				
207	Sound rack room	80	80	80				
208	Grid	0	0	0				in gross
209	Stage technical galleries	400	0	0				
210	FOH lighting grid / catwalks	560	280	0				
A300	Stage Support							
301	Office - production crew	160	120	0				
302	Office - visiting company	120	100	80				

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List of Proposed Spaces

		400-Seat	200-Seat	100-Seat	Reh.	Prod.	Admin /	
A-Series	SPACE	Theatre	Theatre	Theatre	Rooms	Shops	Services	NOTES
303	Storage - piano	100	0	0				
304	Storage - orchestra shell	180	0	0				orch shell for music
305	Storage - general	360	200	100				
306	Storage - performance lighting	100	80	60				
307	Storage - audio - visual	80	60	0				
A 400	Performer Support							
401	Green Room / performer lounge	400	300	200				
402	Dressing room - 4-person	240	240	240				w/ sink, toilet, lockers, etc.
403	Dressing room - 4-person	240	240	240				w/ sink, toilet, lockers, etc.
404	Dressing room - 8-person	480	0	0				w/ sink, toilet, lockers, etc.
405	Costume maintenance	120	0	0				
406	Laundry	80	0	0				
A500	Rehearsal / ClassRooms							
501	Rehearsal room / classroom A				2000			
502	Storage - rehearsal room A				300			
503	Rehearsal room / classroom B				800			
504	Storage - rehearsal room B				120			
505	Rehearsal room / classroom C				600			
506	Storage - rehearsal room C				60			
A600	Production Shops							
601	Scene shop					3200		
602	Office - scene shop manager					140		
603	Locker room - shop staff					120		
604	Storage - materials					300		
605	Storage - tools					60		

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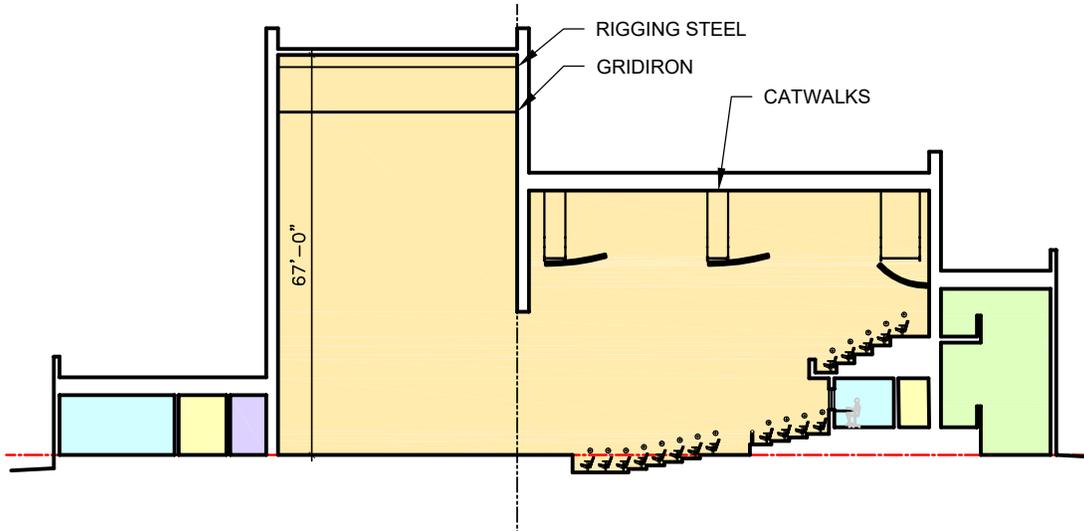
List of Proposed Spaces

		400-Seat	200-Seat	100-Seat	Reh.	Prod.	Admin /	
A-Series	SPACE	Theatre	Theatre	Theatre	Rooms	Shops	Services	NOTES
606	Storage - paint					60		
607	Storage - on hand scenery					300		
608	Welding area					300		
609	Loading dock					200		
610	Prop shop					600		
611	Office - prop master					140		
612	Storage - materials					120		
613	Storage - tools					60		
614	Storage - paint, solvents, etc.					60		
615	Exhaust hood					60		
616	Costume shop					1000		
617	Office - costume shop manager					140		
618	Office - costume designer					100		
619	Storage - materials					240		
620	Fitting room					100		
621	Laundry / dye					120		
A700	Storage - Bulk							
701	Storage - stock scenery					3200		
702	Storage - stock costumes					1600		
703	Storage - stock props					1000		
704	Storage - stock furniture					1200		
A800	Administrative Offices							
801	Admin reception / waiting						100	
802	Office - executive director						200	w/ small conference table
803	Office - staff						120	
804	Office - staff						120	

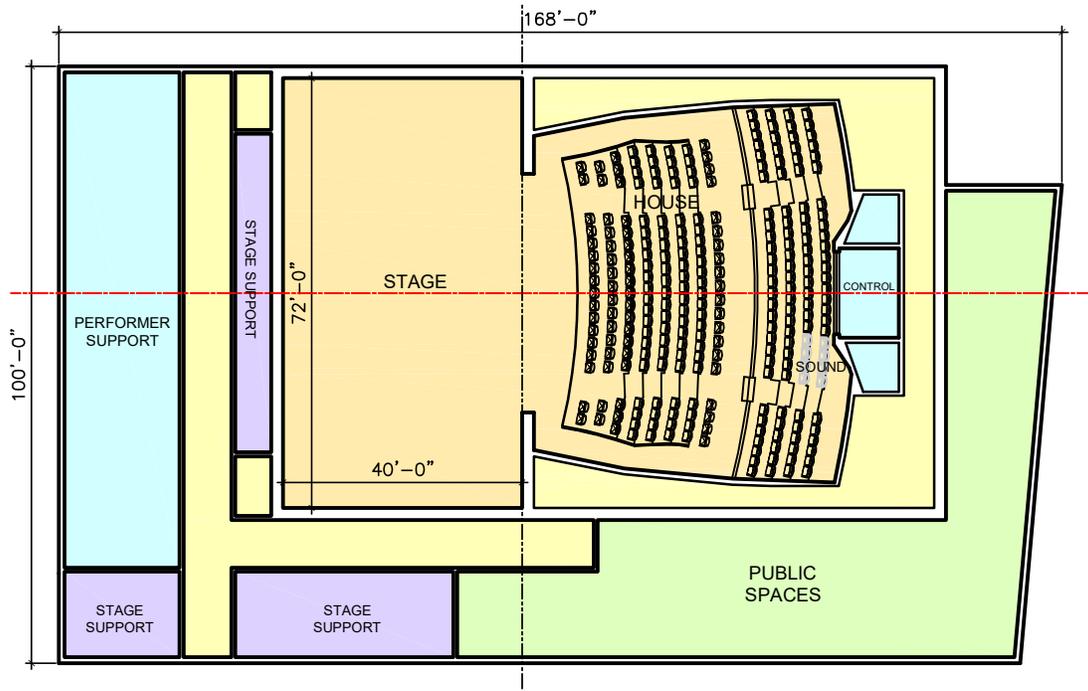
CHATTANOOGA PERFORMING ARTS CENTER

List of Proposed Spaces

		400-Seat	200-Seat	100-Seat	Reh.	Prod.	Admin /	
A-Series	SPACE	Theatre	Theatre	Theatre	Rooms	Shops	Services	NOTES
805	Work stations - 4 @ 40 nsf						240	
806	Conference room - 20 people						300	
807	Kitchenette / break room						200	
808	Office equipment						100	
809	Storage - files, archival items, etc.						100	
A900	Services							
901	Storage - catering support						400	
902	Custodial closets (2 @ 40)						80	
903	Storage - custodial supplies						100	
904	IT closets						200	
905	Fire monitors						300	
906	Loading docks						600	
907	Circulation, wall thickness, etc.	0	0	0	0	0	0	in gross
908	Mechanical spaces	0	0	0	0	0	0	in gross
909	Electrical spaces	0	0	0	0	0	0	in gross
	TOTAL - net square feet	15,155	7,535	4,530	3,880	14,420	3,160	
	Net-to-gross multiplier	1.70	1.65	1.65	1.65	1.5	1.4	
	TOTAL - gross square feet	25,764	12,433	7,475	6,402	21,630	4,424	
	GRAND TOTAL - gross square feet							78,127

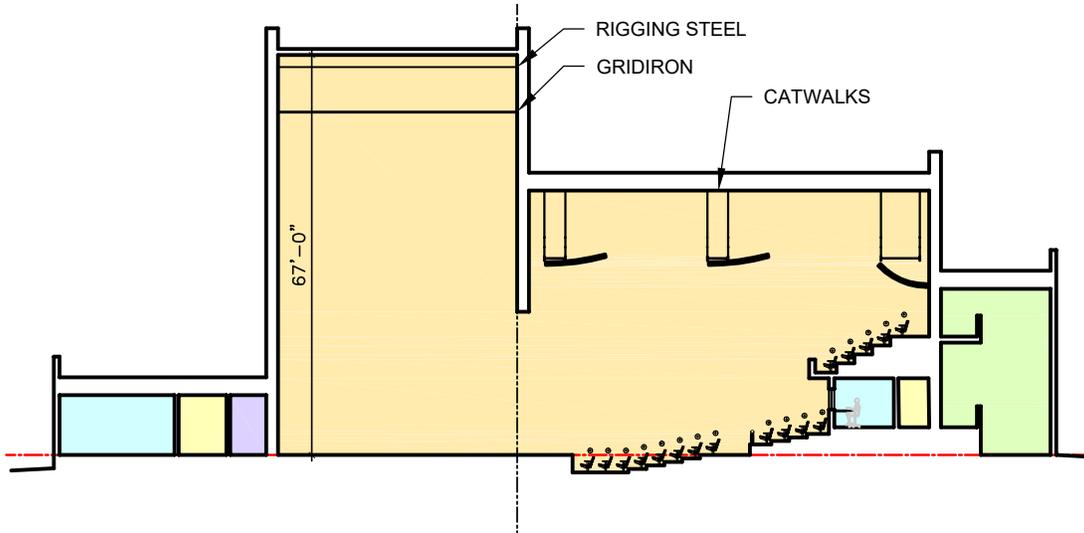


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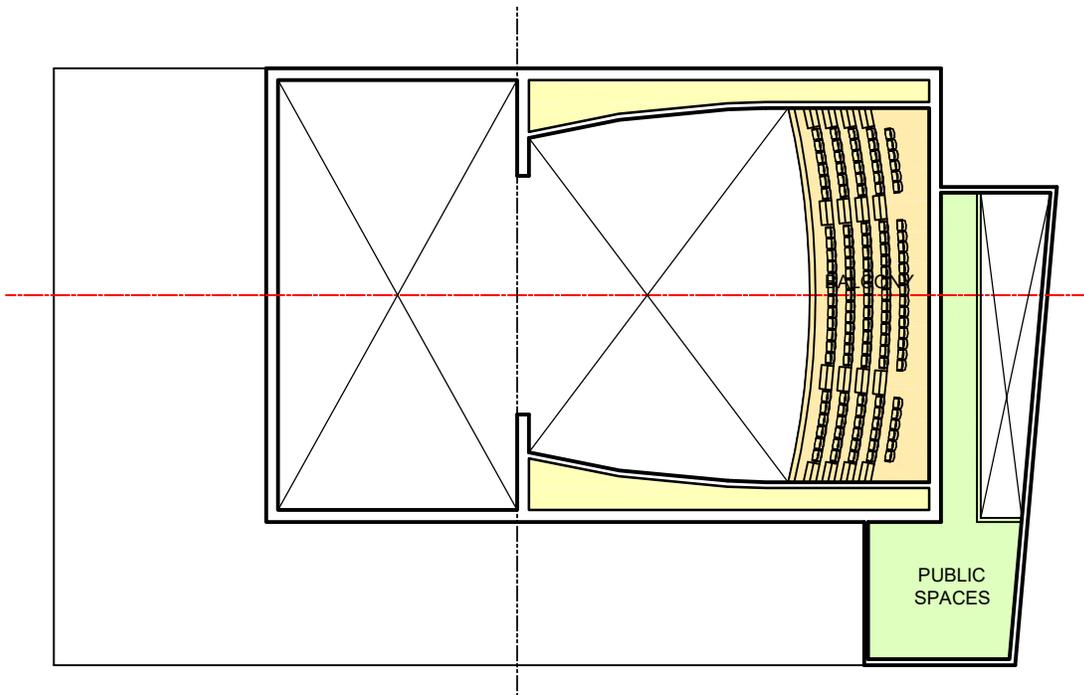


ORCHESTRA LEVEL PLAN



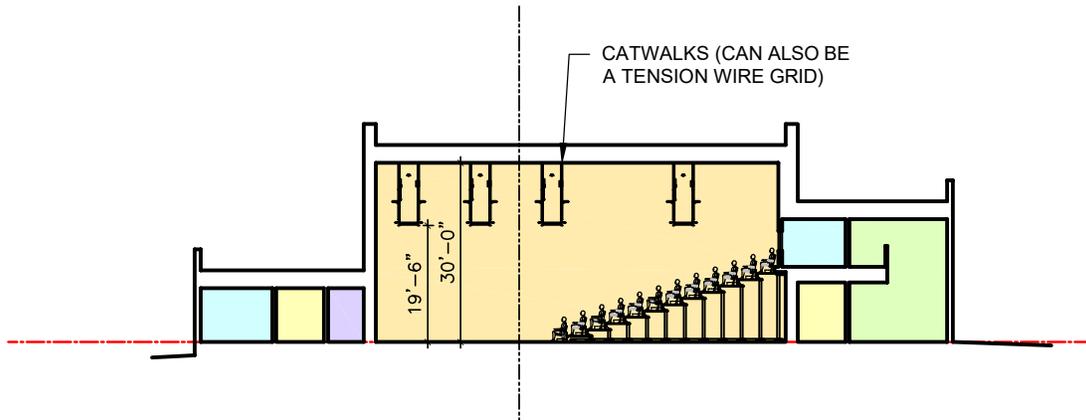


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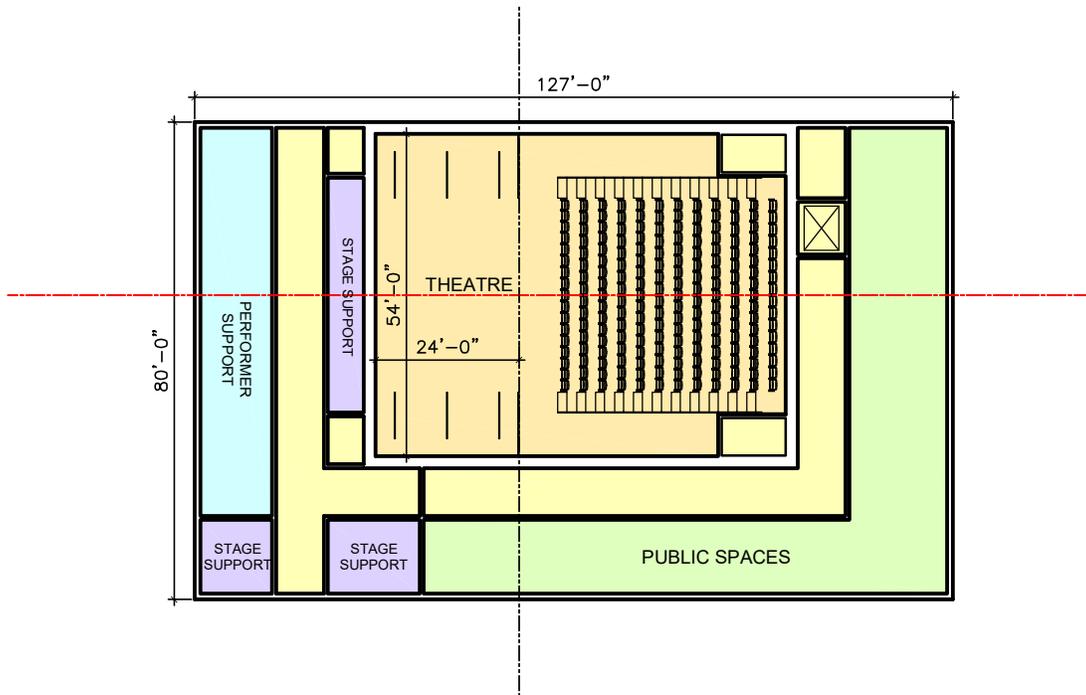


BALCONY LEVEL PLAN

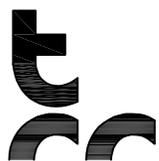


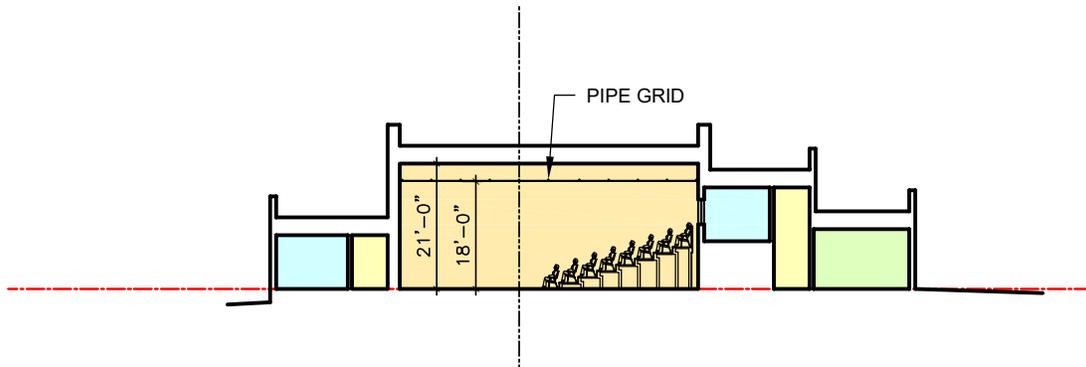


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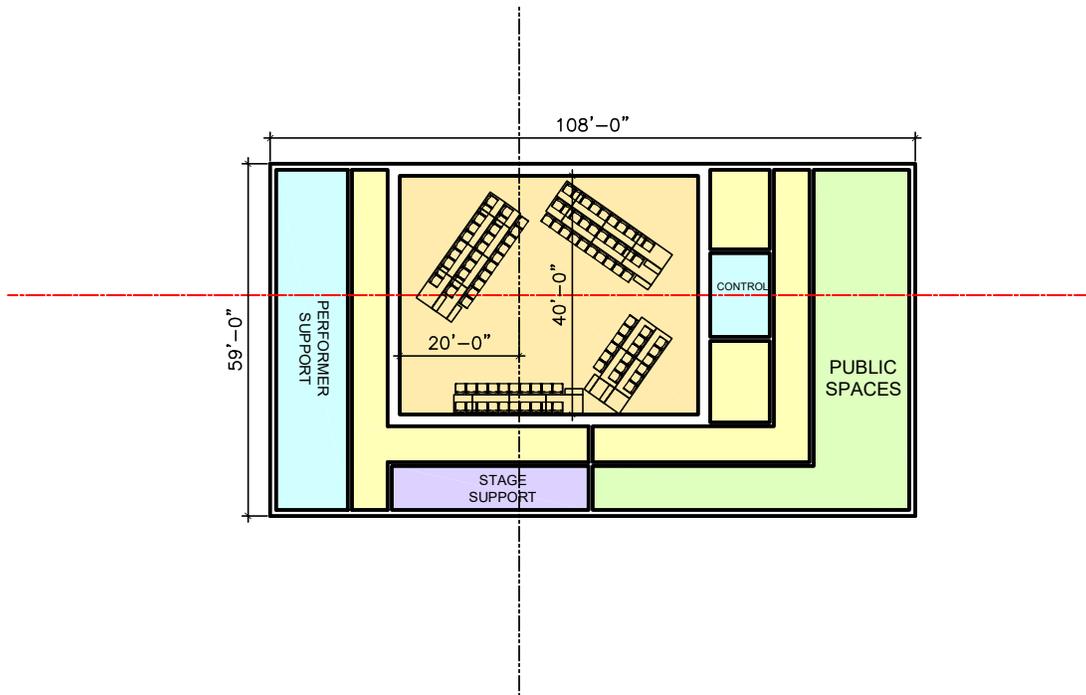


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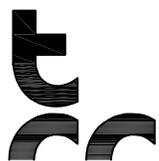




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APPENDIX D



LEVEL 1 - FLOOR PLAN

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LEVEL 2 - FLOOR PLAN

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APPENDIX E: 3 Development Senerios SUMMARY

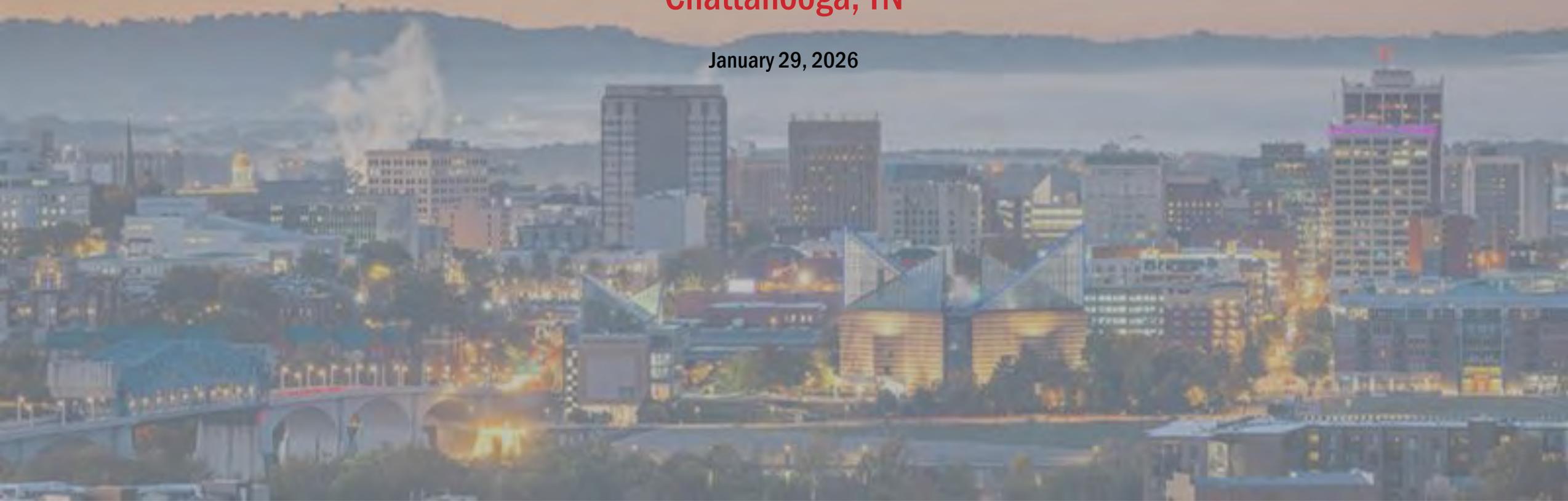
Description	Phase 1a	Phase 1b	Phase 2	Phase 3	Phase 4	TOTAL
Scenario #1 - Single New Building						
Project Configuration:	Phased New Building on empty site.	New structures on empty site.	Development includes outdoor spaces for assembly.			
New Construction Components:	100-Seat Theatre, Rehearsal Rooms, & Costume Shop	Scene Shop, Prop Shop, and Production Storage	200-Seat Theatre & Support	400-Seat Theatre & Support	Stage, 300 seat outdoor space, and support areas	2 Story Building
Renovation Components:	N/A	N/A	N/A	N/A	N/A	N/A
Total New GSF:	26,000	14,000	11,000	24,000	3,000	78,000
Total Reno'd GSF:	0	0	0	0	0	0
Scenario #2 - Campus - New & Renovated Buildings						
Project Configuration:	Autonomous Building on Shared Site	Renovation on Different Site	Autonomous Building on Shared Site	Autonomous Building on Shared Site	Autonomous Structures on Shared Site	Development includes outdoor spaces for assembly.
New Construction Components:	N/A	N/A	200-Seat Theatre & Support	400-Seat Theatre & Support	Stage, 300 seat outdoor space, and support areas	Single or 2 story buildings
Renovation Components:	100-Seat Theatre, Rehearsal Rooms, & Costume Shop	Scene Shop, Prop Shop, and Production Storage	N/A	N/A	N/A	Single, 2 story, or 3 story buildings
Total New GSF:	0	0	12,000	26,000	3,000	41,000
Total Reno'd GSF:	28,000	15,000	0	0	0	43,000
Scenario #3 - Renovate Large Building w/ New Theatre						
Project Configuration:	Final Renovation of Large Building on Single Site	Final Renovation of Large Building on Single Site	Final Renovation of Large Building on Single Site	Detached New Building adjacent to Large Renovated Building	Detached New Stage with Support in Renovated Building on Single Site	Development includes outdoor spaces for assembly.
New Construction:	N/A	N/A	N/A	400-Seat Theatre & Support	Stage for 300 seat outdoor venue	2 story building
Renovation:	100-Seat Theatre, Rehearsal Rooms, & Costume Shop	Scene Shop, Prop Shop, and Production Storage	200-Seat Theatre & Support	N/A	Support space for 300 seat outdoor venue	Single, 2 story, or 3 story building
Total New GSF:	0	0	0	26,000	2,000	28,000
Total Reno'd GSF:	26,000	14,000	11,000	0	1,000	52,000

APPENDIX E: Building Senerios

Description	Phase 1a	Phase 1b	Phase 2	Phase 3	Phase 4	TOTAL
Site Scenario #1: Urban						
Parking	ADA, Staff, and Performers Only, Patrons off site (50)	ADA, Staff & Volunteers (10)	ADA, Staff, & performers onsite, Patrons off site (25)	ADA, Staff, & performers onsite, Patrons off site (50)	ADA onsite only, Parsons off site (15)	+/- 150 Spaces
Features	Outdoor gathering area for 300 people	Added Buffer Areas	Added Buffer Areas	Added Buffer Areas	Add Stage to gathering area.	
Acres	3 acres	1.5 acres	0.75 acres	1.5 acres	0.15 acres	6 acres
Site Scenario #2: Suburban						
Parking	All on Site (75)	All on Site (10)	All on Site (100)	All on Site (200)	All on Site (115)	+/- 500 Spaces
Features	Outdoor gathering area for 300 people	Added Buffer Areas	Added Buffer Areas	Added Buffer Areas	Add Stage to gathering area.	
Acres	3.25 acres	1.5 acres	1.5 acres	3 acres	1.15 acres	9.5 acres

PERFORMANCE INNOVATION CENTER
Chattanooga, TN

January 29, 2026



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List of Proposed Spaces

		400-Seat	200-Seat	100-Seat	Reh.	Prod.	Admin /	
A-Series	SPACE	Theatre	Theatre	Theatre	Rooms	Shops	Services	NOTES
A100	Public Spaces							
101	Public lobby	2400	1200	600				6 nsf per seat
102	Auditorium access circulation	240	120	60				10% of lobby area
103	Auditorium sound & light locks	0	0	0				in gross
104	Public restrooms (male)	225	135	90				1 per 25 seats; 1/3 for men
105	Public restrooms (female)	400	200	150				1 per 25 seats; 2/3 for women
106	Public restroom (all-gender / family)	70	70	70				
107	Storage - front-of-house	120	100	60				
108	Box office - sales	120	100	60				conciierge-style open counter
109	Concessions	140	100	60				
110	Storage - concessions	40	30					
A200	Performance Spaces							
201	Audience seating	4000	2000	1200				11 nsf per seat; 12 nsf for studio
202	Stage / performance area / wings	2800	1200	800				
203	Crossover / access corridors	500	360	200				
204	Control booth / projection	160	120	100				
205	Followspot booth	120	0	0				
206	Dimmer / LED switch racks room	120	100	80				
207	Sound rack room	80	80	80				
208	Grid	0	0	0				in gross
209	Stage technical galleries	400	0	0				
210	FOH lighting grid / catwalks	560	280	0				
A300	Stage Support							
301	Office - production crew	160	120	0				

CHATTANOOGA PERFORMING ARTS CENTER

List of Proposed Spaces

		400-Seat	200-Seat	100-Seat	Reh.	Prod.	Admin /	
A-Series	SPACE	Theatre	Theatre	Theatre	Rooms	Shops	Services	NOTES
302	Office - visiting company	120	100	80				
303	Storage - piano	100	0	0				
304	Storage - orchestra shell	180	0	0				orch shell for music
305	Storage - general	360	200	100				
306	Storage - performance lighting	100	80	60				
307	Storage - audio - visual	80	60	0				
A 400	Performer Support							
401	Green Room / performer lounge	400	300	200				
402	Dressing room - 4-person	240	240	240				w/ sink, toilet, lockers, etc.
403	Dressing room - 4-person	240	240	240				w/ sink, toilet, lockers, etc.
404	Dressing room - 8-person	480	0	0				w/ sink, toilet, lockers, etc.
405	Costume maintenance	120	0	0				
406	Laundry	80	0	0				
A500	Rehearsal / ClassRooms							
501	Rehearsal room / classroom A				2000			
502	Storage - rehearsal room A				300			
503	Rehearsal room / classroom B				800			
504	Storage - rehearsal room B				120			
505	Rehearsal room / classroom C				600			
506	Storage - rehearsal room C				60			
A600	Production Shops							
601	Scene shop					3200		
602	Office - scene shop manager					140		
603	Locker room - shop staff					120		

CHATTANOOGA PERFORMING ARTS CENTER

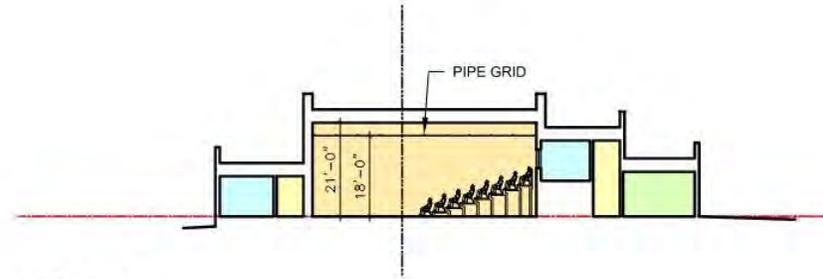
List of Proposed Spaces

		400-Seat	200-Seat	100-Seat	Reh.	Prod.	Admin /	
A-Series	SPACE	Theatre	Theatre	Theatre	Rooms	Shops	Services	NOTES
604	Storage - materials					300		
605	Storage - tools					60		
606	Storage - paint					60		
607	Storage - on hand scenery					300		
608	Welding area					300		
609	Loading dock					200		
610	Prop shop					600		
611	Office - prop master					140		
612	Storage - materials					120		
613	Storage - tools					60		
614	Storage - paint, solvents, etc.					60		
615	Exhaust hood					60		
616	Costume shop					1000		
617	Office - costume shop manager					140		
618	Office - costume designer					100		
619	Storage - materials					240		
620	Fitting room					100		
621	Laundry / dye					120		
A700	Storage - Bulk							
701	Storage - stock scenery					3200		
702	Storage - stock costumes					1600		
703	Storage - stock props					1000		
704	Storage - stock furniture					1200		
A800	Administrative Offices							
801	Admin reception / waiting						100	

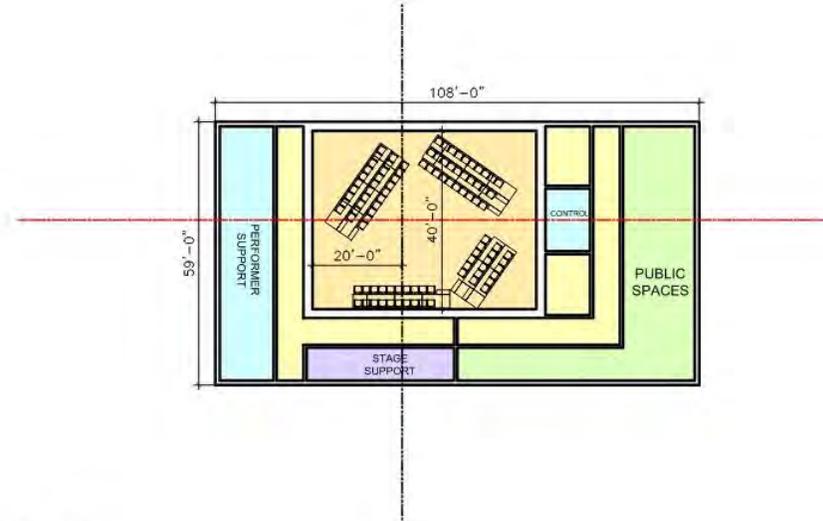
CHATTANOOGA PERFORMING ARTS CENTER

List of Proposed Spaces

		400-Seat	200-Seat	100-Seat	Reh.	Prod.	Admin /	
A-Series	SPACE	Theatre	Theatre	Theatre	Rooms	Shops	Services	NOTES
802	Office - executive director						200	w/ small conference table
803	Office - staff						120	
804	Office - staff						120	
805	Work stations - 4 @ 40 nsf						240	
806	Conference room - 20 people						300	
807	Kitchenette / break room						200	
808	Office equipment						100	
809	Storage - files, archival items, etc.						100	
A900	Services							
901	Storage - catering support						400	
902	Custodial closets (2 @ 40)						80	
903	Storage - custodial supplies						100	
904	IT closets						200	
905	Fire monitors						300	
906	Loading docks						600	
907	Circulation, wall thickness, etc.	0	0	0	0	0	0	in gross
908	Mechanical spaces	0	0	0	0	0	0	in gross
909	Electrical spaces	0	0	0	0	0	0	in gross
	TOTAL - net square feet	15,155	7,535	4,530	3,880	14,420	3,160	
	Net-to-gross multiplier	1.70	1.65	1.65	1.65	1.5	1.4	
	TOTAL - gross square feet	25,764	12,433	7,475	6,402	21,630	4,424	
	GRAND TOTAL - gross square feet							78,127

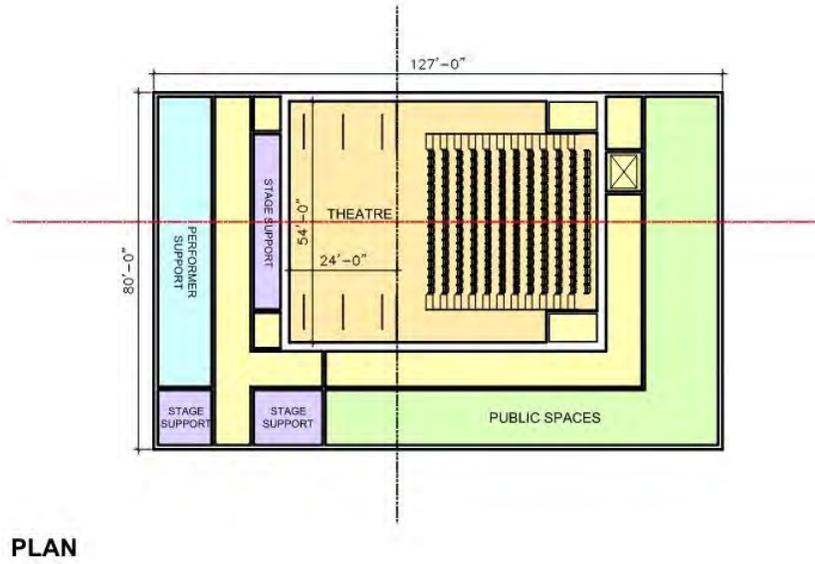
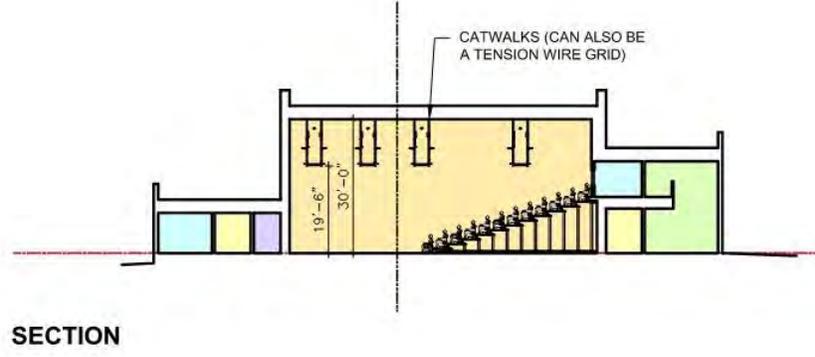


SECTION

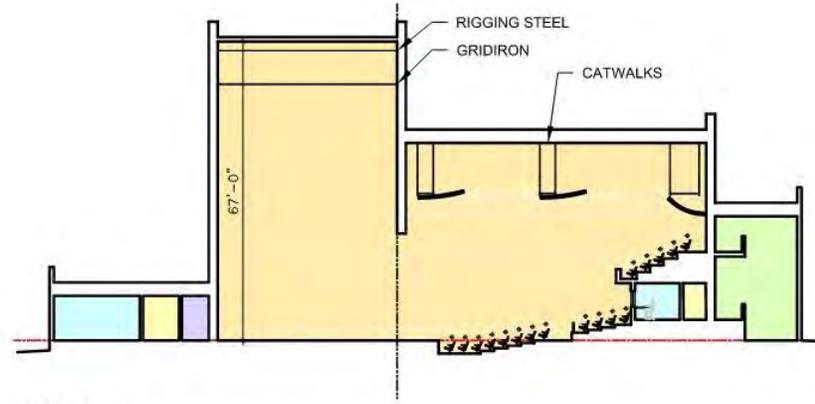


PLAN

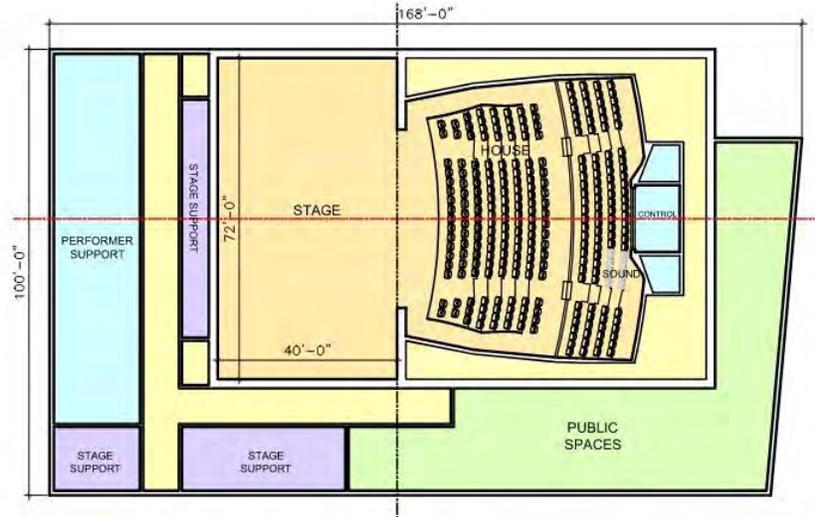
100 SEAT THEATRE



200 SEAT THEATRE

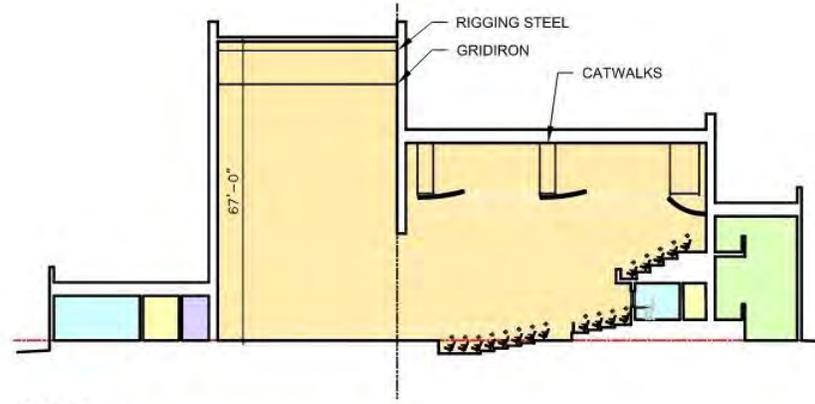


SECTION

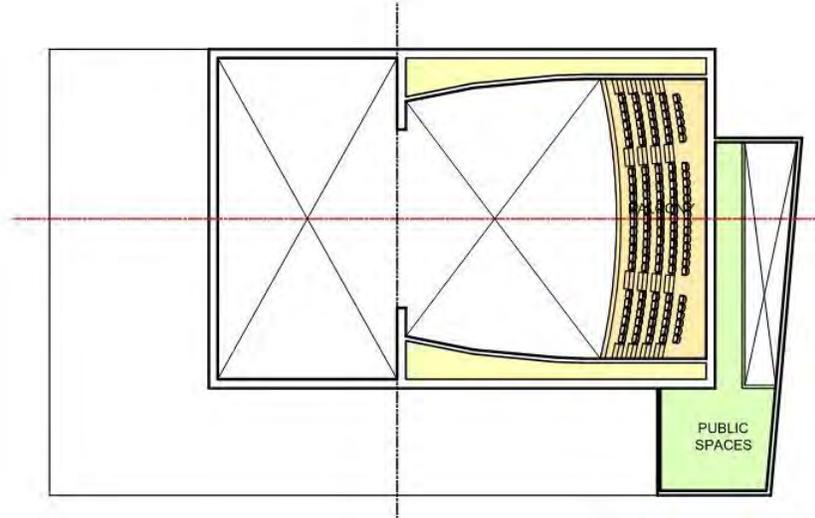


400 SEAT THEATRE

PERFORMANCE INNOVATION CENTER
Chattanooga, TN



SECTION



400 SEAT THEATRE

PERFORMANCE INNOVATION CENTER
Chattanooga, TN



North Shore

East Chattanooga

Downtown

East Lake/Ridgedale

South Chattanooga



Ridge to River: Downtown & Ring Neighborhoods

PERFORMANCE INNOVATION CENTER
Chattanooga, TN

SCENARIO #1: SINGLE NEW BUILDING

Key Characteristics:

- Program of space in a single new building to minimize costs.
- Located on a single site that does not have usable structures.

Common Characteristics with all Scenarios:

- Phase able to accommodate funding and growth
- The 400-seat theatre and support spaces would likely need to be a new structure.
- Preferably located near existing parking.
- Concept would allow the scene shop, prop shop and production storage to be located on another site if desired.

EMPTY CITY
BLOCK

SCENARIO #1
SINGLE NEW BUILDING

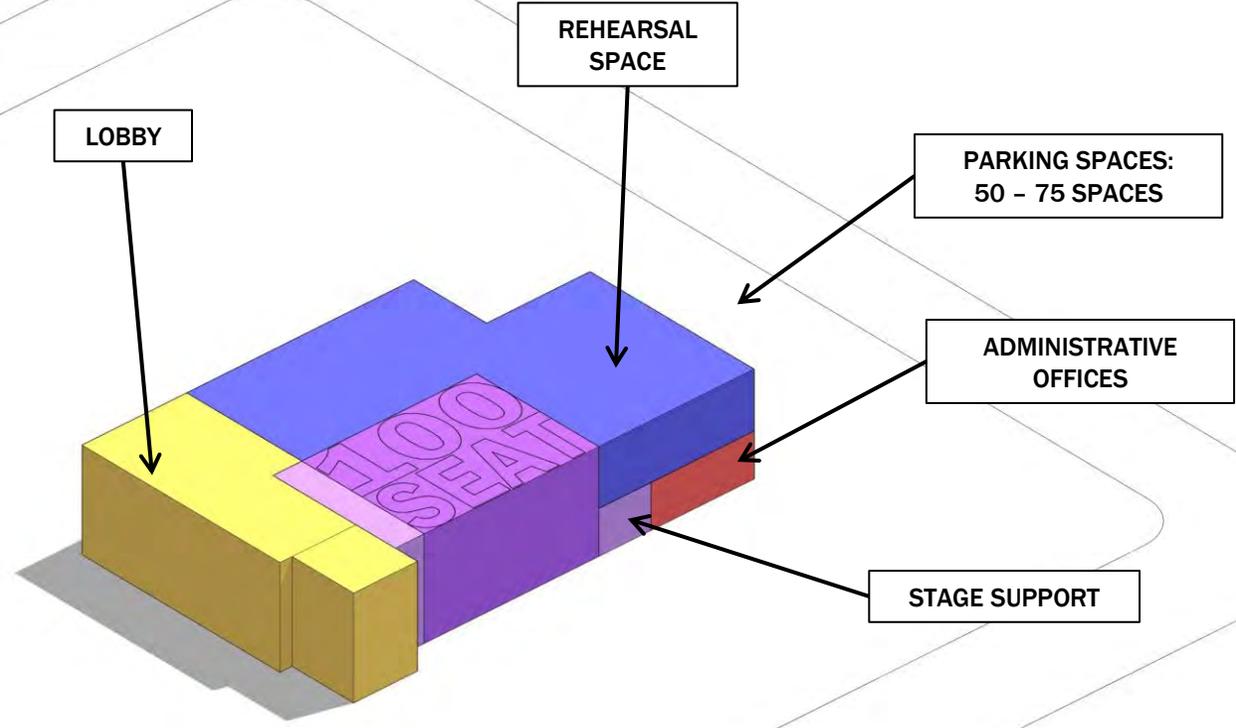
PROPERTY WITH PATRON OFFSITE PARKING = 6 ACRES
PROPERTY WITH PATRON ONSITE PARKING = 9.5 ACRES

PERFORMANCE INNOVATION CENTER
Chattanooga, TN



- PUBLIC SPACE (LOBBY)
- PERFORMANCE SPACE
- STAGE SUPPORT
- REHEARSAL / CLASSROOMS
- PRODUCTION SHOPS
- STOCK STORAGE
- ADMINISTRATIVE OFFICES

BUILDING = 0.5 ACRES
 PARKING = 0.5 - 0.75 ACRES
 BUFFER AREAS = 0.5 ACRES



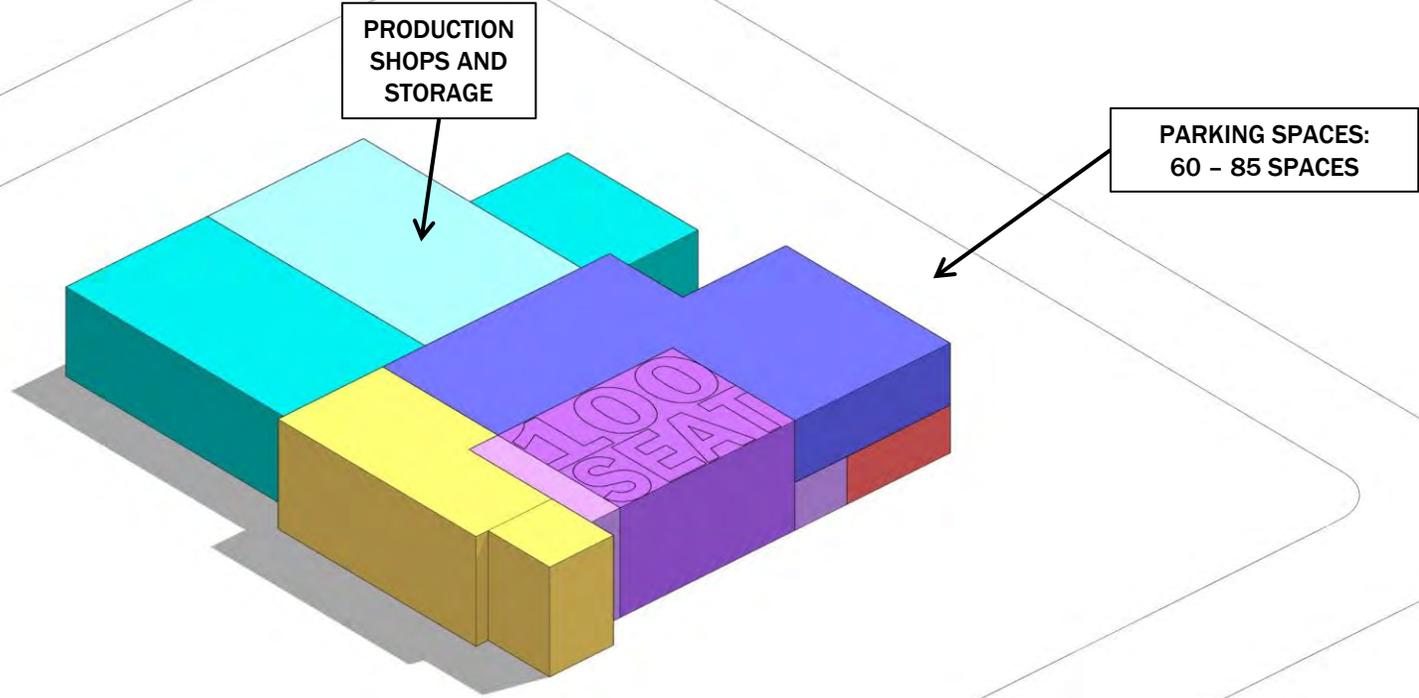
SCENARIO #1
 SINGLE NEW BUILDING
 PHASE 1a
 26,000 GSF

PERFORMANCE INNOVATION CENTER
 Chattanooga, TN



- PUBLIC SPACE (LOBBY)
- PERFORMANCE SPACE
- STAGE SUPPORT
- REHEARSAL / CLASSROOMS
- PRODUCTION SHOPS
- STOCK STORAGE
- ADMINISTRATIVE OFFICES

BUILDING = 0.75 ACRES
 PARKING = 0.6 - 0.85 ACRES
 BUFFER AREAS = 0.75 ACRES



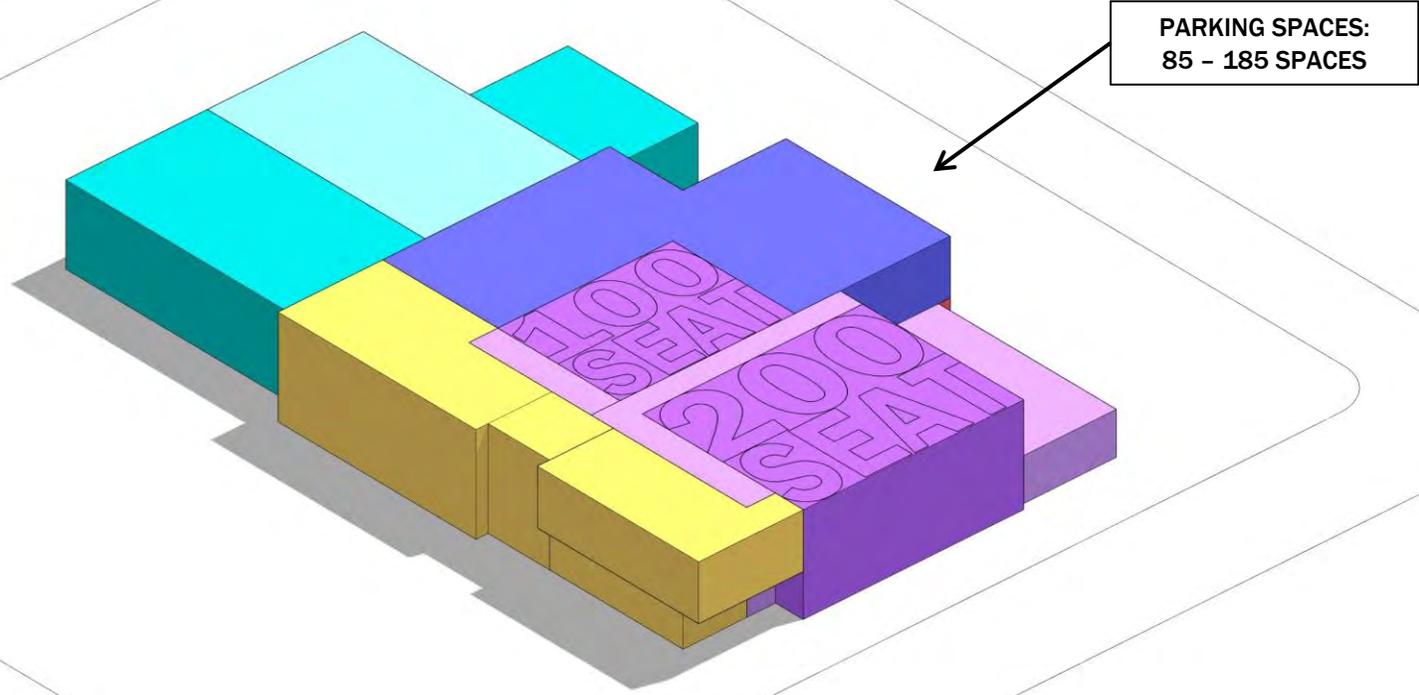
SCENARIO #1
 SINGLE NEW BUILDING
 PHASE 1b
 14,000 GSF (40,000 GSF TOTAL)

PERFORMANCE INNOVATION CENTER
 Chattanooga, TN



- PUBLIC SPACE (LOBBY)
- PERFORMANCE SPACE
- STAGE SUPPORT
- REHEARSAL / CLASSROOMS
- PRODUCTION SHOPS
- STOCK STORAGE
- ADMINISTRATIVE OFFICES

BUILDING = 1 ACRES
 PARKING = 0.85 - 1.85 ACRES
 BUFFER AREAS = 1 ACRES

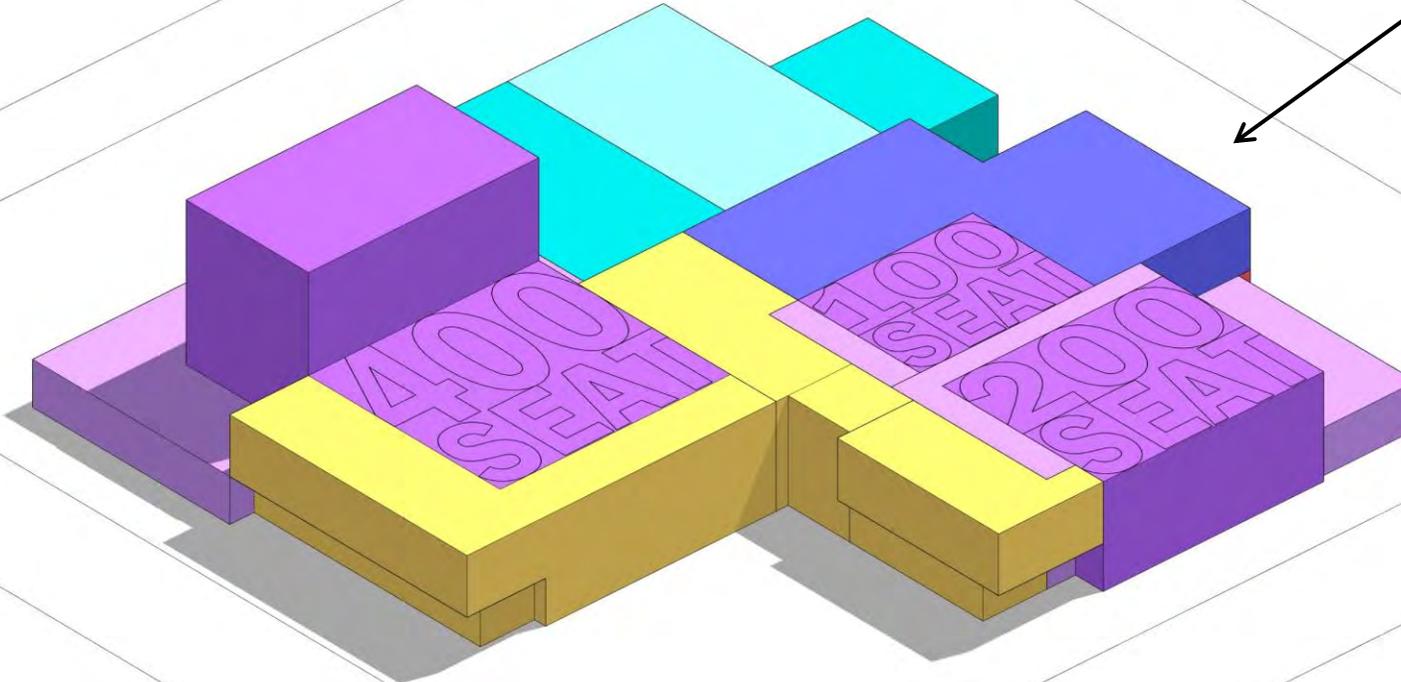


SCENARIO #1
 SINGLE NEW BUILDING
 PHASE 2
 11,000 GSF (51,000 GSF TOTAL)

PERFORMANCE INNOVATION CENTER
 Chattanooga, TN

- PUBLIC SPACE (LOBBY)
- PERFORMANCE SPACE
- STAGE SUPPORT
- REHEARSAL / CLASSROOMS
- PRODUCTION SHOPS
- STOCK STORAGE
- ADMINISTRATIVE OFFICES

BUILDING = 1.5 ACRES
 PARKING = 1.35 - 3.85 ACRES
 BUFFER AREAS = 1.5 ACRES



PARKING SPACES:
135 - 385 SPACES



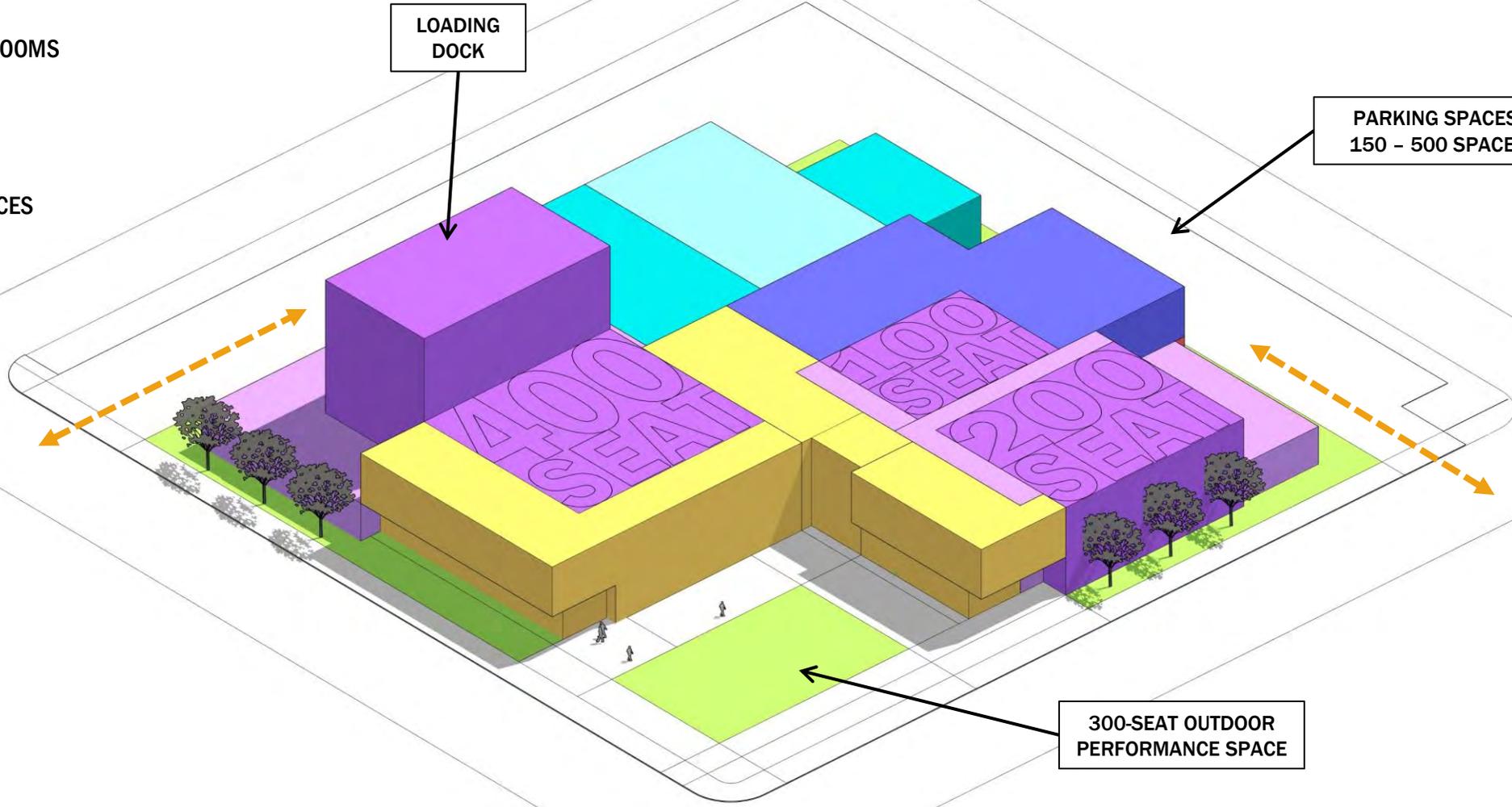
SCENARIO #1
 SINGLE NEW BUILDING
 PHASE 3

24,000 GSF (75,000 GSF TOTAL)

PERFORMANCE INNOVATION CENTER
 Chattanooga, TN

- PUBLIC SPACE (LOBBY)
- PERFORMANCE SPACE
- STAGE SUPPORT
- REHEARSAL / CLASSROOMS
- PRODUCTION SHOPS
- STOCK STORAGE
- ADMINISTRATIVE OFFICES

BUILDING = 1.5 ACRES
 PARKING = 1.5 - 5 ACRES
 BUFFER AREAS = 1.5 ACRES
 OUTDOOR PERF. = 1.5 ACRES



SCENARIO #1
 SINGLE NEW BUILDING
 PHASE 4
 3,000 GSF (78,000 GSF NEW)



PERFORMANCE INNOVATION CENTER
 Chattanooga, TN



SCENARIO #1
SINGLE NEW BUILDING

PERFORMANCE INNOVATION CENTER
Chattanooga, TN



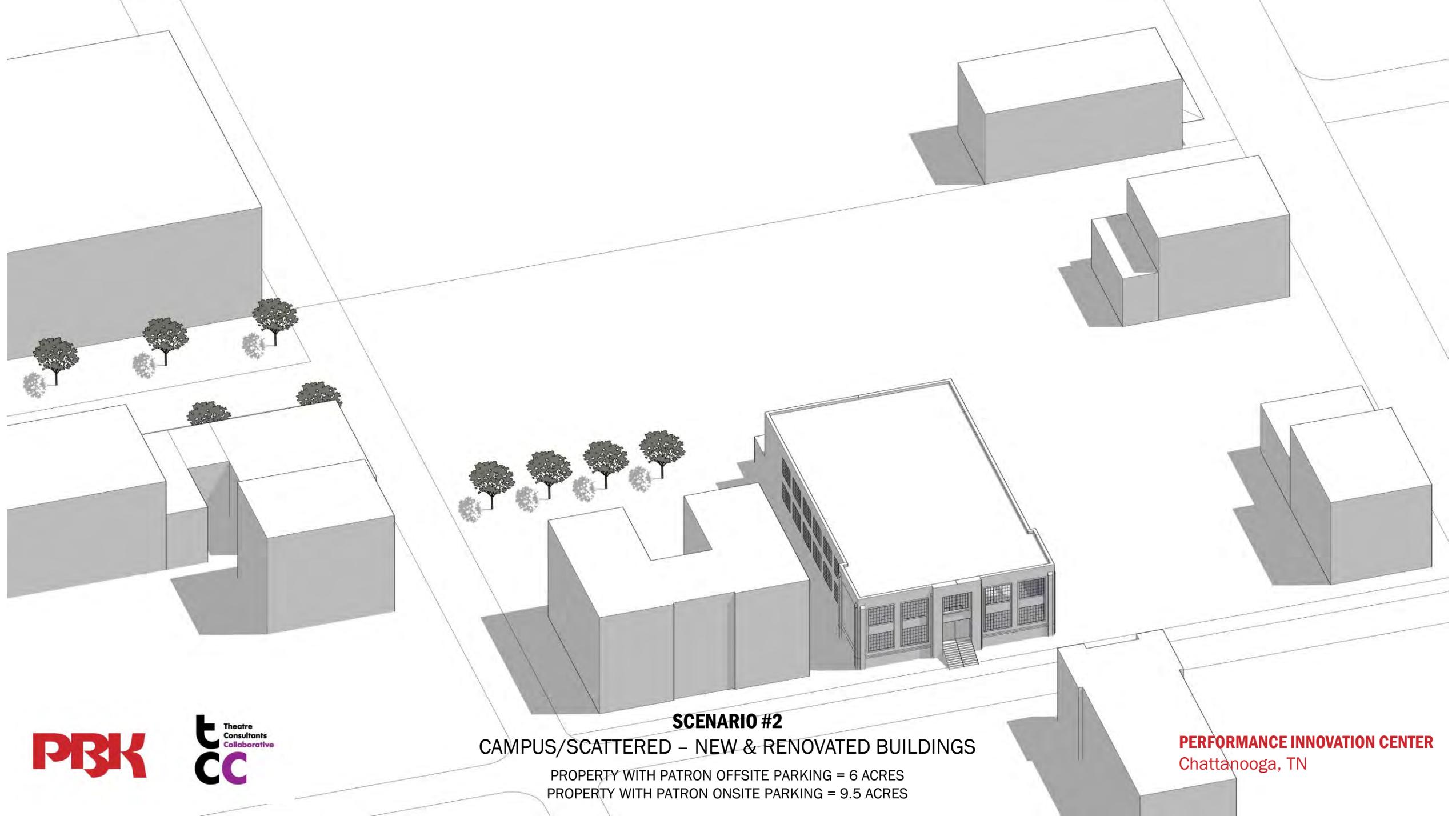
SCENARIO #1
SINGLE NEW BUILDING

PERFORMANCE INNOVATION CENTER
Chattanooga, TN

SCENARIO #2: CAMPUS/SCATTERED – NEW & RENOVATED BUILDINGS

Key Characteristics:

- Program of spaces is divided in different buildings that are either new or renovated.
- Phase 1 would likely be a renovated structure.
- Concept would allow buildings to be located on different sites.
- Campus approach allows buildings to better respond to its context and creates opportunities for programmable outdoor spaces.



SCENARIO #2

CAMPUS/SCATTERED - NEW & RENOVATED BUILDINGS

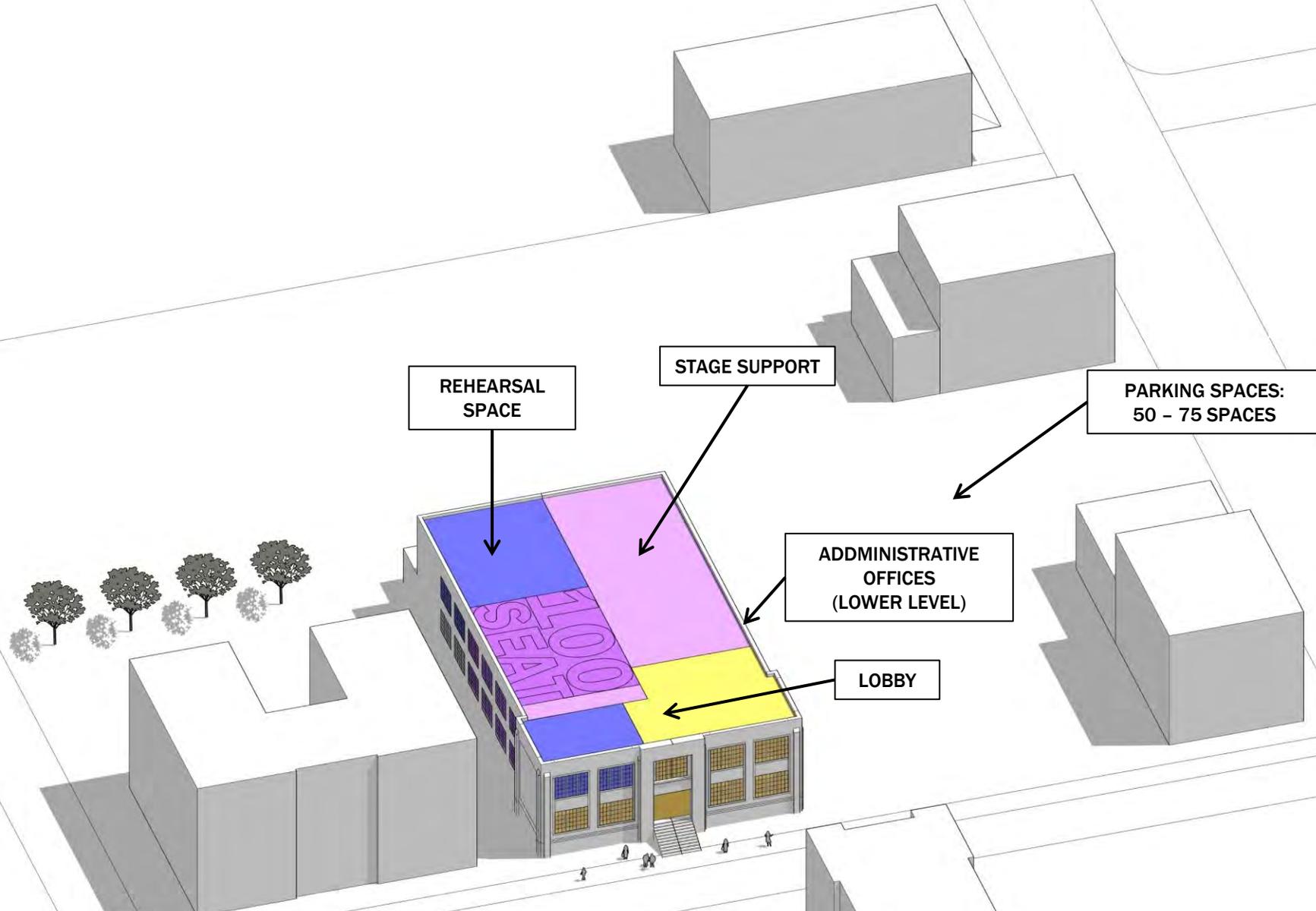
PROPERTY WITH PATRON OFFSITE PARKING = 6 ACRES
PROPERTY WITH PATRON ONSITE PARKING = 9.5 ACRES



PERFORMANCE INNOVATION CENTER
Chattanooga, TN

- PUBLIC SPACE (LOBBY)
- PERFORMANCE SPACE
- STAGE SUPPORT
- REHEARSAL / CLASSROOMS
- PRODUCTION SHOPS
- STOCK STORAGE
- ADMINISTRATIVE OFFICES

CAMPUS SITE:
 BUILDING = 0.5 ACRES
 PARKING = 0.5 - 0.75 ACRES
 BUFFER AREAS = 0.5 ACRES

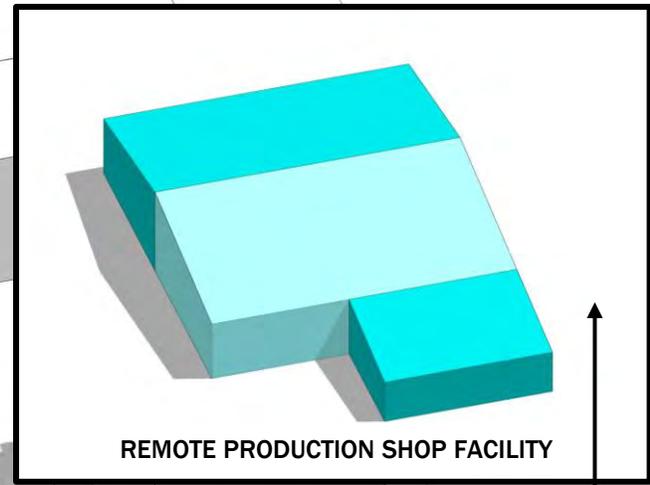


SCENARIO #2
 CAMPUS/SCATTERED - NEW & RENOVATED BUILDINGS
 PHASE 1a
 28,000 GSF RENOVATED

PERFORMANCE INNOVATION CENTER
 Chattanooga, TN

- PUBLIC SPACE (LOBBY)
- PERFORMANCE SPACE
- STAGE SUPPORT
- REHEARSAL / CLASSROOMS
- PRODUCTION SHOPS
- STOCK STORAGE
- ADMINISTRATIVE OFFICES

BUILDING = 0.25 ACRES
 PARKING = 0.1 ACRES
 BUFFER AREAS = 0.25 ACRES



REMOTE PRODUCTION SHOP FACILITY

PARKING SPACES:
 10 SPACES



SCENARIO #2

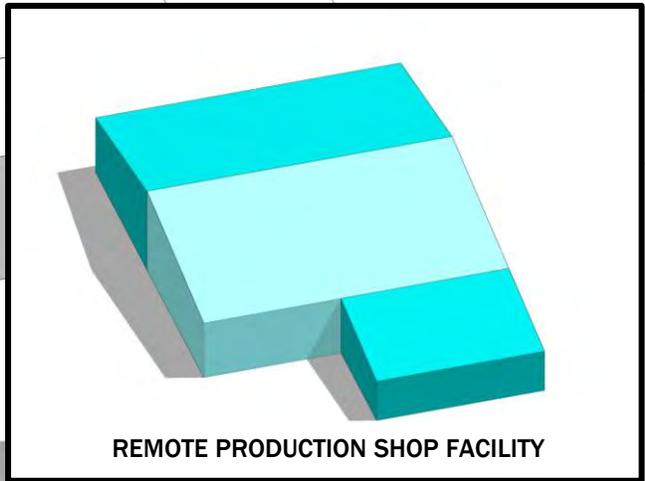
CAMPUS/SCATTERED – NEW & RENOVATED BUILDINGS
 PHASE 1b

15,000 GSF RENOVATED (43,000 GSF TOTAL RENOVATED)

PERFORMANCE INNOVATION CENTER
 Chattanooga, TN



- PUBLIC SPACE (LOBBY)
- PERFORMANCE SPACE
- STAGE SUPPORT
- REHEARSAL / CLASSROOMS
- PRODUCTION SHOPS
- STOCK STORAGE
- ADMINISTRATIVE OFFICES



**PARKING SPACES:
75 - 175 SPACES**

**OUTDOOR
COURTYARD**

**CAMPUS SITE:
BUILDING = 0.75 ACRES
PARKING = 0.75 - 1.75 ACRES
BUFFER AREAS = 0.75 ACRES**

SCENARIO #2
CAMPUS/SCATTERED - NEW & RENOVATED BUILDINGS
PHASE 2

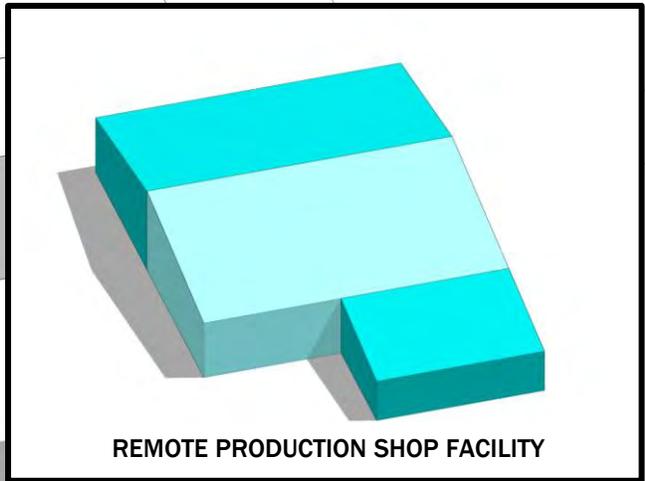
PERFORMANCE INNOVATION CENTER
Chattanooga, TN

12,000 NEW (TOTAL: 43,000 RENO & 12,000 NEW)



- PUBLIC SPACE (LOBBY)
- PERFORMANCE SPACE
- STAGE SUPPORT
- REHEARSAL / CLASSROOMS
- PRODUCTION SHOPS
- STOCK STORAGE
- ADMINISTRATIVE OFFICES

PARKING SPACES:
 125 - 375 SPACES
 THROUGHOUT CAMPUS
 GROUNDS



CAMPUS SITE:
 BUILDING = 1.25 ACRES
 PARKING = 1.25 - 3.75 ACRES
 BUFFER AREAS = 1.25 ACRES

SCENARIO #2

**CAMPUS/SCATTERED - NEW & RENOVATED BUILDINGS
 PHASE 3**

26,000 GSF NEW (TOTAL: 43,000 RENO + 26,000 NEW)

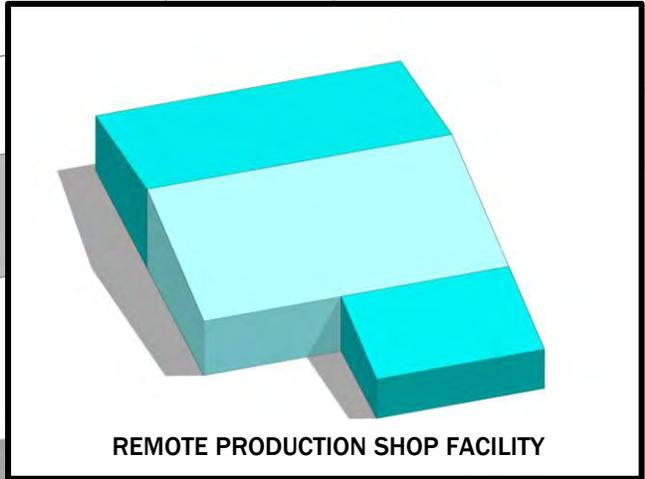
PERFORMANCE INNOVATION CENTER
 Chattanooga, TN



- PUBLIC SPACE (LOBBY)
- PERFORMANCE SPACE
- STAGE SUPPORT
- REHEARSAL / CLASSROOMS
- PRODUCTION SHOPS
- STOCK STORAGE
- ADMINISTRATIVE OFFICES

PARKING SPACES:
140 - 490 SPACES
THROUGHOUT CAMPUS GROUNDS

300-SEAT OUTDOOR
PERFORMANCE
SPACE



REMOTE PRODUCTION SHOP FACILITY

CAMPUS SITE:
BUILDING = 1.25 ACRES
PARKING = 1.4 - 4.9 ACRES
BUFFER AREAS = 1.25 ACRES
OUTDOOR PERF. = 1.5 ACRES

SCENARIO #2

CAMPUS/SCATTERED - NEW & RENOVATED BUILDINGS
PHASE 4

PERFORMANCE INNOVATION CENTER
Chattanooga, TN

3,000 GSF NEW (TOTAL: 43,000 GFS RENO + 41,000 GFS NEW)





SCENARIO #2
CAMPUS – NEW & RENOVATED BUILDINGS

PERFORMANCE INNOVATION CENTER
Chattanooga, TN



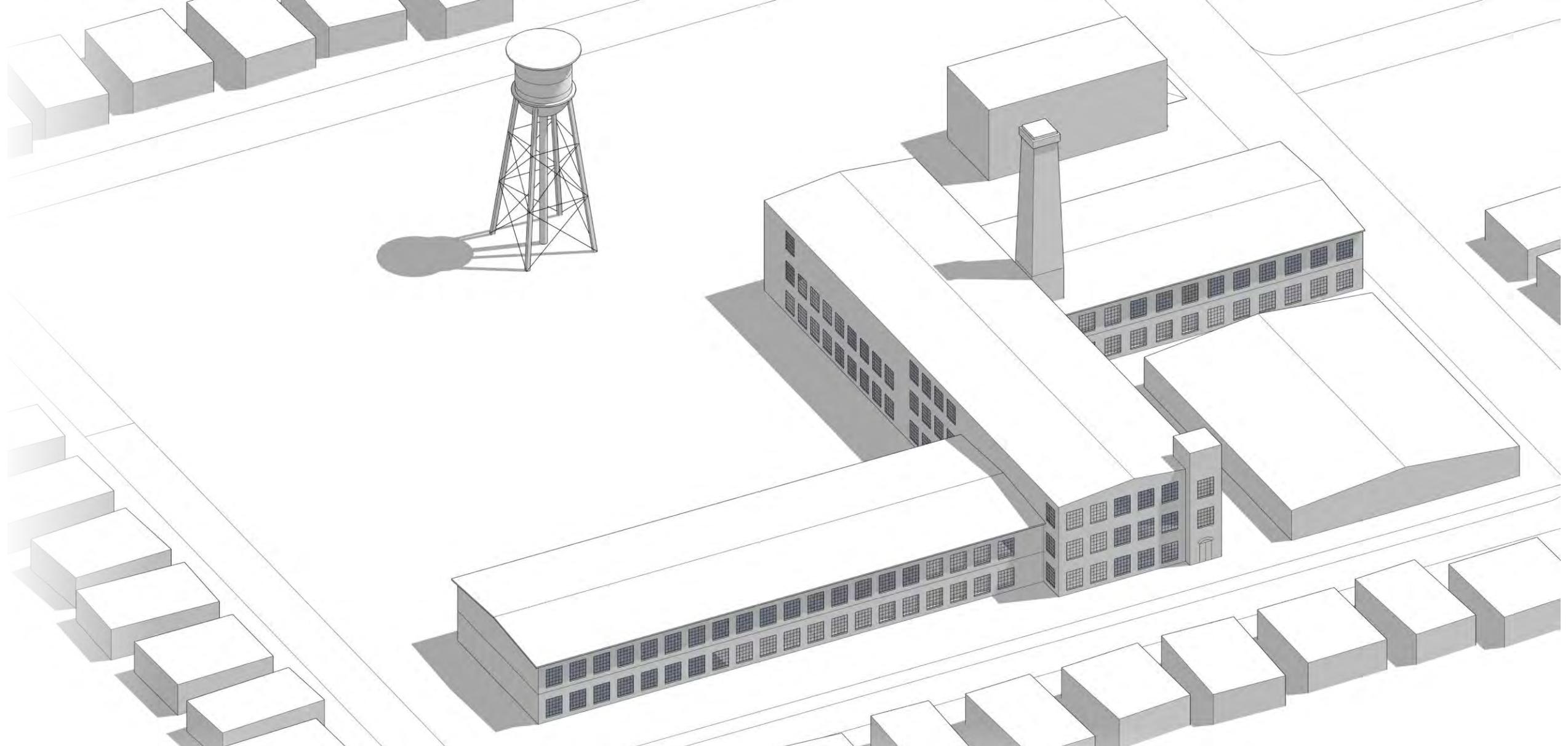
SCENARIO #2
CAMPUS – NEW & RENOVATED BUILDINGS

PERFORMANCE INNOVATION CENTER
Chattanooga, TN

SCENARIO #3: RENOVATE LARGE BUILDING W/ NEW THEATRE

Key Characteristics:

- Program of spaces located mostly with one or two large renovated buildings.



SCENARIO #3
RENOVATE LARGE BUILDING W/ NEW THEATRE

PERFORMANCE INNOVATION CENTER
Chattanooga, TN

- PUBLIC SPACE (LOBBY)
- PERFORMANCE SPACE
- STAGE SUPPORT
- REHEARSAL / CLASSROOMS
- PRODUCTION SHOPS
- STOCK STORAGE
- ADMINISTRATIVE OFFICES

BUILDING = 0.5 ACRES
 PARKING = 0.5 - 0.75 ACRES
 BUFFER AREAS = 0.5 ACRES

PARKING SPACES:
 50 - 75 SPACES

LOBBY

REHEARSAL
 SPACE

STAGE SUPPORT

ADMINISTRATIVE
 OFFICES
 (LOWER LEVEL)

SCENARIO #3
 RENOVATE LARGE BUILDING W/ NEW THEATRE
 PHASE 1a

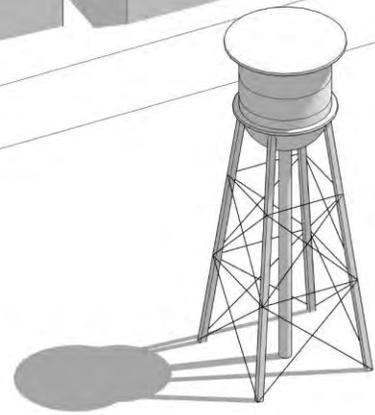
26,000 GSF RENOVATED

PERFORMANCE INNOVATION CENTER
 Chattanooga, TN



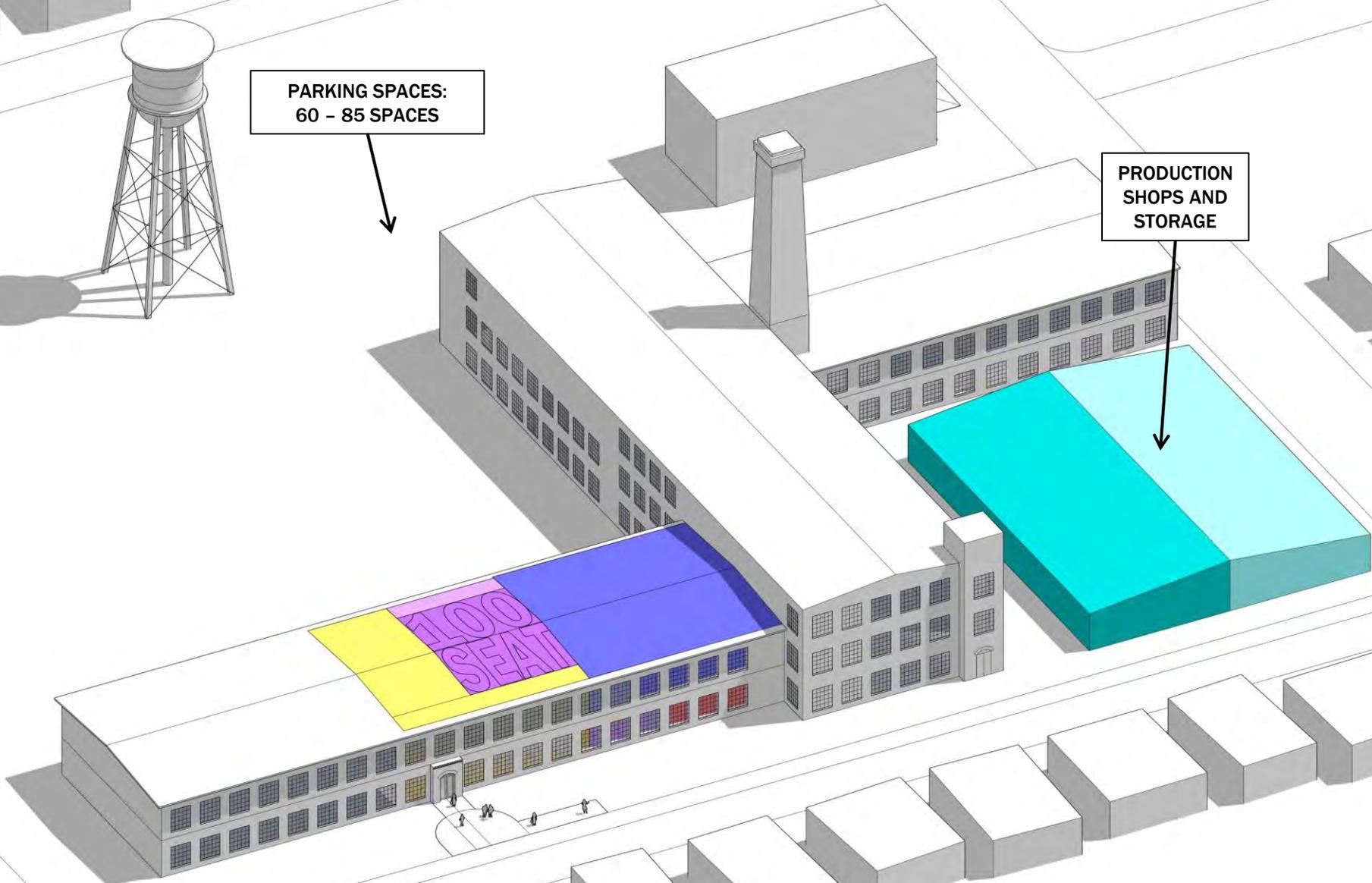
- PUBLIC SPACE (LOBBY)
- PERFORMANCE SPACE
- STAGE SUPPORT
- REHEARSAL / CLASSROOMS
- PRODUCTION SHOPS
- STOCK STORAGE
- ADMINISTRATIVE OFFICES

BUILDING = 0.75 ACRES
 PARKING = 0.6 - 0.85 ACRES
 BUFFER AREAS = 0.75 ACRES



PARKING SPACES:
60 - 85 SPACES

PRODUCTION SHOPS AND STORAGE



SCENARIO #3

RENOVATE LARGE BUILDING W/ NEW THEATRE
 PHASE 1b

14,000 GSF RENOVATED (TOTAL: 40,000 GSF RENOVATED)

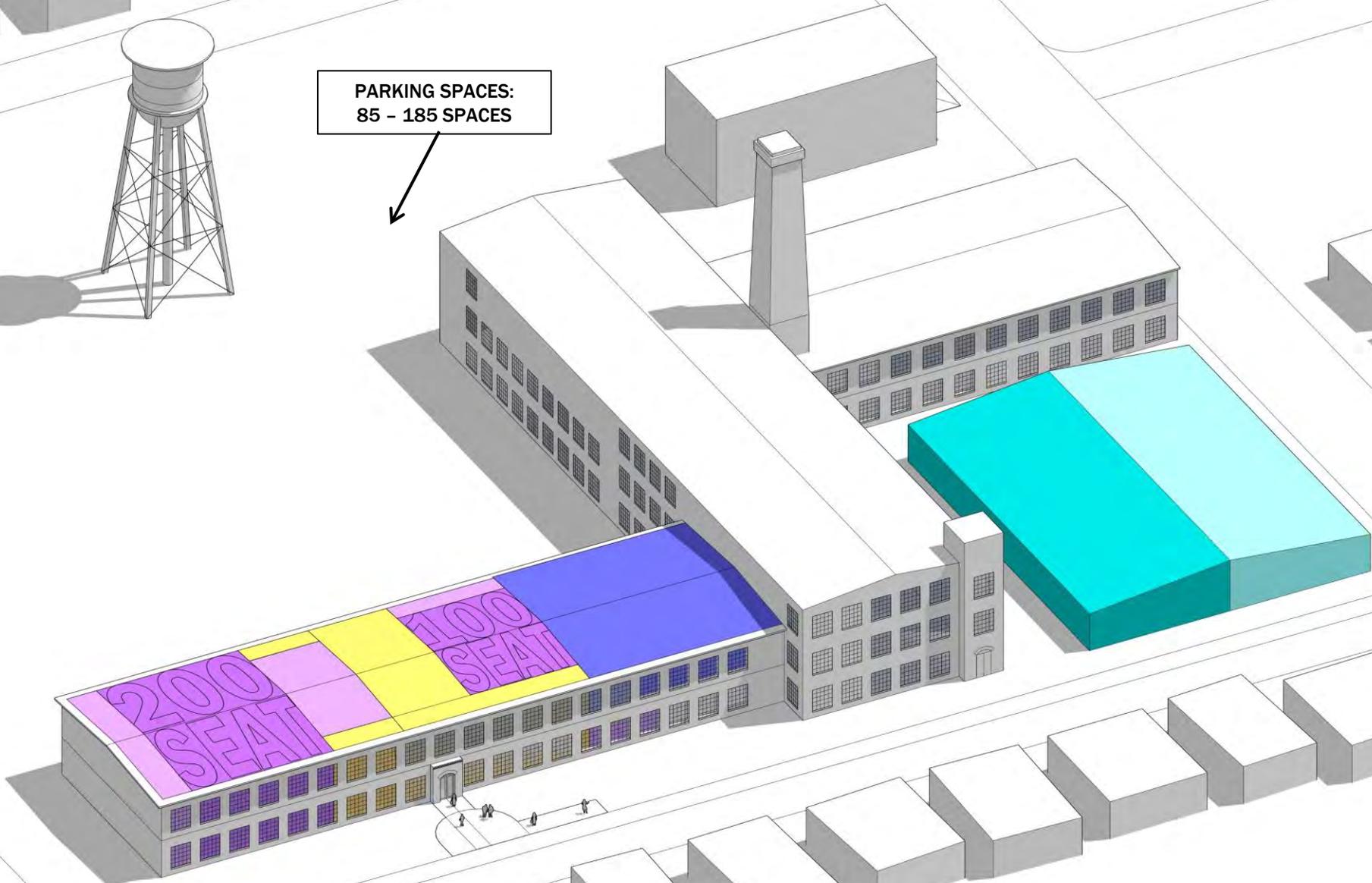
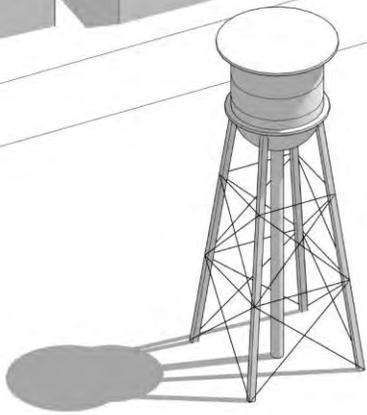


PERFORMANCE INNOVATION CENTER
 Chattanooga, TN

- PUBLIC SPACE (LOBBY)
- PERFORMANCE SPACE
- STAGE SUPPORT
- REHEARSAL / CLASSROOMS
- PRODUCTION SHOPS
- STOCK STORAGE
- ADMINISTRATIVE OFFICES

BUILDING = 1 ACRES
 PARKING = 0.85 - 1.85 ACRES
 BUFFER AREAS = 1 ACRES

PARKING SPACES:
 85 - 185 SPACES



SCENARIO #3

RENOVATE LARGE BUILDING W/ NEW THEATRE
 PHASE 2

11,000 GSF RENOVATED (TOTAL: 51,000 GSF RENOVATED)

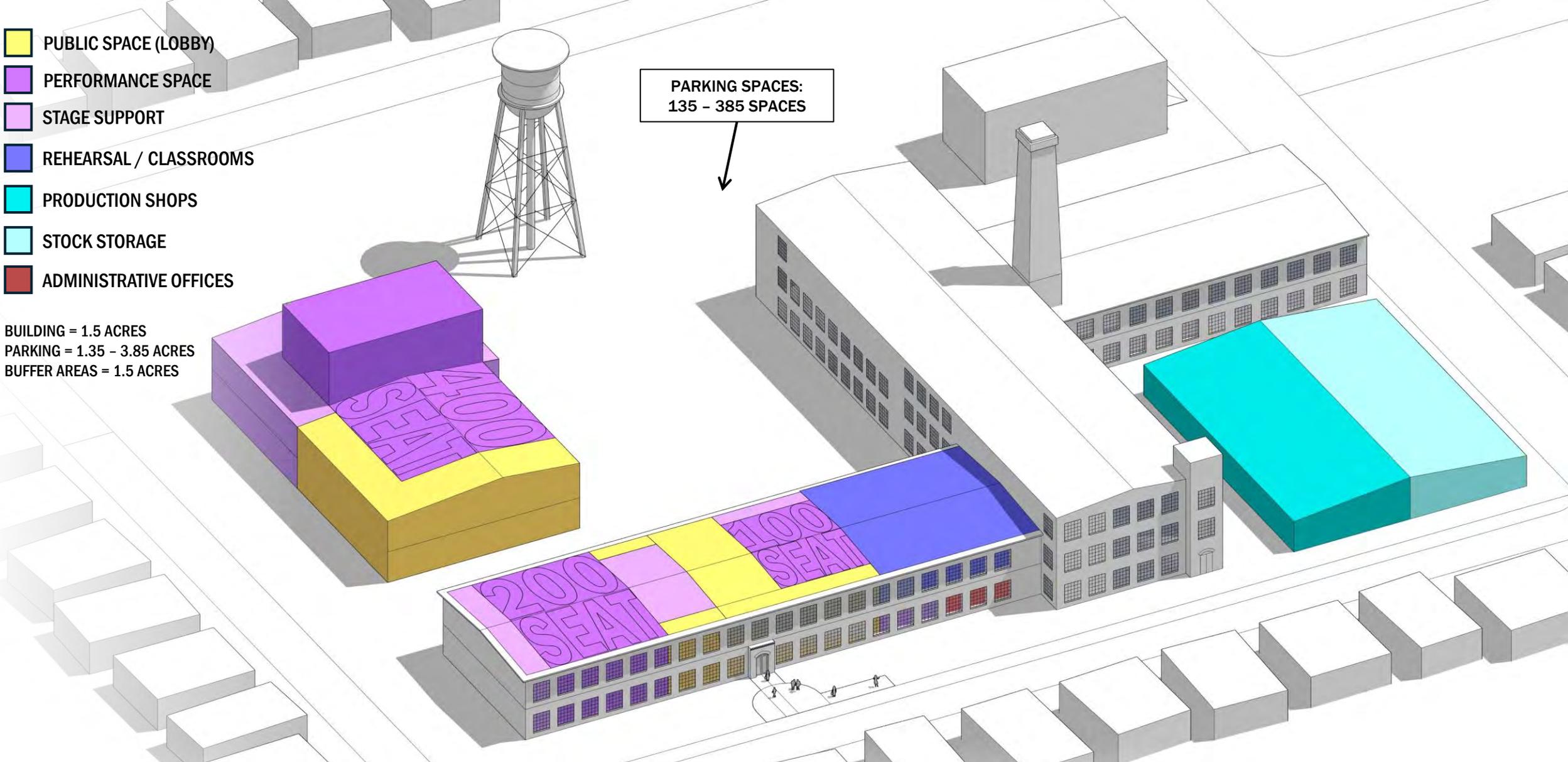


PERFORMANCE INNOVATION CENTER
 Chattanooga, TN

- PUBLIC SPACE (LOBBY)
- PERFORMANCE SPACE
- STAGE SUPPORT
- REHEARSAL / CLASSROOMS
- PRODUCTION SHOPS
- STOCK STORAGE
- ADMINISTRATIVE OFFICES

BUILDING = 1.5 ACRES
 PARKING = 1.35 - 3.85 ACRES
 BUFFER AREAS = 1.5 ACRES

PARKING SPACES:
 135 - 385 SPACES



SCENARIO #3
 RENOVATE LARGE BUILDING W/ NEW THEATRE
 PHASE 3

26,000 GSF NEW (TOTAL: 51,000 GSF RENO & 26,000 GSF NEW)

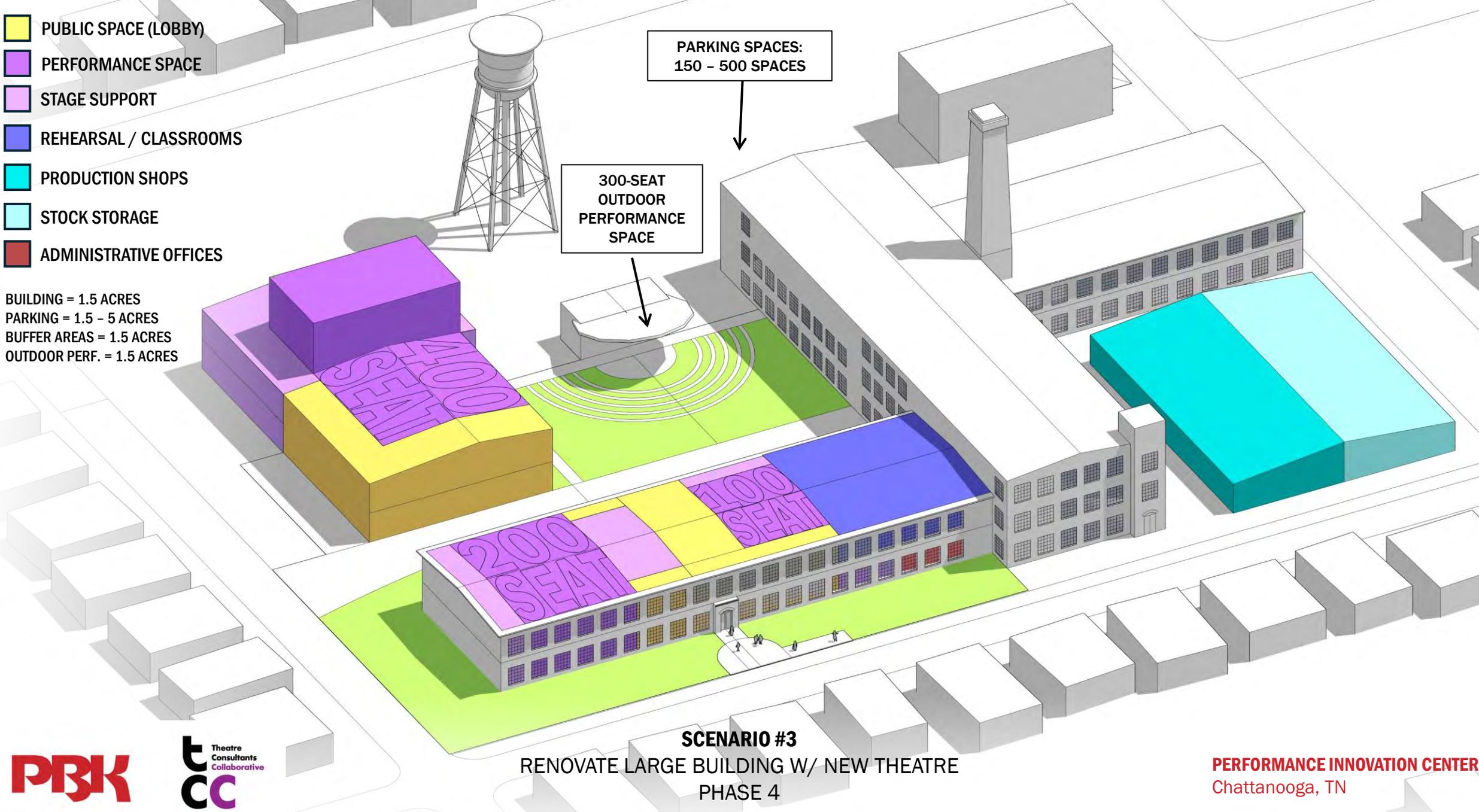
PERFORMANCE INNOVATION CENTER
 Chattanooga, TN

- PUBLIC SPACE (LOBBY)
- PERFORMANCE SPACE
- STAGE SUPPORT
- REHEARSAL / CLASSROOMS
- PRODUCTION SHOPS
- STOCK STORAGE
- ADMINISTRATIVE OFFICES

BUILDING = 1.5 ACRES
 PARKING = 1.5 - 5 ACRES
 BUFFER AREAS = 1.5 ACRES
 OUTDOOR PERF. = 1.5 ACRES

PARKING SPACES:
150 - 500 SPACES

300-SEAT
OUTDOOR
PERFORMANCE
SPACE



SCENARIO #3
 RENOVATE LARGE BUILDING W/ NEW THEATRE
 PHASE 4

PERFORMANCE INNOVATION CENTER
 Chattanooga, TN



2,000 GSF NEW & 1,000 GSF RENOVATED (TOTAL: 52,000 GSF RENOV & 28,000 GSF NEW)



SCENARIO #3
RENOVATE LARGE BUILDING W/ NEW THEATRE

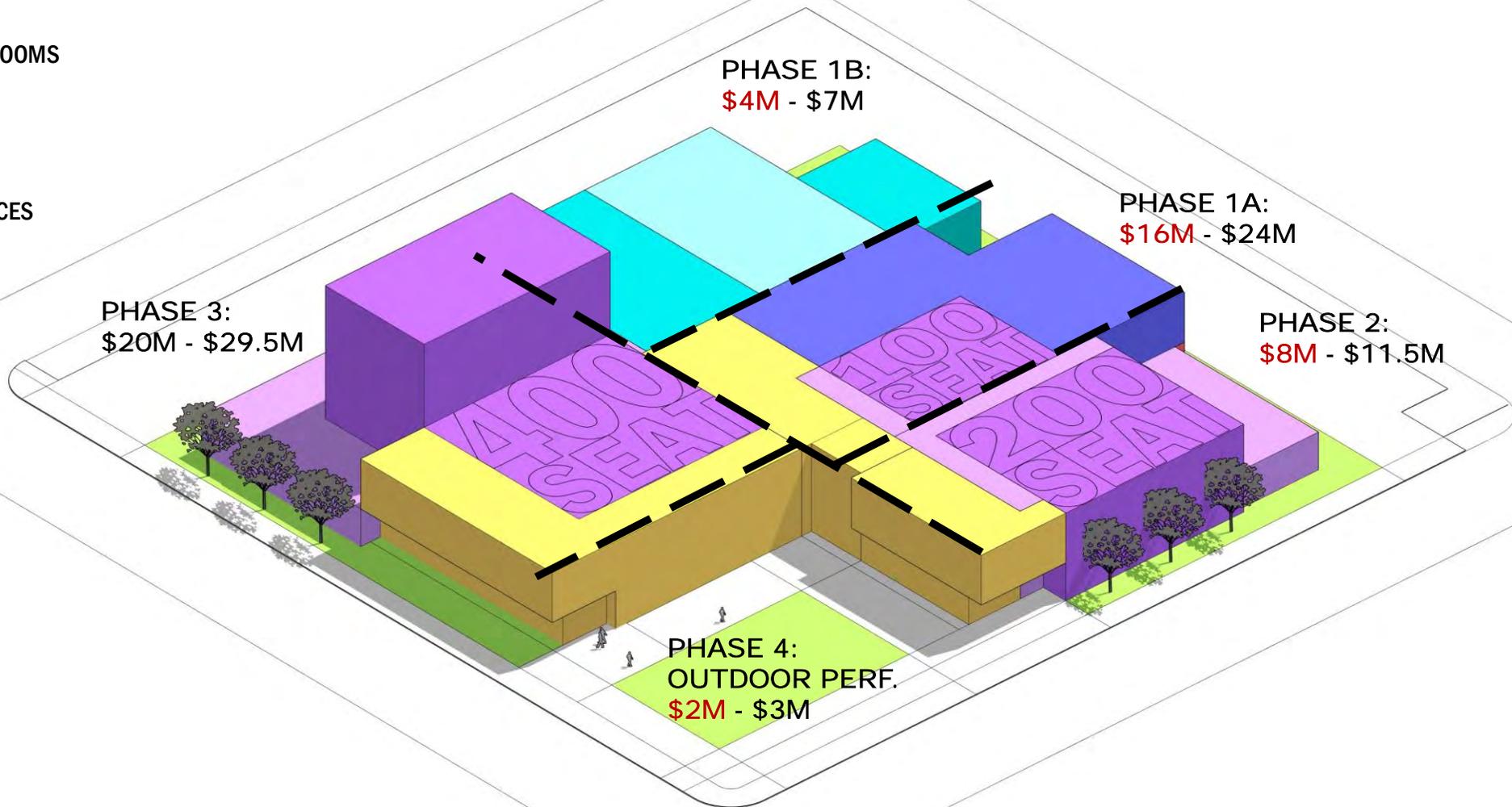
PERFORMANCE INNOVATION CENTER
Chattanooga, TN



SCENARIO #3
RENOVATE LARGE BUILDING W/ NEW THEATRE

PERFORMANCE INNOVATION CENTER
Chattanooga, TN

- PUBLIC SPACE (LOBBY)
- PERFORMANCE SPACE
- STAGE SUPPORT
- REHEARSAL / CLASSROOMS
- PRODUCTION SHOPS
- STOCK STORAGE
- ADMINISTRATIVE OFFICES



PHASE 1B:
\$4M - \$7M

PHASE 1A:
\$16M - \$24M

PHASE 2:
\$8M - \$11.5M

PHASE 3:
\$20M - \$29.5M

PHASE 4:
OUTDOOR PERF.
\$2M - \$3M

BUILDING = 1.5 ACRES
 PARKING = 1.5 - 5 ACRES
 BUFFER AREAS = 1.5 ACRES
 OUTDOOR PERF. = 1.5 ACRES

SCENARIO #1
 SINGLE NEW BUILDING
 COSTS

PERFORMANCE INNOVATION CENTER
 Chattanooga, TN



- PUBLIC SPACE (LOBBY)
- PERFORMANCE SPACE
- STAGE SUPPORT
- REHEARSAL / CLASSROOMS
- PRODUCTION SHOPS
- STOCK STORAGE
- ADMINISTRATIVE OFFICES

PHASE 4:
\$2M - \$3M
NEW

PHASE 3:
\$22M - \$33M
NEW

PHASE 1B:
\$3M - \$6M
RENO

REMOTE PRODUCTION SHOP FACILITY

PHASE 2:
\$9M - \$13M
NEW

PHASE 1A:
\$16M - \$24M
HISTORIC RENO.

CAMPUS SITE:
BUILDING = 1.25 ACRES
PARKING = 1.4 - 4.9 ACRES
BUFFER AREAS = 1.25 ACRES
OUTDOOR PERF. = 1.5 ACRES

SCENARIO #2

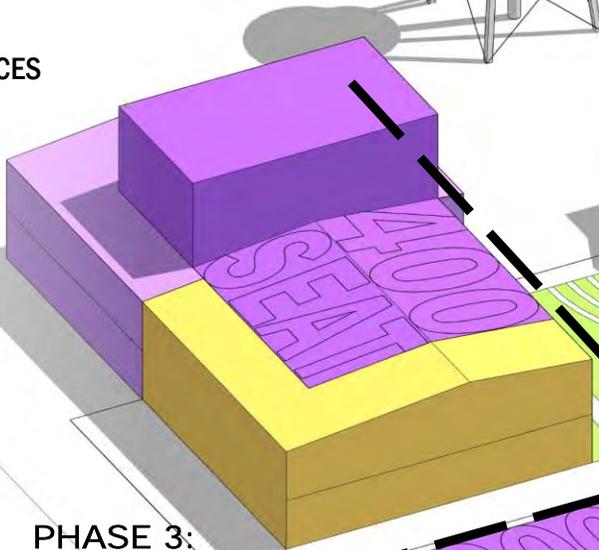
CAMPUS/SCATTERED - NEW & RENOVATED BUILDINGS
COSTS

PERFORMANCE INNOVATION CENTER
Chattanooga, TN



- PUBLIC SPACE (LOBBY)
- PERFORMANCE SPACE
- STAGE SUPPORT
- REHEARSAL / CLASSROOMS
- PRODUCTION SHOPS
- STOCK STORAGE
- ADMINISTRATIVE OFFICES

BUILDING = 1.5 ACRES
 PARKING = 1.5 - 5 ACRES
 BUFFER AREAS = 1.5 ACRES
 OUTDOOR PERF. = 1.5 ACRES



PHASE 3:
 \$22M - \$33M
 NEW

PHASE 4:
 \$2M - \$3M
 NEW

PHASE 1B:
 \$3M - \$6M
 RENO

PHASE 1A:
 \$11M - \$19M
 RENO

PHASE 2:
 \$6M - \$11M
 RENO



SCENARIO #3

RENOVATE LARGE BUILDING W/ NEW THEATRE

PERFORMANCE INNOVATION CENTER
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PERFORMANCE INNOVATION CENTER
Chattanooga, TN

January 29, 2026

QUESTIONS OR THOUGHTS?



APPENDIX G

Building Cost Scenarios

Scenario #1 - Single New Building

Mean 2026 Construction Cost				
Phase	Description	\$/SF	GSF	Cost
1a	New Rehearsal and 100-Seat Flex Theatre Building	\$ 750	26,000	\$ 19,500,000
1b	New Production Building Addition	\$ 400	14,000	\$ 5,600,000
2	New 200-Seat Flex Theatre Building Addition	\$ 850	11,000	\$ 9,350,000
3	New 400-Seat Procenium Theatre Addition	\$ 1,000	24,000	\$ 24,000,000
4	New-Outdoor Performance Venue	\$ 500	3,000	\$ 1,500,000
TOTAL SF & Cost			78,000	\$ 59,950,000
Average Per Gross Square Foot Cost				\$ 769

Per Square SF Cost Range		
Low \$/SF	Mid \$/SF	High \$/SF
\$ 600	\$ 750	\$ 900
\$ 300	\$ 400	\$ 500
\$ 700	\$ 850	\$ 1,000
\$ 800	\$ 1,000	\$ 1,200
\$ 350	\$ 500	\$ 650

Total Cost Range	
Low	High
\$ 15,600,000 - \$	\$ 23,400,000
\$ 4,200,000 - \$	\$ 7,000,000
\$ 7,700,000 - \$	\$ 11,000,000
\$ 19,200,000 - \$	\$ 28,800,000
\$ 1,050,000 - \$	\$ 1,950,000
\$ 47,750,000 - \$	\$ 72,150,000
\$ 612 - \$	\$ 925

Scenario #2 - Campus - New & Renovated Buildings

Mean 2026 Construction Cost				
Phase	Description	\$/SF	GSF	Cost
1a	Renovated Historic Building for Rehearsal and 100-Seat Flex Theatre	\$ 700	28,000	\$ 19,600,000
1b	Renovated Factory/Storage Building for Production (OFF CAMPUS)	\$ 300	15,000	\$ 4,500,000
2	New 200-Seat Flex Theatre Building on Campus	\$ 900	12,000	\$ 10,800,000
3	New 400-Seat Procenium Theatre Buidling on Campus	\$ 1,050	26,000	\$ 27,300,000
4	New-Outdoor Performance Venue	\$ 500	3,000	\$ 1,500,000
TOTAL SF & Cost			84,000	\$ 63,700,000
Average Per Gross Square Foot Cost				\$ 758

Per Square SF Cost Range		
Low \$/SF	Mid \$/SF	High \$/SF
\$ 550	\$ 700	\$ 850
\$ 200	\$ 300	\$ 400
\$ 750	\$ 900	\$ 1,050
\$ 850	\$ 1,050	\$ 1,250
\$ 350	\$ 500	\$ 650

Total Cost Range	
Low	High
\$ 15,400,000 - \$	\$ 23,800,000
\$ 3,000,000 - \$	\$ 6,000,000
\$ 9,000,000 - \$	\$ 12,600,000
\$ 22,100,000 - \$	\$ 32,500,000
\$ 1,050,000 - \$	\$ 1,950,000
\$ 50,550,000 - \$	\$ 76,850,000
\$ 602 - \$	\$ 915

Scenario #3 - Renovated Factory Building w/ New Theatre

Mean 2026 Construction Cost				
Phase	Description	\$/SF	GSF	Cost
1a	Renovated Factory Building for Rehearsal and 100-Seat Flex Theatre	\$ 600	26,000	\$ 15,600,000
1b	Renovated Factory Building for Production	\$ 350	14,000	\$ 4,900,000
2	Renovated Factory Building for 200-Seat Flex Theatre	\$ 750	11,000	\$ 8,250,000
3	New 400-Seat Procenium Theatre Building on Campus	\$ 1,050	26,000	\$ 27,300,000
4	New-Outdoor Performance Venue	\$ 500	3,000	\$ 1,500,000
TOTAL SF & Cost			80,000	\$ 57,550,000
Average Per Gross Square Foot Cost				\$ 719

Per Square SF Cost Range			Total Cost Range	
Low \$/SF	Mid \$/SF	High \$/SF	Low	High
\$ 450	\$ 650	\$ 750	\$ 11,700,000 -	\$ 19,500,000
\$ 250	\$ 350	\$ 450	\$ 3,500,000 -	\$ 6,300,000
\$ 550	\$ 750	\$ 950	\$ 6,050,000 -	\$ 10,450,000
\$ 850	\$ 1,050	\$ 1,250	\$ 22,100,000 -	\$ 32,500,000
\$ 350	\$ 500	\$ 650	\$ 1,050,000 -	\$ 1,950,000
TOTAL			\$ 44,400,000 -	\$ 70,700,000
			\$ 555 -	\$ 884

Site Scenario #1: Urban Parking (For ADA, Staff, Performers, & Volunteers only)

Mean 2026 Construction Cost				
Phase	Description	Acres	Spaces	Cost
1a	New Parking	0.5	50	\$ 125,000
	Building site	0.5		\$ 50,000
	Hardscape/Landscaping areas including exterior performance (300 p) and 0.5 acres for buffer areas.	2		\$ 800,000
1b	New Parking	0.1	10	\$ 25,000
	Building Site	0.25		\$ 25,000
	Buffer Areas	0.25		\$ 100,000
2	New Parking	0.25	25	\$ 62,500
	Building Site	0.25		\$ 25,000
	Buffer Areas	0.25		\$ 100,000
3	New Parking	0.5	50	\$ 125,000
	Building Site	0.5		\$ 50,000
	Buffer Areas	0.5		\$ 200,000
4	New Parking	0.15	15	\$ 37,500
TOTAL		6	150	\$ 1,725,000

\$ 287,500 per acre

350 patron parking provided by offsite parking areas.

Site Scenario #2: Suburban

Mean 2026 Construction Cost

Phase	Description	Acres	Spaces	Cost
1a	New Parking	0.75	75	\$ 187,500
	Building Site	0.5		\$ 50,000
	Hardscape/Landscaping areas including exterior performance (300 p) and 0.5 acres for buffer areas.	2		\$ 800,000
1b	New Parking	0.1	10	\$ 25,000
	Building Site	0.25		\$ 25,000
	Buffer Areas	0.25		\$ 100,000
2	New Parking	1	100	\$ 250,000
	Building Site	0.25		\$ 25,000
	Buffer Areas	0.25		\$ 100,000
3	New Parking	2	200	\$ 500,000
	Building site.	0.5		\$ 50,000
	Buffer Areas	0.5		\$ 200,000
4	New Parking	1.15	115	\$ 287,500
TOTAL		9.5	500	\$ 2,600,000

350 patron parking on site for performance spaces.

\$ 273,684 per acre